Attachment 3D

Binder of Special Studies

Property Condition Assessment

PARTNER
Engineering and Science, Inc.

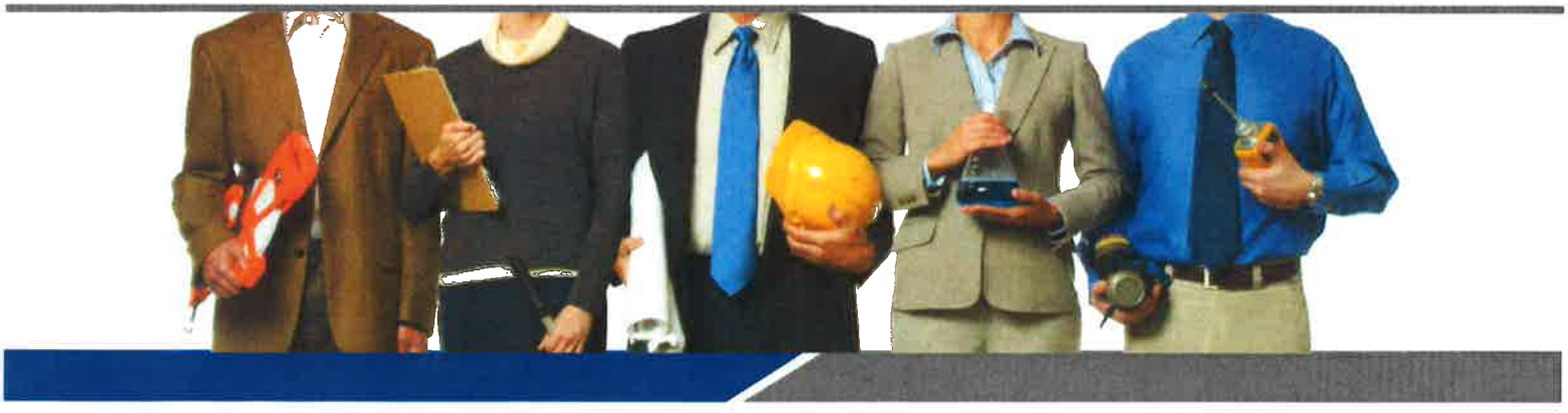
PROPERTY CONDITION REPORT

Goleta Community Center
5679, 5681 & 5689 Hollister Avenue
Goleta, California 93117

December 30, 2016
Partner Project Number: 16-170535.1

Prepared for:

City of Goleta
130 Cremona Drive, Suite B
Goleta, California, 93117



Engineers who understand your business

PARTNER
Engineering and Science, Inc.

December 30, 2016

Ms. Claudia Dato
City of Goleta
130 Cremona Drive, Suite B
Goleta, California, 93117

Subject: Property Condition Report
Goleta Community Center
5679, 5681 & 5689 Hollister Avenue
Goleta, California
Partner Project No. 16-170535.1

Dear Ms. Dato:

Pursuant to Agreement No. 2016-16 between the City of Goleta ("Client") and Partner Engineering and Science, Inc. ("Partner") is pleased to provide the results of the assessment performed on the above-referenced property. At a minimum, this assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" and as specified in the agreed contract that initiated this work. Specific requirements or deviations from the minimum ASTM standard are described herein. The findings are detailed in the attached property condition report.

The purpose of this assessment is to describe the primary systems and components of the subject property, to identify conspicuous defects or material deferred maintenance, and to present an opinion of costs to remedy to observed conditions. In addition, this report identifies systems or components that are anticipated to reach the end of their expected useful life during the specified evaluation term and includes an opinion of cost for future capital replacements.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

We appreciate the opportunity to provide these assessment services. If you have any questions concerning this report, or if we can assist you in any other matter, please contact Jenny Redlin at (310)765-7243.

Sincerely,

Partner Engineering and Science, Inc.

DRAFT

Michael P. Arias
Technical Director – Principal

DRAFT

Jenny Redlin
National Client Manager

TABLE 1 - IMMEDIATE REPAIRS & DEFERRED MAINTENANCE COST OPINION

Goleta Community Center

PROPERTY ADDRESS:
5679,
5681 & 5689 Hollister Avenue, Goleta, CA 93117

DRAFT

Partner Project No. 16-170535
December 30, 2016

Sect. No.	Deficiency or Repair Item	Quantity	Unit	Unit Cost	Immediate Repair	Short-Term Cost	Total Cost
SITE/TRACT IMPROVEMENTS							
3.0	None noted						
BUILDING STRUCTURE							
4.0	Repair crack in the basement foundation wall of the Community Center Building with epoxy injection	1	LS	$2,000	$2,000		$ 2,000
4.0	Clear soil away from pier footings in crawl space of the Community Center Building	1	LS	$1,000	$1,000		$ 1,000
EXTERIOR ENVELOPE							
5.3	Repair inoperable windows mechanisms at east classrooms of the Community Center building	1	LS	$5,000	$5,000		$ 5,000
MECHANICAL AND ELECTRICAL SYSTEMS							
6.2	Replace sewer line between the Community Center office restroom cleanout and the men's restroom. Cost includes further investigation and possible pump station	1	LS	$30,000	$30,000		$ 30,000
INTERIOR ELEMENTS AND FINISHES							
7.0	None noted						
CODE REVIEW							
8.0	None noted						
ADA COMPLIANCE							
9.0	Modify bus shelters to provide wheelchair access	2	EA	$1,500	$3,000		$ 3,000
9.0	Modify/construct compliant curb cuts at existing accessible parking locations adjacent to existing buildings	3	EA	$10,000	$30,000		$ 30,000
9.0	Modify walkways along the the south side of of the Community Center building to eliminate non-compliant cross-slopes and ramp to the pre-fabricated day care buildings	1	LS	$10,000	$10,000		$ 10,000
9.0	Reset uneven brick pavers at walkway from bus shelter at Hollister Avenue	1	LS	$1,000	$1,000		$ 1,000
9.0	Provide accessible concrete ramp with handrails to top level at gazebo	1	LS	$2,500	$2,500		$ 2,500
9.0	Modify existing sloped walkway to provide compliant access between Classroom Buildings B and C4	1	LS	$5,000	$5,000		$ 5,000
9.0	Provide compliant handrails at main entrance and accessible ramp to the Community Center	1	LS	$15,000	$15,000		$ 15,000
9.0	Adjust door closers to provide less than 5 lbs opening pressure	1	Maint				
9.0	Replace orbital hardware with lever-type hardware	50	EA	$300	$15,000		$ 15,000
9.0	Provide cane detection at the drinking fountain at the Community Center	1	LS	$1,000	$1,000		$ 1,000
9.0	Modify existing public restrooms of the Community Center building	2	EA	$25,000	$50,000		$ 50,000
				TOTAL	$ 170,500		$ 170,500

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TABLE 2 - REPLACEMENT RESERVE COST OPINION

Goleta Community Center
PROPERTY ADDRESS:
5679,
5681 & 5689 Hollister Avenue, Goleta, CA 93117

DRAFT

Partner Project No. 16-170535
December 30, 2016

RENTABLE AREA (sf):	31,834
SITE EFFECTIVE AGE (YR):	61
INFLATION RATE:	2.5%
EVALUATION PERIOD (YR):	10

SECT. #	Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
SITE/TRACT IMPROVEMENTS																		
3.6	Asphalt seal coat & parking stall striping	5	4	1	102,000	SF	$0.15	$15,300					$ 15,300					$ 30,600
3.6	Mill, grind and place asphalt overlay throughout parking areas	25	24	1	102,000	SF	$2.75	$ 280,500										$ 280,500
3.11	Replace gazebo	15	13	2	1	LS	$12,000		$ 12,000									$ 12,000
																		$ -
BUILDING STRUCTURE																		
4.0	None noted																	$ -
BUILDING ENVELOPE																		
5.1	Roof replacement - Asphalt shingles, includes repairs or replacement of gutters and downspouts	20	17	3	36,700	SF	$3.00			$ 110,100								$ 110,100
5.1	Roof replacement - BUR, includes repairs or replacement of scuppers, roof drains and downspouts	20	18	2	12,000	SF	$6.50		$ 78,000									$ 78,000
5.1	Inspect and rehabilitate dining room skylight frame, panes and sealants	-	-	3	1	LS	$15,000			$ 15,000								$ 15,000
5.2	Exterior cleaning, painting, sealing (includes refinishing windows, removing and replacing sealants, painting building and site metals, painting soffits, painting walkways)	7	5	2	47,000	SF	$1.25		$ 58,750							$ 58,750		$ 117,500
																		$ -
MECHANICAL AND ELECTRICAL SYSTEMS																		
6.1	Split-system condenser, replace	20	19	1	3	Ton	$1,200	$ 3,600										$ 3,600
6.1	Split-system furnace-fan coil, Replace	25	24	1	3	Ton	$800	$ 2,400										$ 2,400
6.2	Replace 40-gallon water heater	20	15	5	1	EA	$1,000	$1,000				$ 1,000						$ 2,000
6.3	Infrared testing of the electrical service	5	1	4	1	EA	$1,200				$ 1,200					$ 1,200		$ 2,400
6.5	Replace fire alarm panel	15	10	5	1	EA	$8,500					$ 8,500						$ 8,500
																		$ -
INTERIOR ELEMENTS AND FINISHES																		
7.1	Paint Community Center walls and ceilings	7	3	4	50000	SF	$ 0.75				$ 37,500							$ 37,500
7.1	Replace of Community Center carpet	7	5	2	2000	SF	$ 9.00		$ 18,000							$ 18,000		$ 36,000
7.1	Replace of Community Center vinyl flooring	10	6	4	3000	SF	$ 6.00				$ 18,000							$ 18,000
7.1	Refinish Community Center hardwood flooring	10	6	4	7500	SF	$ 10				$ 75,000							$ 75,000
7.1	Replace kitchen equipment	25	20	5	1	LS	$ 50,000					$ 50,000						$ 50,000

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TABLE 2 - REPLACEMENT RESERVE COST OPINION

Goleta Community Center

PROPERTY ADDRESS:
5679,
5681 & 5689 Hollister Avenue, Goleta, CA 93117

DRAFT

Partner Project No. 16-170535
December 30, 2016

RENTABLE AREA (sf):	31,834
SITE EFFECTIVE AGE (YR):	61
INFLATION RATE:	2.5%
EVALUATION PERIOD (YR):	10

SECT. #	Description	AVG EUL (YR)	EFF AGE (YR)	RUL (YR)	QTY	UNIT	UNIT COST	YR 1	YR 2	YR 3	YR 4	YR 5	YR 6	YR 7	YR 8	YR 9	YR 10	Total Cost
CODE REVIEW																		
8.0	All code-related issues are considered Immediate Repairs																	$ -
AMERICANS WITH DISABILITIES ACT																		
9.0	See Immediate Repair schedule																	
	Uninflated Totals:							$302,800	$ 166,750	$ 125,100	$ 131,700	$ 59,500	$ 15,300	$ -	$ -	$ 77,550	$ -	$ 879,100
	Inflated Totals:							$ 302,800	$ 170,919	$ 131,433	$ 141,826	$ 65,677	$ 17,311	$ -	$ -	$ 94,975	$ -	$ 924,940

Uninflated cost per s.f. per year: **$2.76**

Inflated cost per s.f. per year: **$2.91**

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EXECUTIVE SUMMARY AND PROPERTY DESCRIPTION

Executive Summary

In accordance with the requirements of Agreement No. 2016-16 prepared by the City of Goleta ("Client"), Partner Engineering and Science, Inc. (Partner) has performed a property condition assessment (PCA) of the parcel and improvements located at 5679, 5681, & 5689 Hollister Avenue, Goleta, California.

Goleta Community Center is a three-building campus containing approximately 35,335 gross square feet surrounded by surface parking on a 9.84 acre parcel of land. Each building is one story. The three buildings that comprises the property are, the Community Center building, Daycare/CAC Head Start, and Daycare/Rainbow–School. The Goleta Boys and Girls Club and a pre-fabricated building, although are placed in this parcel, are not a part of the scope of work.

The subject parcel is irregular in shape and is bounded by Hollister Avenue to the north, the Boys and Girls Club building and an unknown creek to the south, residential and commercial properties to the west and a city maintenance yard to the east.

The subject property is relatively flat with a minimum downward slope to the street (from south to north). The northern part of the site collects storm water from roofs, landscaped areas and paved areas and direct them into the adjacent Hollister Avenue. The southern part of the property slopes gently down toward the south property line. Storm water from the roofs of the school and the Community Center buildings, landscaped areas and paved areas sheet flows to on-site inlets and catch basins which are connected to an underground municipal storm water management system.

The subject property of the scope of work consists of three buildings as follows:

> The Goleta Community Center was built in 1927 and contains administration offices, a pre-function area, meeting rooms, a kitchen, classrooms, an auditorium, a dining hall (senior meeting area), and public restrooms within a floor area of 19,607 S.F. An open courtyard is provided in the eastern portion of the building and is provided with landscaping, seating areas and a small fountain. The auditorium has direct access to the courtyard. A courtyard was provided at the western side of the auditorium but was enclosed to create a dining hall.
>
> Classroom Building A houses the Daycare/CAC Head Start School and was built in 1948 with an addition in 1950; and contains offices, classrooms, a laundry room, and a mechanical room within 6,851 S.F. of floor area.
>
> Classroom Building C4 houses the Daycare/Rainbow School and was built in 1958. This building contains the Daycare and Toddlers rooms, teacher's restrooms, a storage room, a mechanical room and children's restrooms within an area of 5,376 S.F.

Vehicular access is provided by one-way entry drive lane leading from the adjacent public right-of-way to the on-site drive aisles and rear parking areas. The main entrance and exit are located off Hollister Avenue. Signalization is not provided at the entrance or exit points to the subject property. Since the site has access from public transportation, parking does not appear to be an issue.

Concrete pavement is provided at the driveway aprons. Asphalt pavement is utilized throughout the balance of the site.

Based on Partner's physical count, on-site parking is provide for a total of 170 parking spaces, including 10 ADA "standard" spaces. Although not designated as van spaces, two can be striped as "van" parking spaces.

All of the parking stalls are located in open lots. Curbing placed along the parking area perimeters and interior islands consists of cast-in-place concrete. All other observed parking spaces are provided with wheel stops.

The sidewalks, exterior colonnades and walkways throughout the property are constructed of cast-in-place concrete.

The Community Center building foundation consist of cast-in-place 14" thick foundation walls. The foundation systems include reinforced concrete column pads. The elevated floor systems of the main building consist of wood joists and are sheathed with wood planking. The walls consist on cast-in-place reinforced concrete wall structure with some wood stud-framed exterior and interior bearing walls supporting a structural wood frame roof. The roof diaphragm at the Assembly Hall is constructed of wood rafters and are sheathed with wood planking. The Dining Hall roof is constructed with wood bow string trusses and is wood planking.

The Classroom Buildings foundation consist of reinforced-concrete slabs-on-grade with continuous perimeter cast-in-place reinforced concrete spread footings supporting bearing walls and interior grid of isolated cast-in-place reinforced concrete spread footings and column pad footings bearing directly on the soil. The sloped roof framing system consists of steel beams and wood rafters supporting plywood decking.

Plumbing systems serve the building, restrooms, kitchens and garden spaces. Water is supplied from one main entering from Hollister Avenue into the water meter located on the north-west side of the property; water distribution is by copper lines and drained via copper or cast-iron pipes. Plumbing is run through floor rated chases to bathrooms, classrooms and kitchen areas. Natural gas is also provided and enters the site from Hollister Avenue from the northwest side of the property and is routed underground along the main drive entrance off Hollister Avenue.

The property buildings are serviced by two electrical feeder panels, one of 120/240-volt, one-phase, three wire service with a capacity of 400 amperes. The second one of 120/240, three phase, three wire service with a capacity of 400 amperes. The main electrical room is located on the basement level of the Community Center building.

Architectural Features and Building Data

The subject property consist of three single-story buildings project featuring cast-in-place concrete and wood frame construction. All these buildings have an exterior painted stucco finish. The Community Center located in front of the property on Hollister Avenue has a raised stepped main entrance and is accented by four columns highlighting the main entrance to the main lobby. The pediment of the façade exhibits original signage of "Goleta Union School" cast into the lentil bean and wood assessment

windows. Terracotta tile steps and an accessible ramp define the pedestrian entrance from street and parking area. The front area of main building contains a drop-off area, accessible and regular parking and gardens with a gazebo within a landscaped yard.

The south, east and west facades are also finished with painted stucco. At the east and west elevations, the original wood frame windows were replaced with operable vinyl windows that provide lighting and natural ventilation to the rooms located on these sides. The south elevation provides access to the Community Center via colonnades to classrooms.

Covered walkways connect to the main center with the Classroom Building B. A covered walkway provides access to Classroom Building C4.

The following table identifies the gross building areas. Gross areas were taken from the original drawing tabulation. Detailed physical measurements were not performed as part of this assessment. Parking is not included as gross building area.

Building Designation	*Year Built*	*Gross Area (SF)*	*Rentable Area (SF)*
Main Goleta Community Center – A	1927	22,612	19,607
Day Care/ CAC Head Start – B	1948/1950	7,267	6,851
Day Care/ Toddlers Rainbow School – C4	1958	5,456	5,376
	Totals:	35,335	31,834

Overall Condition

Based on the systems and components observed during the walk-through survey, the subject property appears to be in good to fair condition for its age and usage. The overall level of preventative maintenance appeared to be fair and generally appears to be reactive. The detailed observations of reviewed systems are presented in the following Sections of this report, with tabulated opinions of cost presented in the Appendices. No recent or planned capital improvements were reported by the City of Goleta.

Immediate Repair Items

ASTM E2018 requires the identification of physical deficiencies and inclusion of an opinion of cost to address those items that require immediate action immediate action as a result of the following: Material existing or potential unsafe conditions, material building code or fire code violations, or conditions, that if left uncorrected, have the potential to result in, or contribute to, critical element or system failure within one year or may result in a significant increase in remedial cost. The identified items, if any, are listed in Table 1 – Immediate Repairs and Deferred Maintenance Cost Opinion.

Major immediate repair items include:

- Repair crack in the basement foundation wall of the Community Center Building with epoxy injection;
- Clear soil away from pier footings in crawl space of the Community Center Building;
- Repair inoperable windows mechanisms at east classrooms of the Community Center building;

- Replace sewer line between the Community Center office restroom cleanout and the men's restroom. Cost includes further investigation and possible pump station and;
- Address non-compliant ADA features.

Replacement Reserve Items

This report includes an evaluation of the remaining useful life of the building systems and appurtenances on the subject property. The length of the evaluation term is specified by the Client. Items that represent a capital expenditure and are anticipated to reach the end of their useful life within the evaluation term are identified in Table 2 - Capital Replacement Reserve Cost Opinion.

Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age. Routine maintenance costs are not included as part of this assessment. Building systems and appurtenances are expected to exceed the evaluation period, or are a tenant responsibility to maintain and replace, are omitted from Table 2.

Significant replacement reserve items include:

- Asphalt seal coat & parking stall striping;
- Mill, grind and place asphalt overlay throughout parking areas;
- Replace built-up and asphalt shingle roofing including repairs or replacement of gutters and downspouts;
- Inspect and rehabilitate dining room skylight frame, panes and sealants;
- Exterior cleaning, painting, sealing;
- Replace split-system condenser unit;
- Replace split-system furnace-fan coil unit;
- Replace 40-gallon water heater;
- Infrared testing of the electrical service;
- Replace fire alarm panel;
- Interior finishes replacement and painting;
- Refinish Community Center hardwood flooring; and
- Replace kitchen equipment.

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FIGURES AND APPENDICES

The following report Figures and Appendices are attached at the end of this report.

Figures
- Figure 1: Site Location Map
- Figure 2: Site Plan

Appendices
- Appendix A: Site Photographs
- Appendix B: Supporting Documentation
- Appendix C: Site Hazards Map
- Appendix D: Qualifications

1.0 INTRODUCTION

1.1 Purpose

The purpose of this property condition assessment (PCA) is evaluating the general overall physical condition of the subject property and to observe and document readily-visible material and building system defects that might significantly affect the value of the subject property, and determine if conditions exist which may have a significant impact on the continued operation of the facility during the evaluation period.

1.2 Scope of Work

This assessment was performed in general conformance with the scope and limitations as set forth by ASTM E2018-15 "Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process" (the Standard) and as specified in the agreed contract that initiated this work.

This assessment was performed utilizing methods and procedures consistent with good commercial or customary practices designed to conform to acceptable industry standards. The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

1.3 Out of Scope Considerations

These following items are categorically excluded from the scope of work.

- Utilities: Operating conditions of any systems or accessing manholes or utility pits.
- Structural Frame and Building Envelope: Entering of crawl or confined space areas (however, the field observer should observe conditions to the extent easily visible from the point of access to the crawl or confined space areas), determination of previous substructure flooding or water penetration unless easily visible or if such information is provided.
- Roofs: Walking on pitched roofs, or any roof areas that appear to be unsafe, or roofs with no built-in access, or determining any roofing design criteria.
- Plumbing: Determining adequate pressure and flow rate, fixture unit values and counts, verifying pipe sizes, or verifying the point of discharge for underground systems.
- Heating: Observation of flue connections, interiors of chimneys, flues or boiler stacks, or tenant owned or maintained equipment.
- Air conditioning & Ventilation: Process-related equipment or condition of tenant owned or maintained equipment.
- Electrical: Removing of electrical panel and device covers, except if removed by building staff, EMF issues, electrical testing, or operating any electrical devices. Process related equipment or tenant-owned equipment.
- Vertical Transportation: Examining of cables, sheaves, controllers, motors, inspection tags, or entering elevator/ escalator pits or shafts.
- Life Safety/ Fire Protection: Determining NFPA hazard classifications, classifying, or testing fire rating of assemblies.

- Interior Elements: Operating appliances or fixtures, determining or reporting STC (Sound Transmission Class) ratings, and flammability issues/regulations.

Activity Exclusions- These activities listed below generally are excluded from or otherwise represent limitations to the scope of a PCA prepared in accordance with this guide (ASTM 2018-15). These should not be construed as all-inclusive or imply that any exclusion not specifically identified is a PCA requirement under this guide.

- Removing or relocating materials, furniture, storage containers, personal effects, debris material or finishes that obstruct access or visibility;
- Conducting exploratory probing or testing of materials, dismantling or operating of equipment or appliances;
- Preparing engineering calculations to determine any system's, component's or equipment's adequacy or compliance with any specific or commonly accepted design requirements or building codes, or preparing designs or specifications to remedy any physical deficiencies;
- Taking measurements or quantities to establish or confirm any information provided by the owner or user;
- Reporting on the presence or absence of pests or insects unless evidence of such presence is readily apparent during the field observer's walk-through survey or such information is provided to the consultant;
- Reporting on the condition of subterranean or concealed conditions as well as items or systems that are not permanently installed or are tenant-owned and maintained;
- Entering or accessing any area deemed by the field observer to pose a threat to the safety of any individual or to the integrity of any building system or material;
- Providing an opinion on the operation of any system or component that is shut down as the field observer will not operate any system or piece of equipment;
- Evaluating any acoustical or insulating characteristics;
- Providing an opinion on matters regarding security and protection of occupants or users from unauthorized access;
- Operating or witnessing the operation of lighting or any other system controlled by a timer, operated by the maintenance staff or operated by service companies;
- Providing an environmental assessment or opinion on the presence of any environmental issues such as asbestos, hazardous wastes, toxic materials, the location and presence of designated wetlands, IAQ, etc. unless specifically defined within the agreed scope.

1.4 Cost Evaluation Methodology

Opinions of cost presented within this report are based on construction costs developed by construction resources such as Marshall & Swift, RS Means, experience with past costs for similar projects, city cost indexes, consulting with local specialty contractors, client provided information, and assumptions regarding future economic conditions. Actual cost estimates are determined by many factors including but not limited to: choice and availability of materials, choice and availability of a qualified contractor, regional climate zone, quality of existing materials, site compatibility, and access to the subject property and buildings. In addition, opinion of costs are based solely on material replacement and do not account for soft costs.

Items included in the replacement reserve table are determined based upon the estimated useful life (EUL) of a system or component, the apparent effective age (EA) of the system, and the remaining useful life (RUL) of that system. Factors that may affect the age and condition of a system include, but are not limited to, the frequency of use, exposure to environmental elements, quality of construction and installation, and amount of maintenance provided. Based on these factors, a system may have an effective age that is greater or less than its actual chronological age.

1.5 Descriptive Qualifiers

The following definitions and terminology are used in this report regarding the physical condition of the project, and the estimated life expectancies/age of the components and systems.

Good	Well maintained, may exceed expected useful life. No immediate or potential concerns.
Fair	Marginally satisfactory. Some immediate repairs required. Components/Systems at or near the end of their useful life.
Poor	Immediate concerns, major replacements, and/or significant attention required.

Unless stated otherwise in this report, the systems reviewed are considered to be in good condition and their performance appears to be satisfactory.

1.6 Deviation from ASTM E2018-15

Deviations from the baseline assessment established by the Standard should be identified in the property condition report (PCR). The deviations listed below are part of the Partner standard operating procedures or were specified in the Client's scope of work.

- The Standard establishes that opinions of probable costs that are either individually or in the aggregate less than a threshold amount of $3,000 for like items are to be omitted from the PCR. Partner includes items above a threshold of $1,000 in order to present a more comprehensive report.
- This PCR includes wind and seismic zone information that is not required by the Standard.
- This PCR includes an opinion of costs for anticipated capital expenditures for an evaluation term defined by the Client. The costs are presented in Table 2 – Capital Replacement Reserve Cost Opinion.
- This report includes seismic zone information that is not required by the Standard.
- This report includes an evaluation of the condition of the observed components and systems.

1.7 Limitations

The assessment performed by Partner is based upon the guidelines set forth by the ASTM Standard current to the issuance of this report and subject to the limitations stated therein. Our review of the subject property consisted of a visual assessment of the site, the structure(s) and the accessible interior spaces. Any technical analyses made are based on the appearance of the improvements at the time of this assessment and the evaluator's judgment of the physical condition of the subject property components, their ages and their expected useful life (EUL).

Information regarding the subject property is obtained from a site walk-through survey, local government agency records review, interviews and client-, tenant- or property owner-provided documents. No material sampling, invasive or destructive investigations, equipment or system testing was performed. The observations and related comments within this report are limited in nature and should not be inferred as a full and comprehensive survey of the building components and systems.

Information regarding operations, conditions and test data provided by the Client, property owner, or their respective representatives has been assumed to be factual and complete. Information obtained from readily-available sources, including internet research and interview of municipal officials or representatives is assumed to be factual and complete. No warranty is expressed or implied, except that the services rendered have been performed in accordance with generally-accepted practices applicable at the time and location of the study

The actual performance of systems and components may vary from a reasonably expected standard and will be affected by circumstances that occur after the date of the evaluation. Partner's assessments, analyses and opinions expressed within this report are not representations regarding either the design integrity or the structural soundness of the project.

The report does not identify minor, inexpensive repairs or maintenance items, which are clearly part of the subject property owner's current operating budget so long as these items appear to be addressed on a regular basis. The report does identify infrequently occurring maintenance items of significant cost, such as exterior painting, roofing, deferred maintenance and repairs and replacements that normally involve major expense or outside contracting.

The assessment of the roof, façade and substructure contained herein cannot specifically state that these items are free of leaks and/or water intrusion and should not be interpreted as such. Comments made with respect to the condition of the systems are limited to visual observation and information provided by the designated site contacts and/or on-site representatives and their contractors/vendors. The evaluation of these systems did not include any sampling and/or testing. A more extensive evaluation may be required if a comprehensive report on the condition of these systems is required.

Performance of a comprehensive building, fire or zoning code review is outside of the scope of work for this PCR. Information provided within this report is based on readily-available information or interview of municipal officials.

1.8 ADA Exclusion

This PCR is not a comprehensive Americans with Disabilities Act review. Partner performed a Tier II survey, which includes visual observations of the accessible parking spaces, accessible routes to building entrances, and interior publicly-accessible areas; tenant areas are excluded. Random measurements and counts were taken. This PCR does not present an audit of all components specified in federal, state or local accessibility regulations. Instead, this review noted general design components such as routes of travel, door hardware, plumbing amenities, elevator controls and signals, basic emergency alarm components and signage.

1.9 User Reliance

Partner was engaged the City of Goleta ("Client") or their authorized representative, to perform this assessment. The engagement agreement specifically states the scope and purpose of the assessment, as well as the contractual obligations and limitations of both parties. This report and the information therein, are for the exclusive use of the Client. This report has no other purpose and may not be relied upon, or used, by any other person or entity without the written consent of Partner. Third parties that obtain this report, or the information therein, shall have no rights of recourse or recovery against Partner, its officers, employees, vendors, successors or assigns. Any such unauthorized user shall be responsible to protect, indemnify and hold Partner, the Client and their respective officers, employees, vendors, successors and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees) and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of and commitment to, these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted.

This report has been completed under specific Terms and Conditions relating to scope, relying parties, limitations of liability, indemnification, dispute resolution and other factors relevant to any reliance on this report. Any parties relying on this report do so having accepted the evaluation periods and Conditions for which this report was completed. A copy of Partner's standard Terms and Conditions can be found at http://www.partneresi.com/terms-and-conditions.php

2.0 RECONNAISSANCE, REGULATORY AND DOCUMENT REVIEW

2.1 Site Reconnaissance

Date:	October 20, 2016
Weather:	Sunny day with 78 degrees Fahrenheit
Observation Team:	The project observation was conducted by a Partner team comprised of Michael Arias, Technical Director, Renan Zepeda, Project Manager and David Gaines, P.E. Project Manager.
Escort:	Frank Macias, Director of Maintenance, Goleta Community Center, (805)331-6363

Limiting Conditions

The performance of this assessment was limited by the following conditions:

- A pre-survey questionnaire was not completed at the time of the assessment.

2.2 Regulatory Compliance Inquiry

A regulatory-compliance investigation is excluded from the Scope of Work.

2.3 Document Review

The following documents were reviewed as part of this assessment. Information obtained from the documents is incorporated into the appropriate Sections of this report. If available, copies of the referenced documents are included in the appendices.

- Tax Assessor property information;
- Zoning Map;
- As built drawings prepared by Arendt/ Mosher/ Grant/ Pedersen/ Phillips Architects;
- Facility Reserve Study prepared by EMG corporation dated September 1, 2015;
- Fire and Life Safety Assessment prepared by Crosby Group dated April 24, 2013; and
- Accessibility Assessment prepared by Crosby Group dated April 24, 2013.

3.0 SITE TOPOGRAPHY AND IMPROVEMENTS

3.1 Topography and Storm Drainage

The subject property is relatively flat with a minimum downward slope to the street (from south to north). Storm water from roofs of the Community Center is routed to sheet metal gutters or downspouts and discharged at grade. Water falling onto landscaped areas and paved areas is directed into the adjacent Hollister Avenue. The rear of the property slopes gently down toward the south property line. Storm water from the roofs of Buildings B and C4, landscaped areas and paved areas is routed to on-site inlets and catch basins connected to the underground piping of the municipal storm water management system.

Survey Condition and Analysis:

The topography was observed to be in fair overall condition and appears to adequately accommodate the built improvements. Routine maintenance is anticipated during the evaluation period.

Precipitation was not present during the walk-through survey; consequently, direct observation of the operation of the storm water drainage system was not possible. Evidence of improper operation was not readily apparent. Routine maintenance, including clearing of debris from inlets, channels, piping, and outlets, is anticipated throughout the evaluation period.

Partner observed signs of small ponding or silt deposits on the asphalt paving. Upon sealcoating, these areas can be filled or corrected as needed. Drainage for the site appears to be adequate. Slopes and grade elevations appear to be adequate for proper drainage and connections to the main sewer lines.

3.2 Retaining Walls

No retaining walls were observed on-site.

3.3 Landscaping and Irrigation

Landscaped areas consisting of lawn areas, floral plantings, trees and shrubs are provided in areas not occupied by buildings, walkways or pavement. Most of the landscaping is located in front of the Community Center Building and around the gazebo. The playground between buildings are shaded by large trees. An underground automatic irrigation system is provided.

Survey Condition and Analysis

Vegetative materials were observed to be seasonally dormant and appeared to be in good overall condition. Routine maintenance, including as-needed replacement of vegetation, is anticipated throughout the evaluation period.

Although the sprinkler system was not directly tested, components are assumed to be in proper working order based on the general good appearance of the landscaping. The overall maintenance practices by the landscape service also appeared to be adequate.

Trimming is recommended for some trees to avoid foliage contact with the building. Based on the limited scope and cost, this work should be conducted as part of routine maintenance.

3.4 Site Access

Vehicular access to the Community Center building site is provided by a one-way drive lane off Hollister Avenue at the northwest corner of the property. The drive provides access to parking areas in front of the Community Center building and the south parking area. A one-way exit is also located off Hollister Avenue. There are no signals at entrances to the project site itself. A signalized pedestrian access is provided across Hollister Avenue near the northwest corner of the property. Concrete pavement is provided at the right-of-way approaches on Hollister Avenue entrance and exit. Asphalt pavement is utilized throughout the property.

Survey Condition and Analysis

A traffic study is not a part of the scope of work but ingress and egress access appears to be adequate to the property.

3.5 Parking

On-site parking consists of surface lots located in front and back of property.

Based on a physical count, parking areas provide a total of 170 open vehicle spaces located throughout the parking areas of the site, including 10 ADA-designated spaces. No "van-accessible" parking spaces are designated but two can be striped as such.

Curbing where provided at the parking area perimeters and interior islands consists of cast-in-place concrete. All parking other spaces are provided with wheel stops.

Lighting at parking areas is provided by pole-mounted light fixtures, the fixtures are equipped with high-intensity discharge lamps. The poles are constructed with elevated concrete bollard bases. Timers and photocells control exterior lighting.

Survey Condition and Analysis

Based upon Partner's field count of 170 parking spaces and the reported rentable square footage of 31,834 square feet (including offices, classrooms, conferences rooms and dining room and occupied spaces), the parking ratio is an average of 5.34 spaces per 1,000 square feet. Based upon industry standards for tenant parking of 4/1000 for office usage, the available parking appears adequate. Proper signage indicating accessible parking spaces for cars and vans are not provided. An opinion of cost is noted in Section 9.0.

No significant issues related to site lighting were observed, however, an evening site visit was not performed to determine adequacy of lighting coverage or illumination of the property.

3.6 Site Hardscape: Sidewalks and Paving

The pavement consists of asphalt throughout the parking areas. Concrete sidewalks are provided in front of the property and concrete ramps to accommodate grade changes. Broom-finish concrete sidewalks that lead from the parking areas to the building and classrooms entrances are also provided. A municipal sidewalk is provided along the Hollister Avenue frontages.

Terra cotta tile is provided at the site stairs of the Community Center main entrance.

Survey Condition and Analysis

Pavement was observed in generally fair condition at front parking area, the pavement at south back parking was observed in poor condition. The asphalt seal coat and pavement markings appear to be in poor condition.

The asphalt pavement was noted to be severely alligatored (cracked) and worn in many locations. Displacement of pavement and potholes were also noted. Based on EUL and apparent condition, a mill, grind, and overlay is recommended as well as periodically resealed asphalt surfaces. An opinion of cost is included in Table 2.

Evidence of ponding was observed on the back parking paved areas. Repair of the ponding is recommended. Based on the limited scope and cost, this work should be conducted as part of routine maintenance.

The curbs appeared to be in average condition. Other than routine maintenance, which includes minor concrete curb and wheel stop repair/replacement, no significant capital expenditures anticipated over the evaluation period.

Walkways appear to be in good overall condition. Routine maintenance is anticipated during the evaluation term. Periodic application of water-repelling sealant is recommended. Due to the limited scope and low estimated cost, the sealant application is considered to be part of routine maintenance.

3.7 Fences, Gates, Walls

Fences: Part of the property is secured on south and east sides by fencing. The fencing consists of conventional chain link fabric supported by steel posts and horizontal posts on top. Playground areas are secured by chain link fences.

Gates: Access gates are not provided.

Walls: The west boundary the property is secured by a six-foot high concrete masonry unit (CMU) wall.

Survey Condition and Analysis

The fencing was observed to be in good condition. Routine maintenance is anticipated during the evaluation term.

The walls were observed to be in good condition. Routine maintenance is anticipated during the evaluation term. Repaint periodically as part of routine maintenance. An opinion of cost is included in Table 2 as part of exterior building cleaning and painting.

3.8 Exterior Lighting

Outdoor lighting is provided by pole-mounted light fixtures generally located in parking areas, surface-mounted halogen lighting along the ceiling of corridors and classroom walls. The fixtures are equipped with high-intensity discharge lamps. The lighting poles at parking are constructed with elevated concrete bollard bases. Timers and photocells control exterior lighting.

Survey Condition and Analysis

The assessment was conducted during daylight hours and lighting operation could not be verified. Based on the number of lights provided and the spacing, the lighting appears to be adequate and was reported to be sufficient.

3.9 Signage

Property identification signage is a wood panel monument mounted on two concrete columns, the sign is located adjacent to Hollister Avenue. Classrooms are identified with unit numbers mounted on the front of the entrance doors respectively. Additional wood and metal-framed informational signage was observed throughout the site describing schools information.

Survey Condition and Analysis

The property identification signage was observed to be sufficient and in good condition. Other than routine maintenance, no significant capital expenditures are anticipated during the evaluation period.

3.10 Additional Site Improvements or Amenities

Courtyard area with benches, chairs and tables is provided in the building. Painted wood benches and chairs are located along the building interior corridors.

A gazebo and transit shelter are located in front of main building at Hollister Avenue. The gazebo and shelter are wood-framed structures. The roofs are finished with wood shake shingles.

Survey Condition and Analysis

The bus shelter and gazebo structures are in good condition. The gazebo is in generally good condition but is showing signs of deterioration, lack of maintenance and age. The age of the gazebo is not known but appears to be approximately 20-25 years old. Consideration should be given to replacing the gazebo with the evaluation term. An opinion of cost is included in Table 2. Also, the gazebo is not provided with an accessible ramp. An opinion of cost for this work is noted in Section 9.0. Maintenance or replacement of the other site amenities can be conducted on an as-needed basis as part of routine maintenance.

3.11 Utility Service

Utility Service Providers	
Water:	Goleta Water District
Sanitary/Storm Sewer:	Goleta Department of Public Works
Electric:	Southern California Edison
Gas:	The Gas Company
Telephone/Communication:	Verizon

Water service is provided from the Street, entering the buildings at the Community Center. A backflow preventer is provided at the front yard. Sanitary Sewer service is provided from the west property manhole, entering the property through a west courtyard and from there to all buildings.

Service is provided to the main electrical room located at the basement of the Community Center. Natural gas shut off valve and connection lines are located at the side walk on Hollister Avenue. Lines are directed to the kitchen and water heaters in the Community Center building.

Survey Condition and Analysis

No significant issues were noted on services except for sewer lines. Sewer lines present problems of sloping and broken lines. Replacement of the lines is recommended and noted in 6.2 Domestic Water and Sewer sections.

4.0 BUILDING STRUCTURE

Purpose/Scope:

Partner performed a structural condition assessment of the subject property. This included the following scope of work:

1. General structural evaluation of the building superstructures by a practicing structural engineer
2. Visual inspection of the subject property.
3. Review of all available structural and architectural construction documents
4. Review of prior structural reports
5. Perform limited destructive investigation to verify specific building components as needed to evaluate the structural integrity of the buildings and verify general conformance to the structural and architectural plans provided.
6. Provide any recommendations for long term serviceability of the building superstructures
7. Comment on expected seismic performance and provide recommendations if needed

A visual inspection of three buildings on the property was conducted by David Gaines, P.E. (CA 55573) on October 20, 2016. The subject property included Main Building-A, Site-Built Classroom Building-B and Site-Built Classroom Building-C4. Refer to Figure 2 Site Plan Portrait Goleta Community Center.

Prior reports reviewed:

A Tier-1 Seismic Screening Evaluation report was prepared by Cosby Group Structural Engineering and Design dated April 24, 2013. This was based on ASCE 31-03 "Seismic Evaluation of Existing Buildings". The report provides a screening evaluation of the building structures for expected seismic performance to a Life Safety performance objective. In a few cases where the Tier-1 study identified expected performance deficiencies, Tier 2 methods were utilized to show the buildings met acceptable performance standards. The procedures contained in ASCE-31-03 American Society of Civil Engineers Seismic Evaluation of Existing Buildings 2003, have been recently updated by a newer version of this standard ASCE-41-13 (2013). The procedures and methodologies contained in the newer standard are slightly different than those specified in the former standard.

Limitations:

The independent conclusions represent Partner's best professional judgment based upon existing conditions and the information and data available to us during the course of this assignment.

- The enclosed attics were not inspected due to access and safety limitations.
- The substructure areas (crawlspaces) were only observed from two interior access openings in the Main Building-A.

Review of architectural and structural design documents.

Portions of the original architectural drawings, including portions of the structural details, were copied into undated drawings by Arendt, Mosher, Grant, Pedersen and Phillips Architects were provided for the front, Community Center, Main Building A for our review. These drawings included details of a proposed structural retrofit of the auditorium roof and other areas that do not appear to have been completed.

These drawings also include plans for additions of a swimming pool and tennis courts that were apparently never built. Original architectural and structural drawings by architects Windsor Soule and John Fredrick Murphy, dated December 16, 1949, were provided for review showing the east half of the mid-campus, Site-Built Classroom Building B, a Day Care/CAC Head Start. The west half of this building was reportedly built in 1948, according to the drawings for the east half, but no drawings were available for review. Original architectural and structural drawings for the south Day Care/ Rainbow School building, Site-Built Classroom Building C, by Howell, Arendt, Mosher and Grant, Architects and Planners, dated May 9th, 1958 were available for review. Our description and assessment of the buildings is based on a cursory review of drawings, site observations and experience with buildings of similar age and construction.

Survey of the Existing Buildings with Observational Commentary

Main Building A – Community Center

The Main Building A is a 1927 wood framed building with concrete foundations, stucco cement exterior wall finishes, plaster interior walls, raised wood floors and wood framed gable end roofs and flat roofs. The building has the appearance of a Spanish style building that was commonly built in the late 1920s. The building looks like the kind of structure that may have had a Spanish tile roof in the past, but the roof covering has been replaced by a lighter-weight composition shingle roof covering. Some of the details for this building, apparently copied from the original drawings into the undated upgrade drawings, show Spanish tile roof covering. Historic photos of the building might reveal whether there was a tile roof in the past.

The walls of the Community Center consist of cast-in-place reinforced concrete wall structure with some wood stud-framed exterior and interior bearing walls supporting a structural wood frame roof. The roof diaphragm at the Auditorium is constructed of wood rafters and are sheathed with wood. The Dining Hall roof is constructed with wood bow string trusses and is wood sheathing.

Evidence of structural distress indicative of framing failure was not observed. Vertical framing members appeared to be plumb, while horizontal framing members appeared to be level.

Foundation - The main Community Center building foundation consist of cast-in-place concrete perimeter wall footings that are 14" thick with concrete foundation stem walls. The interior floor supports consist of floor joists over girders bearing on piers and concrete pad foundations. The foundation systems include reinforced concrete column pads.

In the substructure area below the 1927 Community Center, Main Building A in the areas visible from the two interior access crawl openings the dirt of the exposed soil has covered over the top of the concrete pier pads, bringing dirt in contact with the wood posts. It cannot be determined whether this dirt level over the concrete pads occurred during original construction, if it shifted during subsequent plumbing or other work or whether the concrete pads are settling. The dirt appears to be uniformly flat suggesting that the concrete pads were poured too low. The interior floors did not reveal any visible excessive deflection that might indicate differential settlement of the interior pier foundations.

In the basement below the rear, southwest corner of the Community Center a large crack was noted at the north wall next to an electrical panel box. The vertical crack appears to be due to differential settlement of the basement foundations.

Superstructure - The Auditorium roof consists of wood and steel rod trusses at twelve to sixteen feet on center. The trusses are built up with 6x8 wood timbers and ¾" vertical steel rods at 3 locations. The trusses span approximately forty feet between cast-in-place concrete walls. 4x10 purlins span between the trusses and are supported at the trusses on steel hangers. 2x6 rafters span over the 4x10 purlins at 2'-0" on center. 2x6 tongue and grove sheathing spans over the 2x6 rafters. 1x8 diagonal sheathing occurs on top of the 2x6 sheathing, below the roof covering.

The undated drawings for the Community Center indicate new ½" plywood sheathing was to be placed over the 1x8 diagonal sheathing. A portion of the composition shingle roof covering was removed at the southwest corner of the auditorium roof. An inspection was performed, revealing only the 1x8 diagonal wood sheathing, indicating that the ½" plywood shown in the drawings was never installed. The 1x8 diagonal sheathing is not adequate for the lateral loads resulting from the heavy concrete walls and the heavy trussed roof.

The 4x10 purlins are raise approximately 2 inches above the tops of the 6x8 trusses, separating the 2x6 roof rafters and 1x8 roof sheathing from the trusses. The roof trusses do not connect to the roof diaphragm directly because of the 2" gap between the top of the trusses and the 2x6 roof rafters. Since the trusses are the primary anchors between the heavy east and west concrete walls and the roof assembly, and the roof diaphragm connects these lateral forces to the perpendicular north and south walls which oppose seismic forces, the heavy walls are at an increased risk of collapse during an earthquake. The roof diaphragm currently relies on nailing into a wood ledger or added 2x blocking. Since this building was built structural engineers have learned that nailing the roof sheathing to a ledger is a very weak connection and can result in the ledger splitting in cross-grain bending, thereby letting heavy concrete walls fall away. In the drawings provided, no wall anchorage other than ledger nailing was noted between the north and south walls and the roof diaphragm.

The Assembly Room to the west of the auditorium was added into a space that was originally an open patio area between the west wing of classrooms and the auditorium. A covered and semi enclosed hallway originally occurred on the patio sides of the classroom wing and auditorium with sloped roofs and cast-in-place concrete walls. These hallways were much like the covered hallway that remains at the east classroom wing. The hallway walls on the patio sides included arched openings that are now filled in with glass window frames or wall framing. Original construction drawings for the Assembly Room were not available for review.

The arched barrel roof of the Assembly Room was built on top of short wood-framed walls that were built above the original concrete walls surrounding the patio. The arched roof is tied into the original roof by wood framing, sloped crickets and composition roof covering. The roof is supported by arched barrel trusses at 8'-0" on center. These trusses are formed from 4x10 timbers that are bolted together at uniformly varied angles around the arch. Once the basic shape was formed with segments of 4x10 timbers it was cut along the top to create the rounded arch. The bottom tension chord of these barrel arches are large diameter steel rods that tie into steel beam seats at both ends. The steel beam seats are bolted through the top plate of the short walls. 8x8 wood posts occur in the short walls below each truss end. Apparently rough sawn, full sized 2x8 rafters occur at 2'-0" on center and span 8'-0" between trusses. 1x8 diagonal sheathing spans over the rafters and arched trusses forming the roof diaphragm.

The undated drawings for the Community Center indicates new ½" plywood sheathing was to be placed over the original 1x8 diagonal sheathing. An inspection was performed below the composition roof covering, revealing only the original 1x8 diagonal wood sheathing. This indicates that the ½" plywood was never installed. The 1x8 diagonal sheathing is not adequate for the lateral loads resulting from the heavy concrete walls.

The short, wood-framed cripple walls supporting the barrel roof were opened up on the west side of the room to allow further inspection of the enclosed wall framing and truss supports. 8x8 posts were found below the truss ends. These posts were part of the short walls that run continuously below the east and west sides of the assembly room, on top of the original concrete walls. The walls consist of 2x8 sill plates and top plates and 2x8 studs at about 12" on center. The north and south walls of the Assembly Room were not visible or accessible for inspection and review.

Anchor bolts between the wood framed walls and the top of the concrete wall could not be located. Adequate anchorage of the short walls and the roof on top of it may not have been installed. Because the roof and short cripple walls of the Assembly Room rises approximately two feet above the adjacent hallway, classroom and Auditorium walls, there is no transfer of lateral seismic forces across this roof to the cast-in-place concrete shear walls below. Roof crickets were added around the Assembly Room roof to make the roof drain to the south, where a roof drain is located behind the south side parapet wall.

Site Built Classrooms Building B

The mid-campus Site Built Classrooms Building B, the Day Care/CAC Head Start classroom building, built in 1948 and 1950, is a modern style building with wood framed walls and roof, steel roof beams on steel pipe columns, a concrete slab-on-grade foundation, stucco exterior and a composition shingle roof. Some of the rooms were originally 10 to 12 feet tall and open to the underside of the roof. At some point in the past a ceiling and loft floor was added into the space, reducing the ceiling height to a standard eight feet. The loft floor has plywood on top of the newer ceiling joists. Some storage of office furniture and accessories has been placed on the loft. The loft floor and the storage above it adds weight to the seismic mass of the building, increasing lateral forces on the shear walls.

The shear walls of the 1950, east half of this building are sheathed on the exterior with continuous 1x diagonal sheathing. The roof diaphragm is also sheathed with 1x diagonal sheathing. According to the available drawings, the sill plates are bolted to the foundation with ⅝"x12" anchor bolts at 4'-0" on center. With few doors and no windows, the length of shear walls on the south, east and west walls may be adequate for the seismic loads the building may experience. The north wall is perforated with many windows, reducing the total lengths of shear walls to five wall sections of approximately six feet each on a building dimension of 138 feet.

The louvered windows on the south side of the building above the low walkway roof separate the lateral load path between the main, high roof diaphragm and the shear walls. Five short sections of solid walls were utilized to carry all of the lateral loads in the east-west direction at the south wall between the windows above the low roof. However, the added ceiling/loft may compensate somewhat for the limited connection between the roof and south walls, forming a load path from the high roof to the shear walls below.

Drawings for the 1948, west half of the building were not available for review but we can presume that the construction is similar. The door, window and wall configuration is nearly the same for both ends of the building. The north side of the building may lack adequate shear walls for the lateral seismic loads that may occur at this site.

Site Built Classrooms Building C4

The 1958 Site-Built Classroom Building C4 to the south, the Day Care/Rainbow School, is a modern style building with wood roof trusses at 2'-0" on center, wood framed walls and a concrete slab-on-grade foundation, stucco exterior and a composition shingle roof. The roof diaphragm is sheathed with ½" plywood. The shear walls are also sheathed in ½" plywood. According to the drawings that were provided, hold down anchors occur at the ends of each shear wall, using ¾" hooked anchors and two 1" bolts though an L9x4x¾ angle as the hold down bracket. Sill plate anchors occur at approximately 2'-0" on center using ⅝" threaded rods embedded 12" into the foundations.

The shear walls in this building are limited to 5 or 6 short, full height sections on the east and west walls. These walls are likely inadequate for lateral seismic loads in the north-south direction.

CONCLUSIONS AND RECOMMENDATIONS

Overall, the buildings are expected to remain stable in their current configuration. No significant structural deficiencies were identified that appear to pose an immediate threat to life safety or continued operation of the buildings. The structures appear to be in generally good repair. The following recommendations are provided to maintain the long term serviceability of the structures. Since these buildings were designed and constructed under older building codes, it appears that the expected seismic performance of the structures may not meet current life safety performance objectives in their current configurations. This is expanded on in the following section, *Additional Seismic Study- Identified Seismic Deficiencies & Recommendations:*

Main Building A – Community Center

The building has a raised wood floor with a substructure crawl space. The piers that are visible from the interior two access openings have dirt over the concrete pads, in contact with the wood blocks and piers.

- The dirt covering the subarea piers should be lowered and removed or redistributed to separate the top of the pier and the wood post from the exposed dirt.

There is a large vertical crack in the north basement wall near the northeast corner of the basement.

- The crack in the basement wall should be repaired by epoxy adhesive injection and monitored for further settlement cracking.

Site Built Classrooms Buildings B

- No recommendations

Site Built Classrooms Buildings C

- No recommendations

Additional Seismic Study- Identified Seismic Deficiencies & Recommendations:

Numerous potential seismic performance deficiencies were identified that warrant further investigation to provide more detailed recommendations for strengthening or seismic upgrades. The buildings in their current state may not meet seismic performance standards for public schools as well as some state and federal government agencies. The following recommendations are based on professional judgement without a detailed force based analysis.

Main Building A – Community Center

- The Auditorium roof appears to not have adequate wall to roof anchorage. The framing conditions provide a weak connection between the heavy concrete walls and the roof diaphragm assembly, which is intended to transfer the lateral forces to the sides of the building.
- The elevated 4x10 purlins raise the rest of the roof framing above the roof trusses, eliminating the direct connection between the truss anchors at the walls and the roof diaphragm assembly.
- The roof sheathing is diagonal 1x8 sheathing over the 2x6 tongue and groove sheathing that is visible from below. This sheathing is not adequate for the seismic loads generated by the heavy concrete walls.
- Missing blocking between the top of the trusses and the roof diaphragm do not form an adequate transfer of lateral loads from the east and west walls into the roof diaphragm. Wall anchors into blocking or the 2x6 rafters should be installed at the north and south walls. These anchor details should be part of a new structural design.
- In the Auditorium, verify that the wall connections and repairs shown in the undated drawings have all been completed. If the anchorage shown in the undated retrofit drawings has not been performed, develop a new design for wall anchorage to the roof based on current code.
- Remove the plaster board walls of the Assembly Room above the original concrete walls and add anchors through the sill plates into the top of the concrete walls. The short cripple walls of the Assembly Room above the original concrete walls should have plywood sheathing added to them to provide transfer of lateral loads to the wall below. These wall sheathing details should be part of a new structural design.
- Add plywood sheathing to the roof of the Auditorium and the Assembly Room over the existing 1x diagonal sheathing, nailed to the existing or new perimeter framing and to the intermediate framing members. These roof sheathing details should be part of a new structural design.

Site Built Classrooms Buildings B & C4

There are two covered, open-air walkways between the Main Building A Community Center and the mid-campus Classroom Building B, Day Care/CAC Head Start classroom building. There is another covered walkway between the mid-campus classroom and the south Classroom Building C4, Day Care/Rainbow School building. These flat roofs appear to be rigidly attached at both ends

at each of the three buildings. During an earthquake these three buildings will have different periods of motion and the displacements for each building will be different. Due to the differences in cycles of motion and displacements, the buildings can move in opposite directions during a seismic event. This difference in motion during a seismic event may cause the walkway roofs to become separated from either or both buildings, possibly leading to concentrated damage or partial collapse of the walkway roofs.

- The roof assemblies over the walkways between the three buildings could be separated from one or both buildings with a seismic slip joint between the buildings and the walkway roofs that allows differential movement of the buildings without damage to the walkway roofs. Any slip joint should also provide gravity support to the roof where it meets the building. These roof framing details should be part of a new structural design.

Site Built Classrooms Buildings B

- The lengths and quantities of full height shear walls at the north wall and at the south wall above the low walkway roof may not be adequate for expected seismic loading.
- The walls and roof are sheathed with 1x diagonal sheathing which may not be adequate for the expected seismic loads that will occur in a seismic event at the short wall sections.

Site Built Classrooms Buildings C4

- The lengths and quantities of full height shear walls at the east and west walls do not appear to be adequate for expected seismic loading.

Partner recommends a new seismic study of the subject property, based on the standards outlined in ASCE 41-13, to provide a more detailed assessment of the expected seismic performance of structural and nonstructural building components. Different performance objectives can be selected for these types of evaluations. The three most prevalent performance objectives are: 1) Immediate Occupancy, 2) Life Safety, 3) Collapse Prevention. The items identified below may not meet life safety performance objectives as defined in the American Society of Civil Engineers ASCE-41-13.

However, Partner performed a limit investigation of the site characteristics and identified the following:

Soil Liquefaction Hazard

Soil liquefaction describes a phenomenon whereby a saturated or partially-saturated soil substantially loses strength and stiffness in response to an applied stress, usually earthquake shaking or other sudden change in stress condition, causing it to behave like a liquid. The phenomenon is most often observed in saturated, loose (low density or poorly compacted), sandy soils. This is because loose sand has a tendency to compress when a load is applied; dense sands by contrast tend to expand in volume. Soil liquefaction can result in a loss of bearing capacity and support of the foundation system, resulting in differential or global settlement of the building. This rapid settlement can result in increased damage levels beyond that estimated due to ground shaking alone.

Based on our review of the site soil conditions, and the publically available liquefaction hazard mapping, the site soils are classified as having **HIGH** liquefaction susceptibility. (Refer to attached Appendix C: Site Hazards maps.)

New construction must take in to account the potential for liquefaction and the foundations are typically designed to resist the effects of differential settlement. It does not appear that the foundation design took this into consideration and no geotechnical report was available for site to evaluate the risk. Further study is required to make a more definitive statement on expected settlement, soil stability during strong ground motions, and overall expected site stability during a strong earthquake.

Surface Fault Rupture

A building founded directly over an active fault or within close proximity to the documented, active fault trace could be at risk of damage due to movement of the subsurface due to the fault rupture. The State of California acknowledged the risk of fault rupture to existing and future structures following the 1971 San Fernando earthquake. In response, the Alquist-Priolo Earthquake Fault Zoning Act was signed into California law on December 22, 1972 to mitigate the hazard of surface faulting to structures for human occupancy.

The act in its current form has three main provisions:

1. It directs the state's California Geological Survey agency (then known as the California Division of Mines and Geology) to compile detailed maps of the surface traces of known active faults. These maps include both the best known location where faults cut the surface and a buffer zone around the known trace(s);
2. It requires property owners (or their real estate agents) to formally and legally disclose that their property lies within the zones defined on those maps before selling the property; and
3. It prohibits new construction of houses within these zones unless a comprehensive geologic investigation shows that the fault does not pose a hazard to the proposed structure.

Based on our review of active regional earthquake faults and the hazard maps published by the California Geological Survey (CGS), the subject property **IS NOT** located within a documented Alquist-Priolo Special Study Zone or at risk of damage due to surface fault rupture. This determination is based on the proximity of the subject property to documented earthquake fault traces and the current version of the CGS seismic hazard maps.

5.0 EXTERIOR ENVELOPE

5.1 Roofing

Community Center (Building A) is a composition of gabled, hipped, barrel and flat roofs. Gabled and hipped roofs are finished with asphalt shingles over asphalt-saturated paper. These roofs have sheet metal flashing and drain over the eaves to sheet metal gutters and downspouts discharging to landscaped and paved areas. A wood-framed gazebo with cedar shingles is provided in the landscaped are north of the Community Center building. The date of construction is not known but appears to approximately 20 to 25 years old.

Flat roofs at the Community Center are finished with mineral-surfaced cap sheet over a multi-ply bituminous built-up membrane.

The dining hall barrel roof is covered by asphalt shingle except at the upper portion that is nearly flat. This portion is covered with a built-up roof material.

Exterior walls extend above the roof planes as parapets and are capped with sheet metal copings. Roofing materials run up the inboard face of the parapets, terminating under the metal flashing.

Storm water runoff from the roof is directed by roof slope and crickets to perimeter roof drains and scuppers. Roof drains are connected to internal leaders that appear to discharge directly into the below grade and landscaped areas. Roof scuppers are connected to surface mounted sheet metal downspouts that discharge storm water directly to grade at the base of the building. Each observed roof drain was paired with an overflow roof drain. The overflow roof drains are connected to internal leaders that exit and discharge storm water to grade at the base of the building. Each observed primary roof scupper was paired with an overflow roof scupper. Overflow roof scuppers are connected to surface mounted sheet metal downspouts that discharge storm water directly to grade at the base of the building.

Steel-framed skylights with opaque single-glazed panes provide natural illumination in the Dining Hall.

Classroom buildings (Buildings B & C4) are classified as gabled roofs and are finished with asphalt shingles over asphalt saturated paper. The roof eaves are terminated with sheet metal flashing. These roof drain over the eaves to sheet metal gutters and downspouts, which discharge to paved and landscaped areas. Building B is provided with an attic that provides ventilation through wall vents. Attic access is provided by an opening in the ceiling of one of these classrooms. Walkway roofs at these buildings are constructed with the same roofing system.

The roofing slopes appears to meet industry standards and sheet metal flashings appear to be well designed and constructed in accordance with industry standards.

Roofing material type and locations, square footage and approximate installation dates are defined as noted below:

Section	Roof Type	Roof Area	Installation Date
Building A	Asphalt shingles over asphalt-saturated paper	23,000 sf	1995 (est.)
Building A	Mineral-surfaced cap sheet over multi-ply bituminous built-up membrane.	12,000 sf	1995 (est.)
Building B	Asphalt shingles over asphalt saturated paper	7,800	1995 (est.)
Building C4	Asphalt shingles over asphalt saturated paper	5,900	1995 (est.)

Survey Condition and Analysis

Observed areas of the roofing system appeared to be in fair to good overall condition. According to building maintenance all roof systems were installed around or before 1995. Based on our observations, Partner agrees with property maintenance's assessment of the age. No active roof leaks were reported at the time of the assessment. Partner did not observe any interior signs of water damage associated with roof leaks within the areas that were entered. Overall, roof slopes drainage appears to be adequate.

Pitched roofs are in fair condition, with some shingles having been replaced. Flashing at the skylight curb is damaged and needs to be repaired.

At the main Community Center building there are some areas of degradation and exposed felts at the south end of roof where it meets the parapet, this area require roof membrane replacement.

Observed sections of parapet and coping appeared to be in fair to poor condition. Routine maintenance is anticipated during the evaluation period. The property does not have a dedicated roof repair maintenance contractor. All repairs and maintenance is performed by on-site personnel. No information regarding roof warranties or bonds was provided.

An opinion of cost for built-up and asphalt shingle roof replacement including metal flashings, parapet counter flashings, roof drain repairs and sealant application is included in Table 2.

The skylights at the Dining Hall are in fair condition but framing and glazing appear to be in fair condition. The roofing of the Dining Hall should be replaced but the skylight framing and glazing appear to be salvageable. Cleaning of the skylight frame, panes as well as sealant replacement is recommended. This can be performed concurrent with replacement of the barrel roof. An opinion of cost is included in Table 2.

Partner recommends a regularly maintenance on roofing, skylights, flashing, roof vents, clearing and minor repairs on parapets and drain system components.

5.2 Exterior Walls

The exterior walls of the Community Center consist of cast-in-place reinforced concrete finished with a stucco parge coat the walls of the classroom buildings consist of wood stud-framed exterior and interior bearing walls supporting a structural wood frame roof. The exterior walls are finished with painted stucco

and some areas are decorated with moldings, ornament accents and painted wood trim. Soffits are exposed and finished with painted wood.

Survey Condition and Analysis

The exterior walls of all buildings are in good overall condition. No signs of water intrusion or past leaks were noted or reported. Painting, replacing of building sealants, repairs to minor stucco cracks and wood ceiling repairs have been performed by on site staff and can be part of the regular maintenance. An opinion of cost is included in Table 2.

5.3 Windows and Doors

Main building:

The front and rear building elevations contain the original wood-framed single-glazed windows. The windows located in north elevation are swing-type while windows at the back are double-hung, hopper and awning type with clear glazing.

Vinyl framed double-glazed single hung windows have been installed at the building's east and west elevations.

Exterior doors at the main entrance building are stained and painted wood panel with cylindrical locksets and old-style panic hardware. Interior service doors are solid-core or panel type painted wood doors set in wood frames. Doors at offices are provided with cylindrical locksets and knob handle hardware.

Site-built Classroom Buildings:

Classroom Building B has wood framed windows with single-glazed units. Windows are fixed awning type with clear glazing.

Classroom Building C4 is provided with metal framed windows single-glazed units. Windows are fixed, hopper and awning type with clear glazing.

Doors at these two buildings are solid-core and panel type with painted wood doors set in wood frames. Doors handles are knob type with cylindrical locksets.

Survey Condition and Analysis

Although the majority of the windows at the Community Center are original they are functional and operable.

Generally, the windows appeared to be, and were reported to be, in good to fair overall condition. No obvious signs of window leaks were evident. Original wood windows at the main building will required refinishing. The original high wood windows at the Assembly Room general age deterioration. All wood windows throughout the building need to be stripped and refinished with proper sealant and paint.

The vinyl windows at the east elevation of the main building exhibit a jamb mechanism problem and they need to be repaired for better function. An opinion of cost for repairs is included in Table 1. These units appear to be residential-grade and may not have been the proper units for this use. The units in the west elevation are in good condition and appear to be functioning adequately. Consideration should be given to replacing the wood windows as part of any renovation plan.

The remainder of the windows at the property will require routine system maintenance during the evaluation period.

An opinion of cost for painting and sealant application is included in Table 2.

5.4 Covered walkways:

Covered walkways are provided throughout the property connecting the main building with the classroom building. The walkways are finished with painted wood planking.

Survey Condition and Analysis

Peeling and delamination of painted wood planking was observed at some areas of the ceiling. Costs are included in as part of exterior painting.

5.5 Interior and Exterior Stairs

Exterior stairs and landings at main entrance consist of ceramic tiles with painted decorative steel pipe guardrails.

Interior stairs located at the assembly room are constructed of wood with wood raisers and treads of vinyl. The handrails and balusters are constructed of wood.

Survey Condition and Analysis

Exterior stairs are not provided with proper handrails that meet ADA Standards. Proper handrails need to be provided. An opinion of cost for this work is included in Table 1. Routine maintenance is anticipated during the evaluation term.

6.0 MECHANICAL AND ELECTRICAL SYSTEMS

6.1 Heating, Ventilation and Air Conditioning

The Community Center building is heated by gas-fired forced-air furnaces located in the mechanical closets and in the basement. Air distribution at the main building is provided by supply registers and ducts concealed above the ceilings. Each space is provided with its own return and heating control thermostats.

Heating and cooling for Building B, is provided by three direct expansion HVAC split systems. Each system has a condensing unit located on the roof of classrooms and a fan coil/furnace unit located in mechanical closets. The condensing units have input capacities of 5 tons (3 units). The manufacturer's equipment label was too faded to read the unit brand name. Distribution of the conditioned air is by concealed sheet metal ductwork and temperature control is by a local thermostat. Cooling is provided by direct expansion apparently through the use of R-22 refrigerant. Heating is provided by an electric resistance heating coil section within the unit. Conditioned air is distributed through sheet metal ducts to diffusers located in the finished ceilings. Building C4 is heated by gas-fired forced-air furnaces located in mechanical closets. No cooling is provided. Natural ventilation is provided by operable windows.

Survey Condition and Analysis

According to property management, mechanical equipment is maintained by an outside vendor on an as-needed basis. Two of the rooftop HVAC split units of Building B were reported and appeared to be in good overall condition. The units appear to be approximately ten years old. Based on observed condition, estimated age and effective useful life, replacement of these split units is anticipated during the evaluation period. The single split unit located on the walkway south roof, does not appear to be operational. Maintenance of the unit should be performed but replacement is recommended. An opinion of cost for this work is included in Table 2. No significant ventilation system issues were noted. Routine maintenance is anticipated during the term. Automatic Temperature Control systems are in good condition.

6.2 Domestic Water and Sewer Systems

Observation of visible piping at water heaters and plumbing stub-outs indicates that the piping is copper.

Domestic hot water for the main building is provided by a gas-fired Rheem 50 gallon tank capacity water heater located in the kitchen. Natural gas service is supplied by black iron piping.

Domestic hot water for the classroom buildings is provided by 40 gallon gas-fired water heaters located in mechanical closets of each building.

The laundry room is equipped with a natural gas-fired Bradford White water heater with a capacity of 40 gallons.

Sanitary drainage and vent piping is reported and observed to be cast iron and PVC.

Survey Condition and Analysis

The plumbing systems were reported to be in good overall condition. Evidence of leaks or faulty piping was not observed. Routine maintenance is anticipated during the evaluation period.

The water heaters appeared to be in good overall condition. Two of the units were reported to be four years old and are not anticipated to require replacement during the evaluation period. However, one is expected to be replaced early in the term. An opinion of cost is included in Table 2.

Partner retained the services of C-Below to conduct a video inspection of the sewer lines. The report is included in the appendices of this report.

It was determined that generally the lines are in fair to poor condition, however, routine hydro-jetting of the lines is necessary to clear roots and blockages. This should be performed annually. One line (S_2CO1 North / S_2CO1 South) appears to have a less than 1/8":12" slope. This section of line serves the Community Center office restroom which is connected to the Community Center men's restroom. This section of the line will need to be replaced in order to provide adequate slope. However, it is possible that in addition to the line, a small pump station may be necessary. An opinion of cost is included in Table 1. This cost includes the estimated cost for further depth invert investigation and a pump station.

6.3 Electrical Supply and Gas Distribution

Electrical:

Electrical service is provided to the property with underground lines connected to a utility-owned transformer located at the basement of the main building. Two electrical services are provided for the Community Center and the Buildings B and C4. Each service consists of 400 amp, 120/240 volts, three-phase, four wire services. Breaker subpanels for lighting and convenience outlets are located at the kitchen area and corridors of the Community Center building. The interior lighting is a combination of surface and suspended fluorescent or incandescent fixtures. Electrical branch wiring was observed and reported to be copper. House panels are located throughout the buildings and generally consists of 200 amp, 120/240 volts single phase, three wire panels.

Ground-fault interrupter circuits were observed in the kitchen.

Survey Condition and Analysis

Electrical service was reported to be adequate for the current demands of the facility. Observed switchgear, circuit breaker panels, electrical meter and wiring components appeared to be in good overall condition. Routine maintenance is anticipated during the evaluation period.

Lighting systems: Lighting in classrooms is provided by acrylic covered lamp mounted fluorescent strip light fixtures. Offices, corridors and lobby are illuminated by acrylic covered lamps mounted fluorescent light fixtures. Dining room lighting consist of exposed suspended fluorescent strip light fixtures.

The assembly room is illuminated with exposed lamps mounted fluorescent light fixtures.

Survey Condition and Analysis

Observed light fixtures appeared to be, and were reported to be, in good overall condition. Light fixtures are anticipated to require minimal repairs and replacements during the evaluation period that can be addressed as part of routine maintenance.

Partner retained ABM Services to perform infrared scans with the use of a FLIR thermographic camera of the electrical switchgear and panels throughout the property. The results of the scans indicate that all equipment is in good condition and no deficiencies were noted. Infrared scans should be performed every three to five years. An opinion of cost is included in Table 2.

Gas piping supply: Gas service connection is located on the sidewalk adjacent to Hollister Avenue. The gas meters and regulators are located along the front exterior walls of buildings. Natural gas service is supplied by back iron piping.

Survey Condition and Analysis

No significant issues were observed with the building's gas distribution system. Routine maintenance is anticipated during the term.

6.4 Vertical Conveyances

There are no vertical conveyance systems provided at the property.

6.5 Life Safety Systems

Fire suppression systems:

Fire extinguishers were observed in corridors, offices, classrooms, assembly room, dining room and mechanical/electrical spaces. They are reportedly inspected on a yearly basis. Fire hydrants are located on Hollister Avenue.

Survey Condition and Analysis

Current inspection tags were observed on the fire extinguishers. They are reportedly inspected on a yearly basis, with the last inspection having occurred on July 12, 2016 by Joy Equipment Protection Inc. Routine maintenance, including regularly-scheduled testing and as-needed replacement, is anticipated during the evaluation period.

Emergency lighting/signage:

All classrooms, public areas and offices are provided with exit signs, pull stations, alarm horns and strobe light alarms.

Survey Condition and Analysis

Observed emergency light fixtures and illuminated exit signs appeared to be in good overall condition. Routine maintenance, including regularly-scheduled inspection, testing and as-needed replacement, is anticipated during the evaluation period.

Fire alarm system:

The subject building is equipped with a central fire alarm system located in the laundry room, classroom building. The central fire alarm control the alarm sound and automatically notifies the monitoring service or the fire department. The panel was manufactured by Radionics. The system is fully-addressable and is reportedly monitored by an off-site monitoring company.

Survey Condition and Analysis

Observed components of the fire alarm system appeared to be in good overall condition and the system is reportedly tested on an annual basis. Current inspection tags were observed on the main control panel. Routine maintenance, including regularly-scheduled inspection and testing is anticipated during the evaluation period. Replacement of the fire alarm panel can be anticipated in the term. An opinion of cost is included in Table 2.

7.0 INTERIOR ELEMENTS

7.1 Common Areas

Interior common areas consist of a lobby area providing access to classrooms, offices, meeting rooms, restrooms, corridors, dining room and assembly room. The lobby area finishes consist of carpet flooring, painted plaster walls and painted plaster ceilings.

Main building.

Corridors have painted plaster walls, painted plaster and wood ceilings. The floor is a combination of carpet, hardwood floor and concrete. The management offices have carpet flooring, painted plaster and drywall walls and sprayed-on acoustical ceiling. The meeting room's finishes consist of painted plaster walls, combination of carpet, sheet vinyl, laminate, wood, and vinyl tile flooring. The ceiling finish consist on sprayed-on acoustical and acoustical tiles. The assembly room typical finishes consist of painted plaster walls, hardwood floors and unfinished exposed structure. The dining room finishes consist of painted plaster walls, vinyl tile flooring and wood ceilings. The dance practice room finishes consist of painted plaster walls, spray-on acoustical ceilings and vinyl covered raised dance floor. The kitchen finishes consist of painted plaster walls with ceramic tile, ceramic tile flooring and sprayed-on acoustical ceiling. The kitchen is equipped with major stainless steel appliances such as sinks, refrigerators (up-right), Freezers (up-right), gas ranges, ovens and grills, exhaust hood, ice machine, steam tables and work tables. The kitchen cabinets are built with composition board and plastic laminate countertops. The restrooms finishes consist of painted plaster with ceramic tile, painted plaster ceilings and ceramic tile flooring.

Survey Condition and Analysis

Observed building finishes and FF&E appeared to be in good condition. Based on their estimated remaining useful life (RUL), wall painting, replacement of carpet and vinyl flooring will be required during the evaluation period. Areas of hardwood floor will need to be sanded and refinished. Doors refinish and hardware can be part of the maintenance as well as some ceiling tile replacement. An opinion of cost for this work is included in Table 2.

Kitchen appliances were presented in good condition with no significant deficiencies. Based on their estimated Remaining Useful Life (RUL), replacement of equipment will be required during the evaluation period. An opinion of cost for this work is included in Table 2.

Common public restrooms look in good condition with the exception of missing insulated wrap drain pipes below lavatory and alarm horn lights. This work can be part of routine maintenance during the evaluation term.

7.2 Tenant Areas

Classroom Offices:

Typical finishes at offices consist of painted drywall walls. The ceiling finishes is a combination of acoustical tiles, painted drywall and suspended T-bar system with acoustical tiles.

Classrooms:

Typical classroom's finishes consist of painted drywall and wood walls. Combination of acoustical tiles, painted drywall, suspended T-bar system with acoustical tile ceilings. The floor finish is a combination of carpet and vinyl tile flooring.

Survey Condition and Analysis

Observed building finishes and FF&E appeared to be in good condition. Maintenance, repair, and replacement of the finishes are generally performed as-needed by the maintenance staff, and as such an opinion of cost for this work are not included in this report.

8.0 CODE REVIEW

A general regulatory agency review for Building, Fire Department and Zoning compliance is not part of this assessment.

8.1 Code classification:

Due to the age of the Community Center, the Occupancy Classification and Construction Type is not known but generally appears to be a combination of Occupancies A/B/E and Type I-1-Hour construction.

Classroom Buildings appear to be Occupancy Groups B/E and Type V-Non-rated construction.

8.2 Certificates of Occupancy / Building Permits:

On October 20, 2016, the original Certificates of Occupancy were requested of the Goleta Building Department but have yet to be provided.

8.3 ALTA Survey

An ALTA Survey was not provided for review.

9.0 AMERICANS WITH DISABILITIES ACT COMPLIANCE

The Americans with Disabilities Act (ADA) of 1990 prohibits discrimination against people with disabilities in employment, transportation, public accommodation, communications, and governmental activities. Title III of the ADA covers the private sector. It requires that a wide range of public accommodations in the private sector remove physical, communications and procedural barriers to access by people with disabilities. Title III addresses the widespread exclusion of people with disabilities from the routine activities of everyday life which most Americans take for granted. Title III covers sales, rental and service establishments, as well as educational institutions, recreation facilities and service centers.

Partner performed a minimum ASTM Tier II ADA survey of the property which includes a random survey and measurement of key site and building components pertaining to accessibility requirements.

Applicable Accessibility Guideline:

As part of this assessment, a limited, visual, accessibility survey was conducted. The survey did include taking random measurements and counting accessibility elements. The scope of the survey was limited to determining the existence of architectural barriers or physical attributes of the subject property, which affect on-site parking, path of travel into and through public areas of the building as applicable. Furthermore, the scope of our survey includes only the federal requirements of the ADA; it is not intended to address state or local codes. Our observations were limited to the places of public accommodation on the subject property.

Survey Condition and Analysis

Based on current use, the subject property is classified as a "public accommodation" under the ADA.

Exterior Notes:

Exterior routes from public transportation stops, accessible parking spaces and public sidewalks at the subject property appeared to be generally conforming to ADA requirements. The bus shelters at the Hollister Avenue right-of-way and at the entrance to the main building are lacking adequate clearance area for wheelchair users per Section 810.3.

The brick paving path of travel from the Hollister Avenue bus shelter requires a level surface. Several bricks are uneven, creating a trip hazard per Section 302. Resetting of brick pavers are required.

The top level of the gazebo is lacking adequate access. A ramp should be constructed to provide access from the main walkway to the top level per Section 206.

Accessible Parking and Passenger Loading Zone:

Parking areas that provide self-parking for employees and visitors must provide ADA-compliant parking spaces. The subject property provides 170 total open parking spaces, including 10 accessible parking spaces. Only six accessible spaces are requires, however, due to the configuration of the site and location of the buildings, accessible parking is recommended adjacent to each building. The accessible parking spaces are not correctly configured and identified. Compliant curb cuts and access aisles are necessary at the main building parking and striped path of travel across the main drive aisle.

Similar curb cuts are required at Buildings B and C4. No Van-accessible spaces are provided or designated at parking areas. One van-accessible space at each parking lot will need to be installed as well as signage.

Exterior Ramps and Curb Ramp:

Walkways at the south side of the Community Center building need to be replaced due to not-compliant cross-slopes, slopes and handrails. Replacement of these walkway sections are required to comply with Sections 302.1, 405, 406 and 505.

A section of the walkway between classroom buildings has a slope greater than 5%. The walkway will be required to comply but the walkway will need to be extended to meet the level of an existing landing at Building B. A plan is included in the appendices of this report.

The main stairs to the Community Center entrance are lacking proper handrails with proper extensions and handrail sections. Similarly, the adjoining ramp handrails are also lacking proper extensions and handrail section.

Building Entrances:

Generally, exterior entrances conform to ADA requirements, however, doors require adjustment of closers to provide less than five pounds pull pressure.

All orbital hardware is required to be replaced with lever hardware.

Interior Path of Travel:

The water drinking fountain at main building hallway is higher than 27 inches and it's projected into the hallway, no cane detection barrier is provided.

Plumbing Elements:

Common toilet facilities in the building did not appeared to be generally accessible. Restrooms don't have the specifications required to be ADA accessible. Toilets are missing grab bars, lavatory faucets, clearance and height, dispensers and emergency fire alarm and strobes.

An opinion of cost for correction of non- compliant items is included in Table 1.

10.0 NATURAL HAZARD INFORMATION

Readily-available materials were reviewed to obtain the following information. Determination of site-specific conditions is not within the scope of this report and may require additional investigation. Seismic zone classification is interpreted from the Seismic Zone Map, published in the Uniform Building Code 1997, Volume 2, table 16.2.

10.1 Flood Zone

According to Flood Insurance Rate Map, Community Panel Number 06083C1362G, dated December 04, 2012, the subject property appears to be located in:

Zone AO; defined as areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are 1–3 feet.

10.2 Seismic Zone

According to the seismic zone map, published in the Uniform Building Code 1997, Volume 2, Table 16.2, the subject property appears to be located in Seismic Zone 4.

10.3 Wind Zone

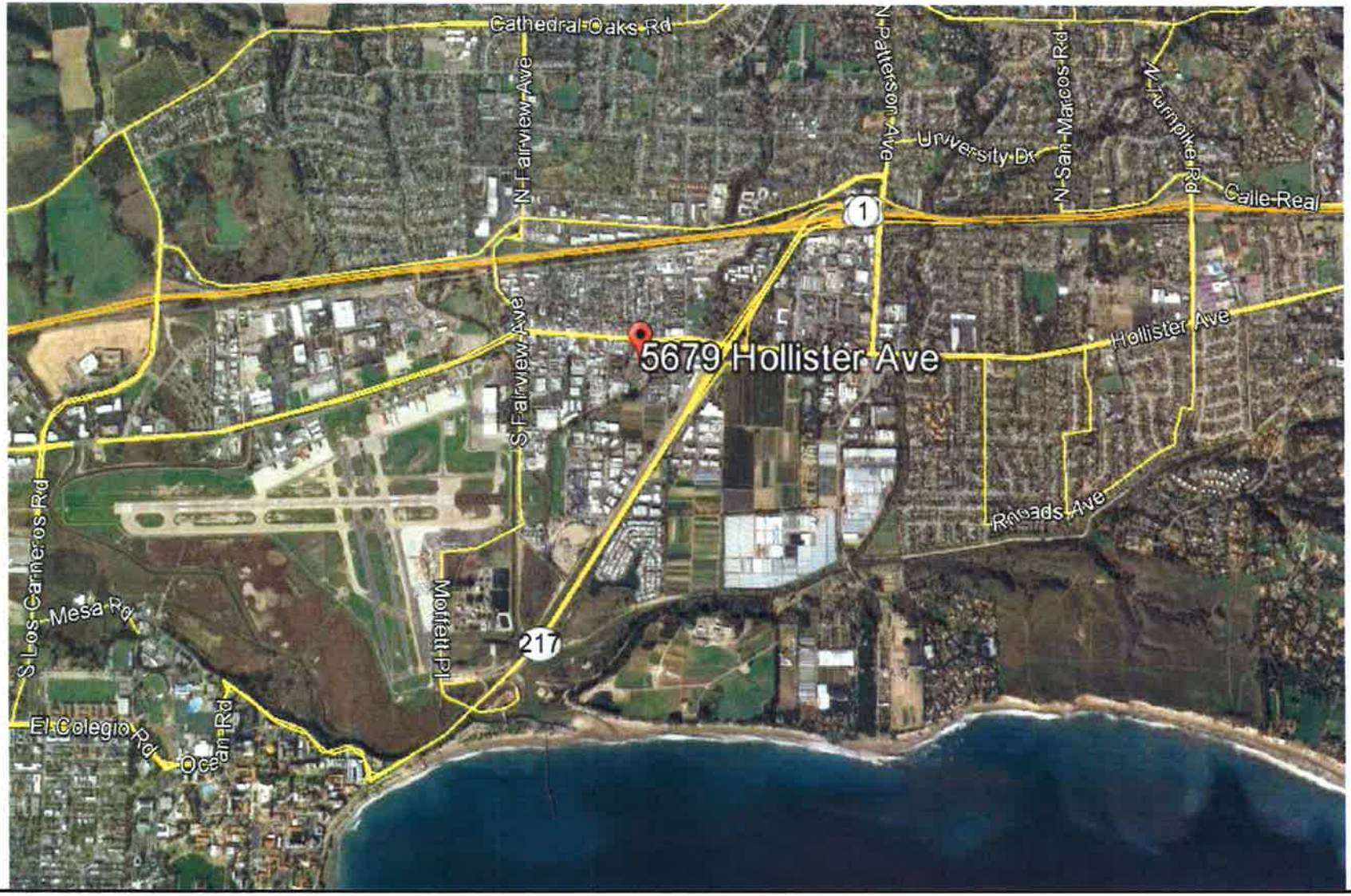
Partner performed a review of the Wind Zone Map, published by the Federal Emergency Management Agency. According to the map, the subject property appears to be located in Wind Zone 1, an area with design winds speeds up to 130 miles per hour. The subject property does not appear to be located in a special wind region or hurricane-susceptible zone.

FIGURES

1- SITE LOCATION MAP

2- SITE PLAN

PARTNER



N

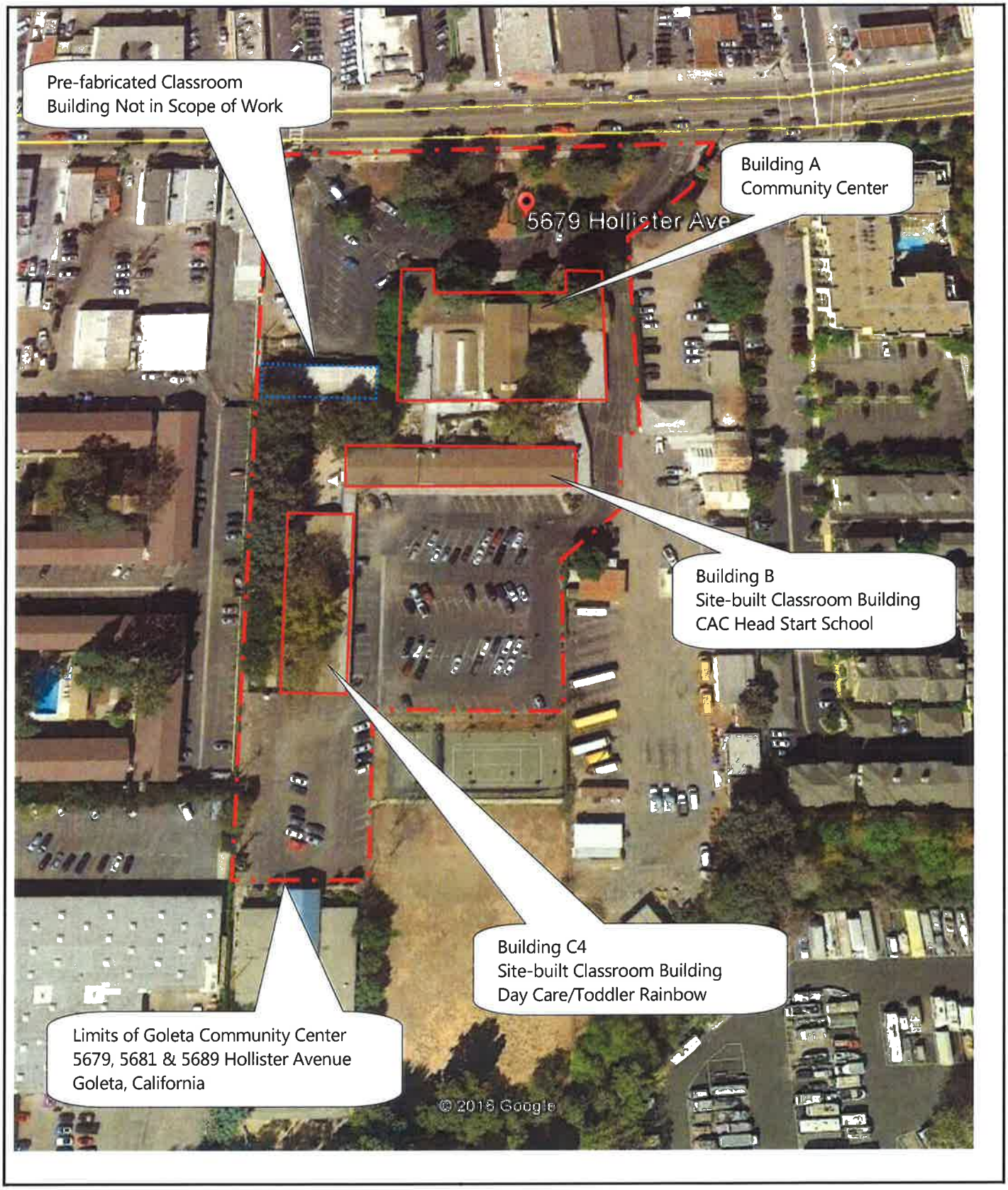
KEY:

Subject Site

FIGURE 1: SITE LOCATION MAP

Project No. 16-170535.1

PARTNER



N

KEY:

Subject Site

FIGURE 2: SITE PLAN
Project No. 16-170535.1

PARTNER

APPENDIX A: SITE PHOTOGRAPHS

PARTNER

1. Community Center front elevation

2. Community Center main entrance

3. Gazebo in front of building at Hollister Avenue

4. Partial Community Center west elevation

5. Partial Community Center east elevation

6. Property exit at Hollister Avenue

7. Property entrance at Hollister Avenue

8. Bus parking at rear of Community Center building

9. Non-compliant ADA curb cut along Building C4

10. ADA parking at Day Care/ CAC Head Start Building B

11. Day Care/Toddlers Rainbow School Building C4

12. Property entry doors

13. Loading area and ramp access to building

14. Stairs at main entrance area

15. Parking at front of property

16. ADA parking in front of property

17. Accessible space along Day Care/Toddlers Rainbow School Building C4

18. Overview of south parking

19. South parking paving conditions

20. South parking deterioration

21. Boys Club tennis courts along south parking lot

22. School district bus parking east of property

23. Day Care playground behind Building B

24. Head Start playground between Buildings A and B

25. Playground area behind Building B

26. Playground area behind Building B

27. Bus Shelter along Hollister Avenue

28. Typical exterior walkway along classroom building

29. Uneven pavers at accessible route from Hollister Avenue

30. Accessible ramp required to top level of gazebo

31. Typical exterior walkway along Day Care/Toddlers Rainbow School Building C4

32. Walkway along Head Start School Building B

33. Main Building typical interior corridor

34. Interior corridor at administration office

35. Interior corridor next to courtyard

36. Interior corridor at performance room

37. Typical Community center interior finishes

38. Interior finishes

39. TV room for seniors

40. Kitchen interiors

41. Kitchen preparation area

42. Multi-use room interiors. Note exposed roof structure

43. Multi-use room interiors

44. Assembly Hall interiors. Note exposed roof structure

45. Typical administration office interiors

46. Office interiors

47. Restroom at administration area

48. Room # 10 interiors

49. Classroom interiors

50. Classroom interior conditions

51. Kids sink area

52. Kids toilet room

53. Urinal room

54. Toilet room interiors

55. Outdoor play and lunch area

56. Louvers at west wall of classrooms

57. Room 11, Pre School interiors

58. Classroom interiors

59. Sink and cabinets at classroom

60. Toddlers Room 12, interiors

61. Classroom interior conditions

62. Sink area

63. Infant room interiors

64. Interior conditions at infant classroom

65. Food preparation area

66. Teacher's restroom

67. Teacher's restroom interiors

68. Kids restroom at playground

69. Playground restroom interiors

70. Teenagers school office interiors

71. Typical office interiors

72. Classroom interiors

73. Classroom interiors

74. Goleta Center Office

75. Classroom interiors

76. Typical multi-use room interiors

77. Office interiors

78. Classroom interiors

79. Multi-use classroom

80. Classroom interiors

81. Laundry room

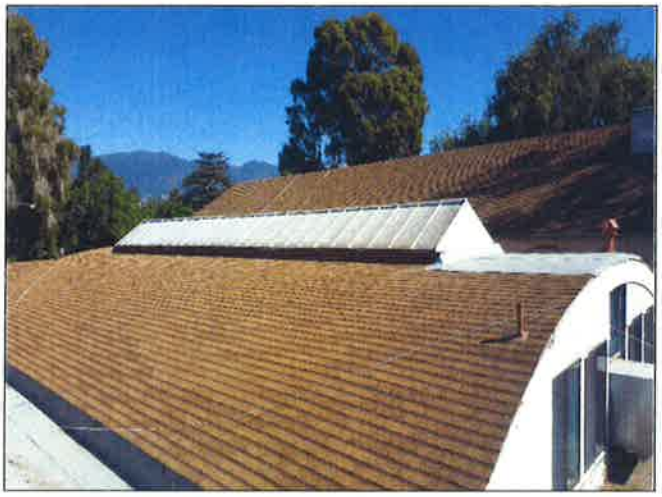
82. Laundry room with exposed plumbing pipes

83. Kitchen storage area

84. Maintenance room

85. Maintenance room interiors

86. Typical pitched roof of Assembly Hall to flat roof and barrel roof



87. Barrel roof and skylight overview

88. Roof drains

89. Windows and roof of Assembly Hall

90. Assembly Hall windows conditions at roof area

91. Residential-grade windows with failed jamb opening system at Community Center

92. Roof of open walkways

93. Building C4 Roof overview

94. Typical parapets and drains at roof

95. Electrical services at basement

96. Community Center furnace at basement

97. Furnaces for Community Center classroom's heaters at basement

98. Condenser units at roof

99. Condenser unit for Building B appears inoperative

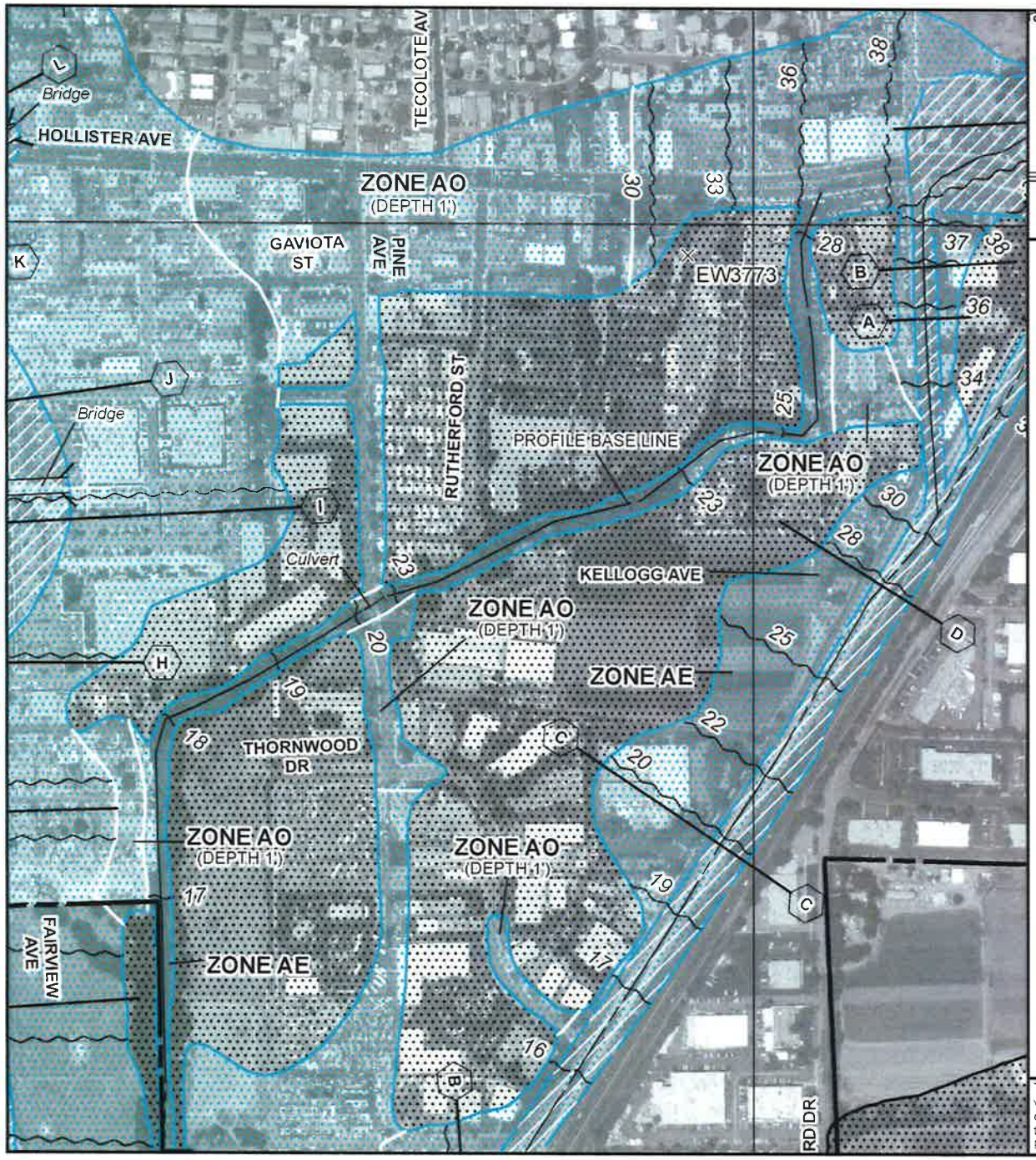
100. Curb ramps are non-compliant and requires reconfiguration

101. Non-compliant curb cut at sidewalk from accessible route

102. Non-compliant handrails at ADA ramp to main entrance

APPENDIX B: SUPPORTING DOCUMENTATION

PARTNER



ance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

0 250 500 750 1,000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1362G

FIRM

FLOOD INSURANCE RATE MAP

SANTA BARBARA COUNTY, CALIFORNIA AND INCORPORATED AREAS

PANEL 1362 OF 1835

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
GOLETA, CITY OF	060771	1362	G
SANTA BARBARA COUNTY	060331	1362	G
SANTA BARBARA, CITY OF	060335	1362	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06083C1362G

MAP REVISED
DECEMBER 4, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

1. Front entry to Community Center, Main Building A

2. West wing of Main Building A and front entry beyond

3. West of main entry to Main Building A, hallway and classrooms

4. Hallway and classrooms to the east of the main entry of Main Building A

5. Main Building A, Spanish style architecture is missing the original red clay tile roof, replaced by composition shingles

6. Red clay tile roof on a bit of wall at southwest corner of Auditorium shows original roof covering.

7. Main Building A substructure pier and floor framing

8. Main Building A substructure floor framing and foundation wall.

9. Basement wall foundation and sill plate with vertical split is widest at the top and narrower at the floor

10. Vertical crack in basement foundation wall, Main Building A

11. Vertical crack in basement foundation wall, Main Building A

12. Basement wall foundation at south wall at basement door

13. Foundation wall at east wall of basement, Main Building A

14. Basement floor joists, steel girder and wood post

15. Auditorium roof trusses, purlins, rafters and T&G sheathing, Main Building A

16. Auditorium Roof truss over stage opening

17. Auditorium roof structure

18. Auditorium roof in front of stage Main Building A

19. Interior, west wall of Auditorium, Main Building A

20. Exterior east wall of Auditorium

21. Exterior east wall of Auditorium at open patio

22. Auditorium roof looking south, Main Building A

23. Auditorium roof with roof covering pealed back to expose 1x sheathing

24. Barrel truss roof over Assembly Room looking south over stage, Main Building A

25. Barrel truss roof over Assembly Room and short framed wall looking north over kitchen windows, Main Building A

26. Barrel trusses, 2x rafters and diagonal sheathing over Assembly Room, white tie rods as bottom cords

27. Barrel truss tie rood bottom chord and bearing top plate of short wall above original concrete walls of Assembly Room

28. Barrel truss bearing plate and tie rod end plate, after wall plaster was removed

29. Barrel truss bearing plate anchor bolts in top plate, post and studs below truss in short wall above original concrete wall

30. Posts and studs of short cripple wall above original concrete wall over Assembly Room, Main Building A

31. Roof covering removed over diagonal sheathing at south end of Assembly Room roof, Main Building A

32. Diagonal wall sheathing of short wall at Assembly Room roof

33. Upper windows of Auditorium, cricket over sloped roof of original hallway and Assembly Room roof on right

34. North wall of Assembly Room over original exterior wall of kitchen, sloped roof over kitchen to left

35. Roof over Auditorium, Assembly Room, kitchen and west classroom wing, Main Building A

36. Semi-flat roof over east wing classrooms and open hallway

37. Flat roof over east wing classrooms, and pitched roof beyond, looking north

38. Open patio and walkway at east wing, Main Building A

39. Open Patio and east exterior wall of Auditorium

40. East classroom wing, open walkway and patio, Auditorium beyond, Main Building A

41. Main Building A in foreground, covered walkway, Building B and Building C4 beyond, looking south

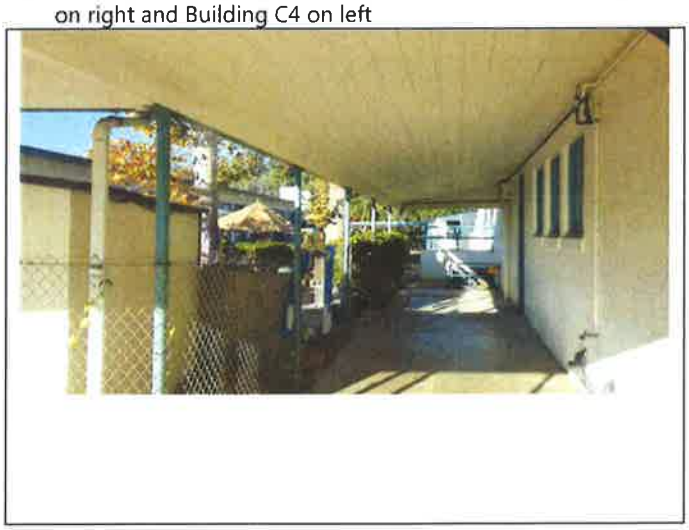
42. Main Building A on left, covered walkway roof, Site-Built Classroom Building B to right

43. Fixed, rigid connection of walkway roof at Main Building A

44. Covered walkway roof at east wing of Main Building A looking north from Classroom Building B

45. Covered walkway roof with fixed connections to Building B on right and Building C4 on left

46. Covered walkway roof, fixed connections to Building B on right and Building C4 on left



47. Covered walkway roof with fixed connections to Main Building A at south wall at east wing on right

48. South wall of Classroom Building B. Left, west portion built in 1948. Right, east portion built in 1950

49. South wall of Classroom Building B looking east northeast, windows above low roof

50. North wall of Classroom Building B, west end built in 1948

51. North wall of Classroom Building B, east end built in 1950

52. East wall of Classroom Building C4 looking southwest

53. South and east walls of Classroom Building C4 looking northwest, Building B to right beyond

54. Covered walkway at east wall of Classroom Building C4 looking south

55. West wall of Classroom Building C4 at center breezeway, full height shear wall on left, window on right

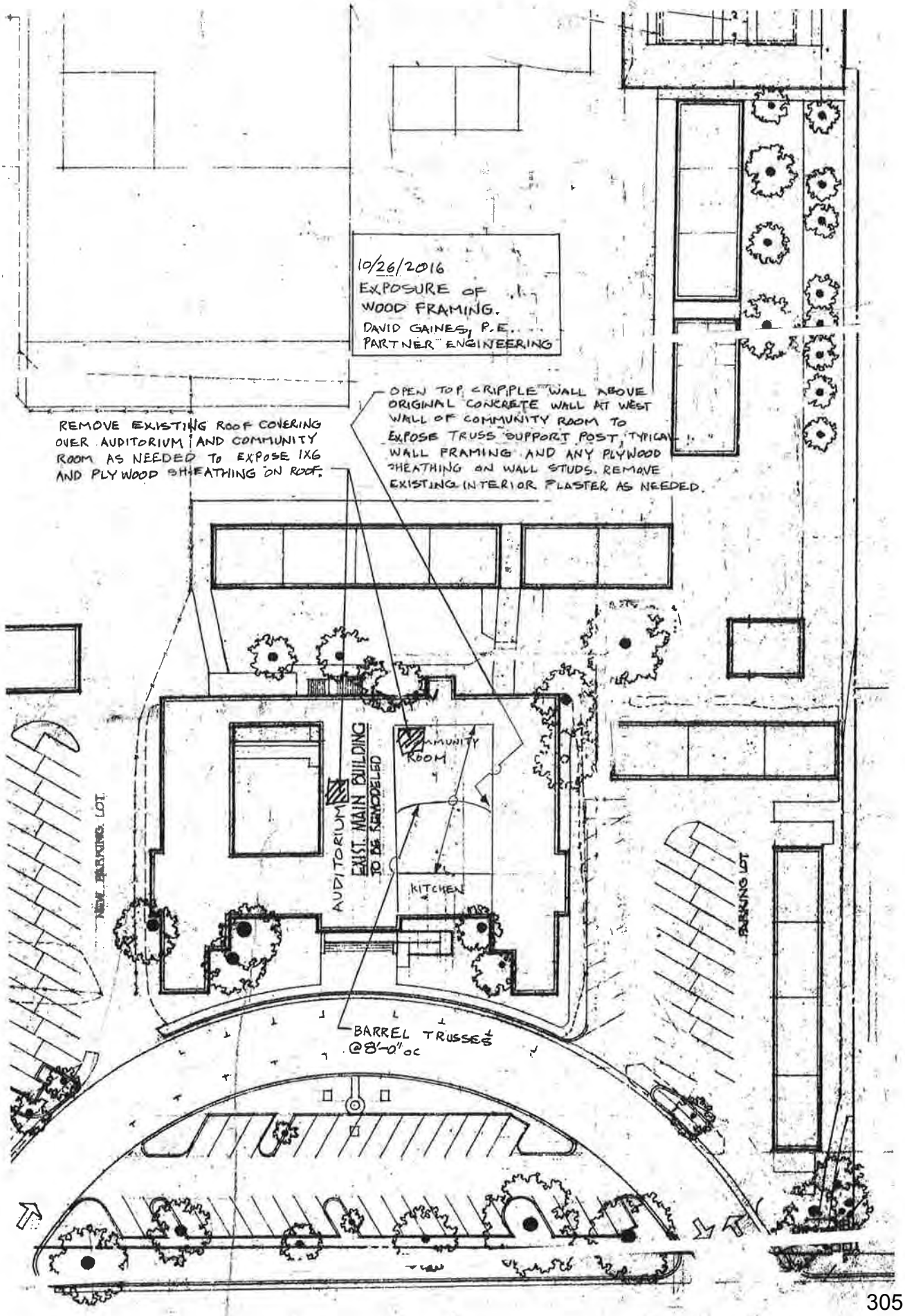
56. Full height Shear wall of Classroom Building C4 at east wall, Windows and louvered vent both sides of wall.

57. Wood framed truss roof over Classroom Building C4

58. Steel and wood framed roof over Classroom Building B

59. Loft floor and original ceiling above offices in Classroom Building B, High windows beyond, new ceiling below

60. West wall of Main Building A, west classroom wing looking north northeast


10/26/2016
EXPOSURE OF WOOD FRAMING.
DAVID GAINES, P.E.
PARTNER ENGINEERING
REMOVE EXISTING ROOF COVERING OVER AUDITORIUM AND COMMUNITY ROOM AS NEEDED TO EXPOSE 1X6 AND PLYWOOD SHEATHING ON ROOF.
OPEN TOP CRIPPLE WALL ABOVE ORIGINAL CONCRETE WALL AT WEST WALL OF COMMUNITY ROOM TO EXPOSE TRUSS SUPPORT POST, TYPICAL. REMOVE WALL FRAMING AND ANY PLYWOOD SHEATHING ON WALL STUDS. REMOVE EXISTING INTERIOR PLASTER AS NEEDED.
AUDITORIUM
EXIST. MAIN BUILDING TO BE REMODELED
COMMUNITY ROOM
KITCHEN
NEW PARKING LOT
PARKING LOT
BARREL TRUSSES @8'-0" oc

Utility Locating
Radiography
Potholing
Mapping
GPR

C BELOW
SUBSURFACE IMAGING

CCTV Report

Date:	**October 12, 2016**
Technician:	**Troy Douthitt**
Project Name:	**Goleta Sewer Line - CCTV**
Project Address:	**5679 Hollister Ave. Goleta, CA 93117**
C Below Project No.:	**16-1125**

www.cbelow.com
1-888-90-BELOW
14280 Euclid Ave.
Chino, CA 91710

REPORT SUMMARY

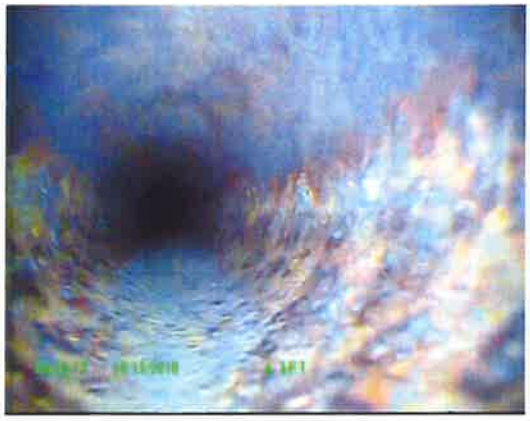
No.[1]	Utility	Material	Total Video Length (ft)	Pipe Size (in)[2]	Line Condition
S1 CO1	Sewer	Steel	51.60	4	Lateral on left at 0.60 ft. Lateral on right at 11.80 ft. Lateral on left at 14.20 ft. 17.00 ft. Lateral form above at 18.60 ft. Line heads West at 19.20 ft. Line turns left at 23.20 ft. Line ties into S1 CO2 at 29.10 ft. Camera underwater at 36.30 ft. Root intrusion at 39.80 ft. Lateral on right at 46.70 ft. Unable to push past 50.40 ft. due to blockage with debris. Heavy root intrusion at 51.30 ft.
S2 CO1 North	Sewer	Steel	2.40	4	"Y" intersection at 2.10 ft. Line reduces in size unable to push further past 2.40 ft.
S2 CO1 South	Sewer	Steel	60.40	4	Debris at 13.00 at bottom of line. Camera under water at 40.50 ft. unable to investigate line condition. Unable to push past 60.40 ft. due to debris blockage.
S3 CO1	Sewer	Steel	2.10	4	Unable to push past sweep.
S4 CO1	Sewer	Steel/ Clay	5.10	4	Lateral on right at entry point. Lateral on the right at 2.40 ft. Lateral from above at 5.10 ft.
S5 CO1	Sewer	Steel/Clay	45.40	4	Debris at bottom of line at 38.30 ft. Unable to push past 45.40 ft.
S6 CO1	Sewer	Clay	90.80	6	Lateral on left at 10.70 ft. Line changes to steel at "T" connection at 11.60 ft. Lateral on right at 11.30 ft. Root intrusion at 13.40 ft. 23.00 ft. 26.70 ft. 31.30 ft. 35.70 ft. Lateral from top left at 36.30 ft. Root intrusion at 37.20 ft. Line turns right at 42.40 ft. with root intrusion. Line drops at 45.50 ft with lateral on left. Line drops to second line at 49.20 ft. Camera under water at 89.50 ft. Unable to push past 90.80 ft. due to blockage

[1]See schematic for video insertion points.
[2]Estimated pipe sizes are based on visual observations made during video inspection and may vary.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)²	Line Condition
S1 CO1	Sewer	Steel	51.60	4	Lateral on left at 0.60 ft. Lateral on right at 11.80 ft. Lateral on left at 14.20 ft. 17.00 ft.

Entry point overview

Lateral on left at 0.60 ft.


Typical clear line condition

Lateral on right at 11.80 ft.

Lateral on left at 14.20 ft.

Lateral on left at 17.00 ft.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)²	Line Condition
S1 CO1	Sewer	Steel	51.60	4	Lateral form above at 18.60 ft. Line heads West at 19.20 ft. Line turns left at 23.20 ft. Line ties into S1 CO2 at 29.10 ft. Root intrusion at 39.80 ft. Lateral on right at 46.70 ft.

Lateral form above at 18.60 ft.

Line heads West at 19.20 ft.

Line turns left at 23.20 ft.

Line ties into S1 CO2 at 29.10 ft.

Root intrusion at 39.80 ft.

Lateral on right at 46.70 ft.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S1 CO1	Sewer	Steel	51.60	4	Unable to push past 50.40 ft. due to blockage with debris. Heavy root intrusion at 51.30 ft.

Unable to push past 50.40 ft. due to blockage with debris. Heavy root intrusion at 51.30 ft.

Unable to push past 50.40 ft. due to blockage with debris. Heavy root intrusion at 51.30 ft.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S2 CO1 North	Sewer	Steel	2.40	4	"Y" intersection at 2.10 ft. Line reduces in size unable to push further past 2.40 ft.

Entry point overview

Entry point overview

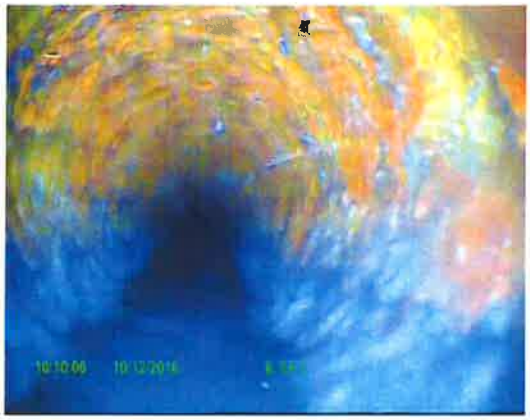
"Y" intersection at 2.10 ft.

Line reduces in size unable to push further past 2.40 ft.

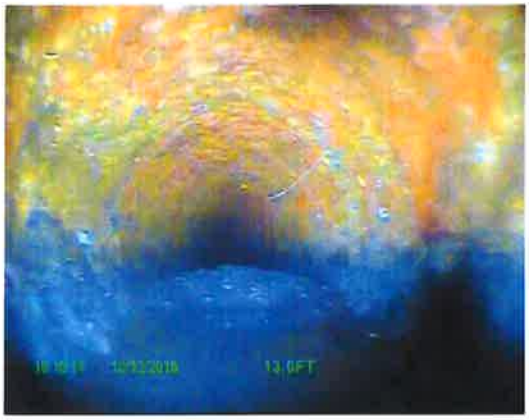
No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S2 CO1 South	Sewer	Steel	60.40	4	Debris at 13.00 at bottom of line. Camera under water at 40.50 ft. unable to investigate line condition. Unable to push past 60.40 ft. due to debris blockage.

Entry point overview

Entry point overview

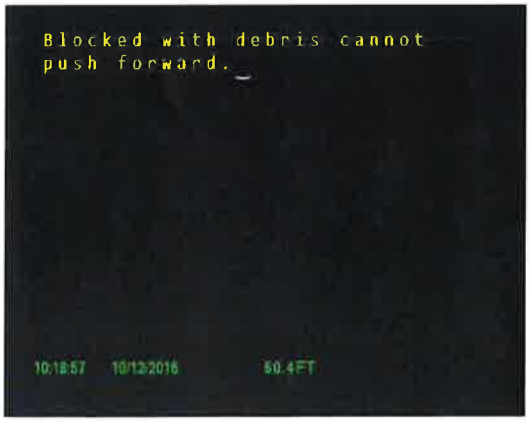


Typical clear line condition



Debris at 13.00 at bottom of line.

Camera under water at 40.50 ft.
unable to investigate line condition.



Unable to push past 60.40 ft. due to
debris blockage.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)²	Line Condition
S3 CO1	Sewer	Steel	2.10	4	Unable to push past sweep.

Entry point overview

Unable to push past sweep.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S4 CO1	Sewer	Steel/ Clay	5.10	4	Lateral on right at entry point. Lateral on the right at 2.40 ft. Lateral from above at 5.10 ft.

Entry point overview

Entry point overview

Lateral on right at entry point.

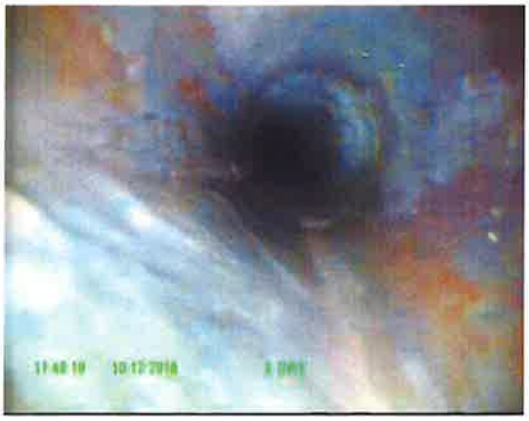
Lateral on the right at 2.40 ft.

Lateral from above at 5.10 ft.

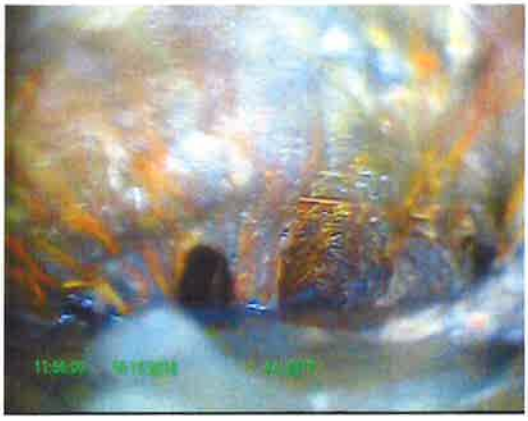
No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S5 CO1	Sewer	Steel/Clay	45.40	4	Debris at bottom of line at 38.30 ft. Unable to push past 45.40 ft.

Entry point overview

Entry point overview



Typical line condition



Debris at bottom of line at 38.30 ft.

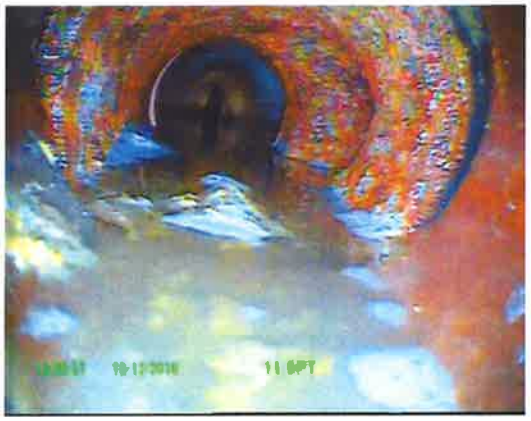
Unable to push past 45.40 ft.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)²	Line Condition
S6 CO1	Sewer	Clay	90.80	6	Lateral on left at 10.70 ft. Line changes to steel at "T" connection at 11.60 ft. Lateral on right at 11.30 ft. Root intrusion at 13.40 ft.

Entry point overview

Entry point overview

Typical line condition



Typical line condition

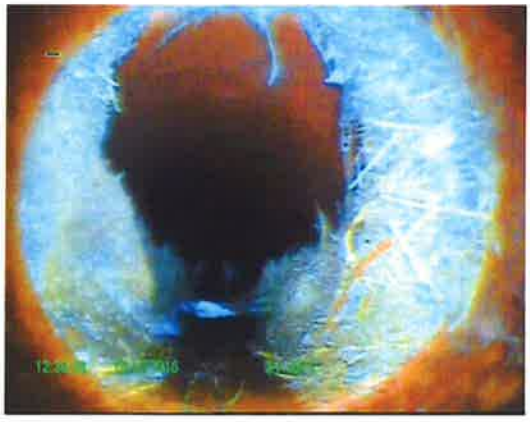
Typical line condition

Typical line condition

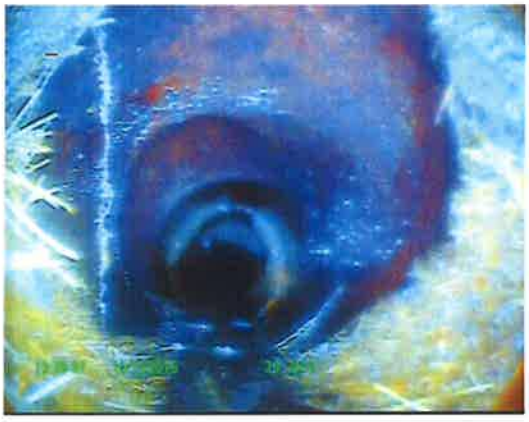
No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S6 CO1	Sewer	Clay	90.80	6	Root intrusion at 23.00 ft. 26.70 ft. 31.30 ft. 35.70 ft. Lateral from top left at 36.30 ft. Root intrusion at 37.20 ft.

Root intrusion at 23.00 ft.

Root intrusion at 26.70 ft.

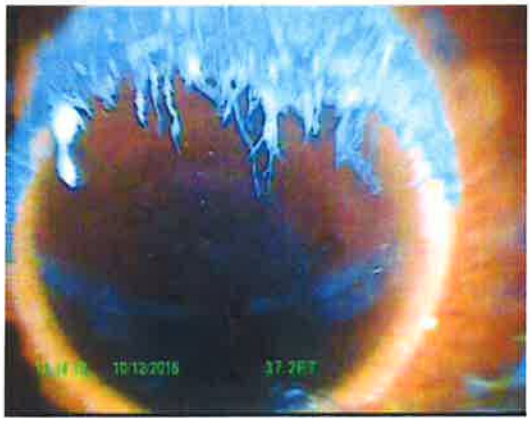


Root intrusion at 31.30 ft.



Root intrusion at 35.70 ft.

Lateral from top left at 36.30 ft.

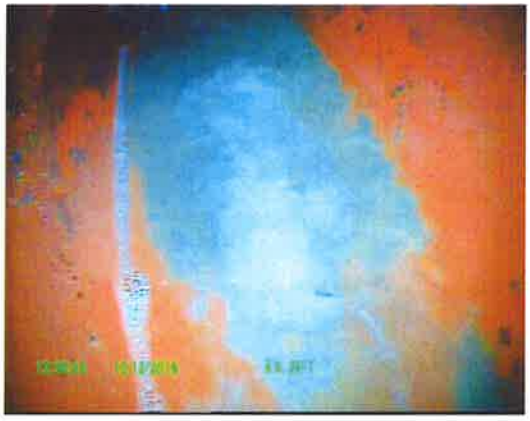


Root intrusion at 37.20 ft.

No.	Utility	Material	Total Video Length (ft)	Pipe Size (in)^2	Line Condition
S6 CO1	Sewer	Clay	90.80	6	Line turns right at 42.40 ft. with root intrusion. Line drops at 45.50 ft with lateral on left. Line drops to second line at 49.20 ft. Camera under water at 89.50 ft. Unable to push past 90.80 ft. due to blockage

Line turns right at 42.40 ft. with root intrusion.

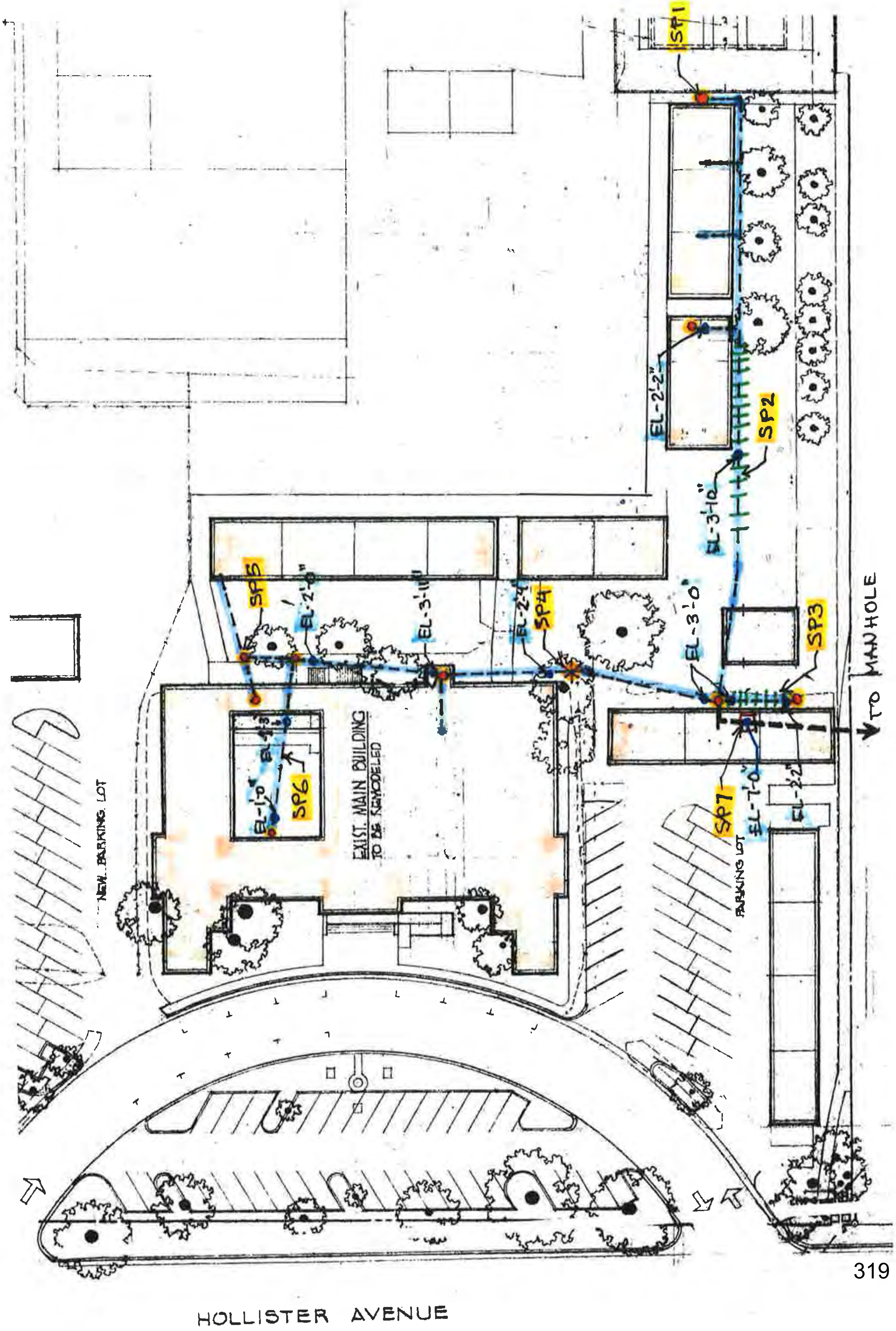
Line drops at 45.50 ft with lateral on left.



Line drops to second line at 49.20 ft.

Camera under water at 89.50 ft.

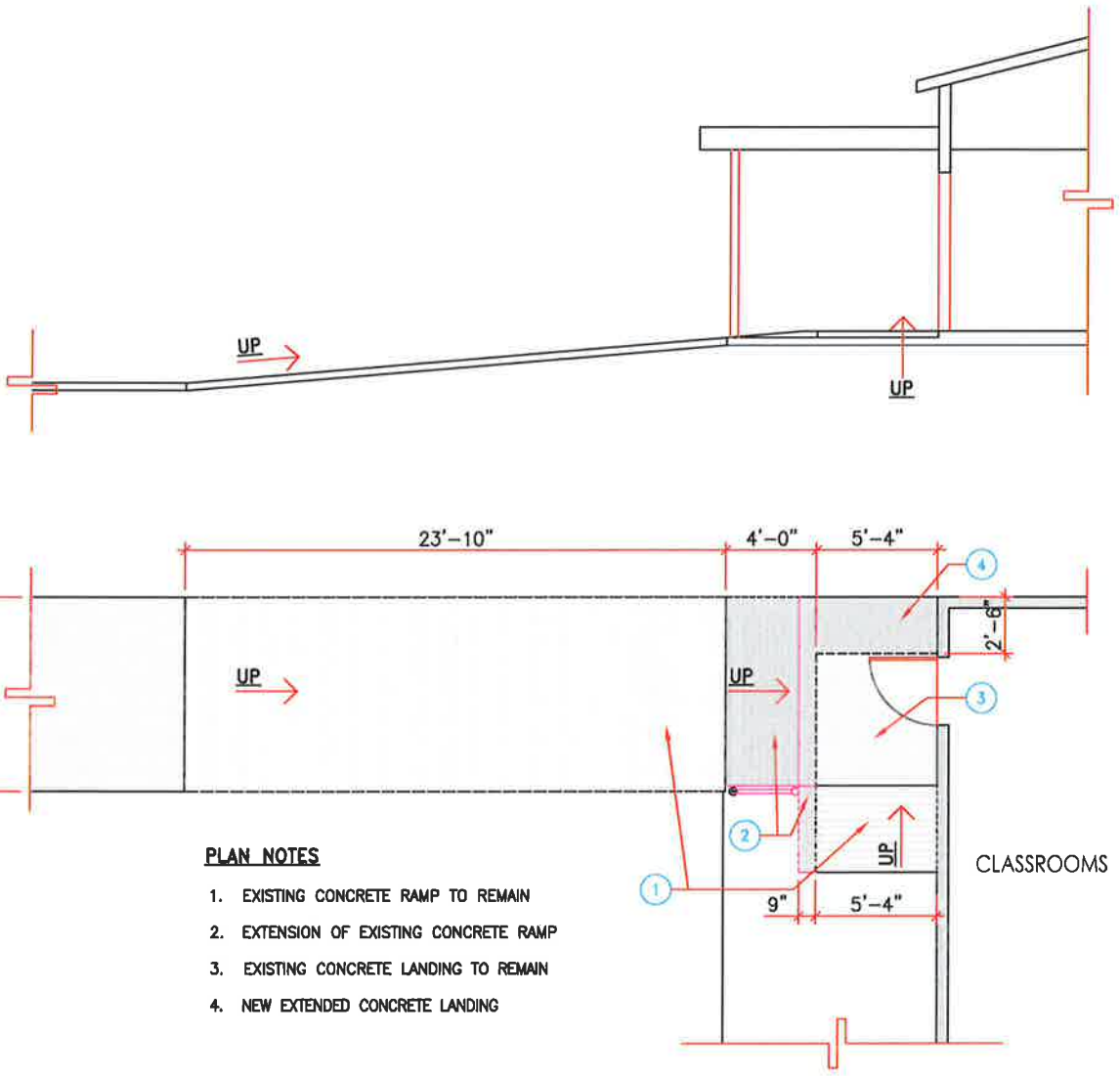
Unable to push past 90.80 ft. due to blockage


SP1
SP2
SP3
SP4
SP5
SP6
SP7
EL-2'-2"
EL-3'-10"
EL-3'-0"
EL-2'-4"
EL-2'-0"
EL-1'-0"
EL-7'-0"
EL-2'2"
EXIST. MAIN BUILDING
TO BE REMODELED
NEW PARKING LOT
PARKING LOT
TO MANHOLE
HOLLISTER AVENUE

Project:	Goleta Community Center	City and State:			Goleta, California
Proj. #:	16-170535	Date of Survey:			December 31, 2016
1.0	History	Yes	No	N/A	Comments
1.1	An ADA compliance survey has previously been completed for this property.	X			Prepared by Crosby Group dated April 24, 2013
1.2	An approved Barrier Removal Plan exists for this property.		X		
1.3	ADA compliance improvements have been made to this property.		X		Partially but not completely compliant
1.4	Property Management reports unresolved ADA complaints or litigation.	X			
2.0	Parking	Yes	No	N/A	Comments
2.1	Does the required number of standard ADA-designated spaces appear to be provided?	X			
2.2	Does the required number of van-accessible designated spaces appear to be provided?		X		Although there are spaces that can be striped as such
2.3	Are accessible spaces part of the shortest accessible route to an accessible building entrance?	X			
2.4	Is a sign with the International Symbol of Accessibility at the head of each space?		X		Partially
2.5	Does each accessible space have an adjacent access aisle?	X			Partially but not completely compliant
2.6	Do parking spaces and access aisles appear to be relatively level and without obstruction?	X			
3.0	Exterior Accessible Route	Yes	No	N/A	Comments
3.1	Is an accessible route present from public transportation stops and municipal sidewalks on the property?	X			Some pavers are uneven
3.2	Are curb cut ramps present at transitions through curbs on an accessible route?	X			Partially but not completely compliant
3.3	Do the curb cut ramps appear to have the proper slope for all components?		X		
3.4	Do ramps on an accessible route appear to have a compliant slope?	X			
3.5	Do ramps on an accessible route appear to have a compliant length and width?	X			
3.6	Do ramps on an accessible route appear to have compliant end and intermediate landings?	X			
3.7	Do ramps on an accessible route appear to have compliant handrails?		X		At main entrance to Community Center and at walkway between Classroom Buildings
4.0	Building Entrances	Yes	No	N/A	Comments
4.1	Do a sufficient number of accessible entrances appear to be provided?	X			
4.2	If the main entrance is not accessible, is an alternate accessible entrance provided?			X	
4.3	Is signage provided indicating the location of alternate accessible entrances?		X		
4.4	Do doors at accessible entrances appear to have compliant clear floor area on each side?	X			
4.5	Do doors at accessible entrances appear to have compliant hardware?		X		
4.6	Do doors at accessible entrances appear to have a compliant clear opening width?	X			
4.7	Do pairs of accessible entrance doors in series appear to have the minimum clear space between them?			X	
4.8	Do thresholds at accessible entrances appear to have a compliant height?	X			

5.0	Interior Accessible Routes and Amenities	Yes	No	N/A	Comments
5.1	Does an accessible route appear to connect with all public areas inside the building?	X			
5.2	Do accessible routes appear free of obstructions and/or protruding objects?		X		Drinking fountain at Community Center requires cane detection barrier
5.3	Do ramps on accessible routes appear to have a compliant slope?		X		At walkway between Classroom Buildings
5.4	Do ramps on accessible routes appear to have a compliant length and width?	X			
5.5	Do ramps on accessible routes appear to have compliant end and intermediate landings?	X			
5.6	Do ramps on accessible routes appear to have compliant handrails?		X		Handrail sections are not compliant
5.7	Are adjoining public areas and areas of egress identified with accessible signage?		X		
5.8	Do public transaction areas have an accessible, lowered counter section?			X	
5.9	Do public telephones appear mounted with an accessible height and location?			X	
5.10	Are publicly-accessible swimming pools equipped with an entrance lift?			X	
6.0	**Interior Doors**	**Yes**	**No**	**N/A**	**Comments**
6.1	Do doors at interior accessible routes appear to have compliant clear floor area on each side?	X			
6.2	Do doors at interior accessible routes appear to have compliant hardware?		X		All interior doors need compliant hardware
6.3	Do doors at interior accessible routes appear to have compliant opening force?		X		Most require >5 lbs. pressure to open doors
6.4	Do doors at interior accessible routes appear to have a compliant clear opening width?	X			
7.0	**Elevators**	**Yes**	**No**	**N/A**	**Comments**
7.1	Are hallway call buttons configured with the "UP" button above the "DOWN" button?			X	
7.2	Is accessible floor identification signage present on the hoistway sidewalls?			X	
7.3	Do the elevators have audible and visual arrival indicators at the entrances?			X	
7.4	Do the elevator hoistway and car interior appear to have a minimum compliant clear floor area?			X	
7.5	Do the elevator car doors have automatic re-opening devices to prevent closure on obstructions?			X	
7.6	Do elevator car control buttons appear to be mounted at a compliant height?			X	
7.7	Are tactile and Braille characters mounted to the left of each elevator car control button?			X	
7.8	Are audible and visual floor position indicators provided in the elevator car?			X	
7.9	Is the emergency call system at the base of the control panel and not require voice communication?			X	
8.0	**Toilet Rooms**	**Yes**	**No**	**N/A**	**Comments**
8.1	Do publicly-accessible toilet rooms appear to have a minimum compliant floor area?	X			
8.2	Does the lavatory appear to be mounted at a compliant height and with compliant knee area?	X			

8.3	Does the lavatory faucet have compliant handles?		X		
8.4	Is the plumbing piping under lavatories configured to protect against contact?		X		
8.5	Are grab bars provided at compliant locations around the toilet?	X			
8.6	Do toilet stall doors appear to provide the minimum compliant clear width?		X		
8.7	Do toilet stalls appear to provide the minimum compliant clear floor area?		X		
8.8	Do urinals appear to be mounted at a compliant height and with compliant approach width?		X		
8.9	Do accessories and mirrors appear to be mounted at a compliant height?		X		
9.0	**Hospitality Guestrooms**	**Yes**	**No**	**N/A**	**Comments**
9.1	Does property management report the minimum required accessible guestrooms?			X	
9.2	Does property management report the minimum required accessible guestrooms with roll-in showers?			X	



PLAN NOTES

1. EXISTING CONCRETE RAMP TO REMAIN
2. EXTENSION OF EXISTING CONCRETE RAMP
3. EXISTING CONCRETE LANDING TO REMAIN
4. NEW EXTENDED CONCRETE LANDING

ADA RAMP MODIFICATION

APPENDIX C: HAZARDS MAP

PARTNER

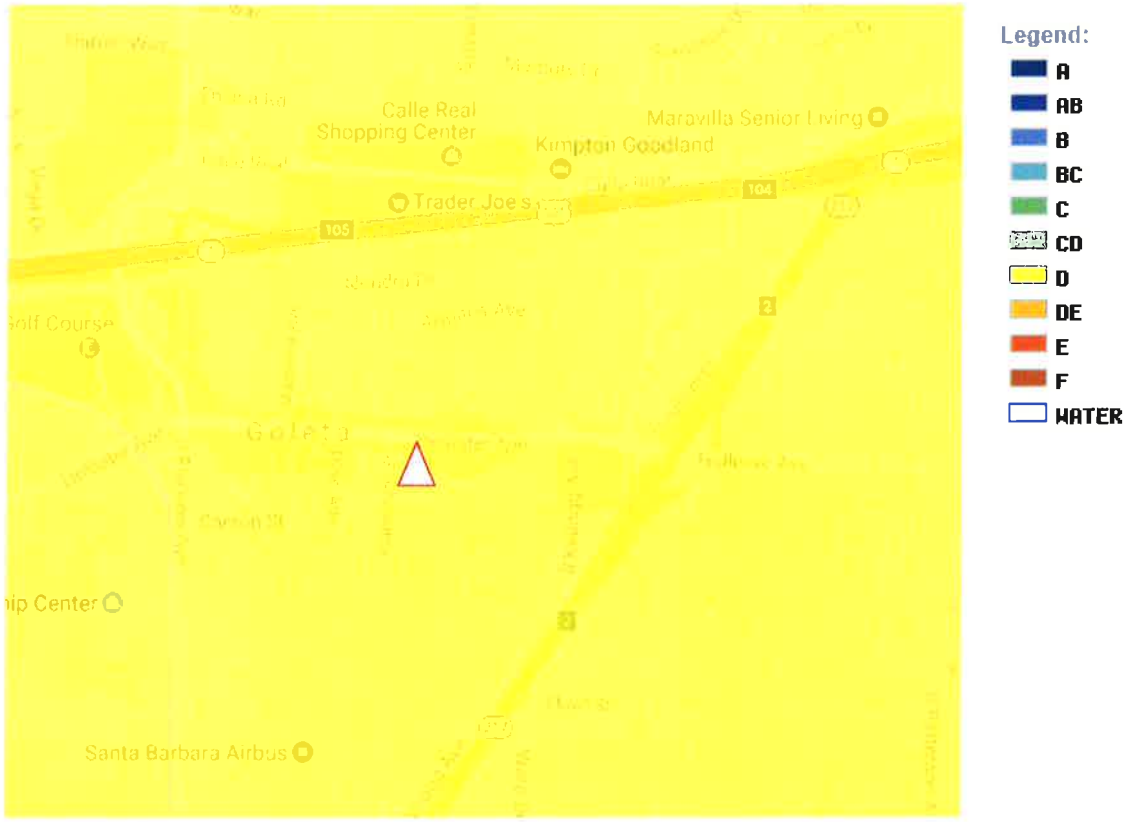


Figure 1 – Soil composition map

Figure 2 – Soil liquefaction map

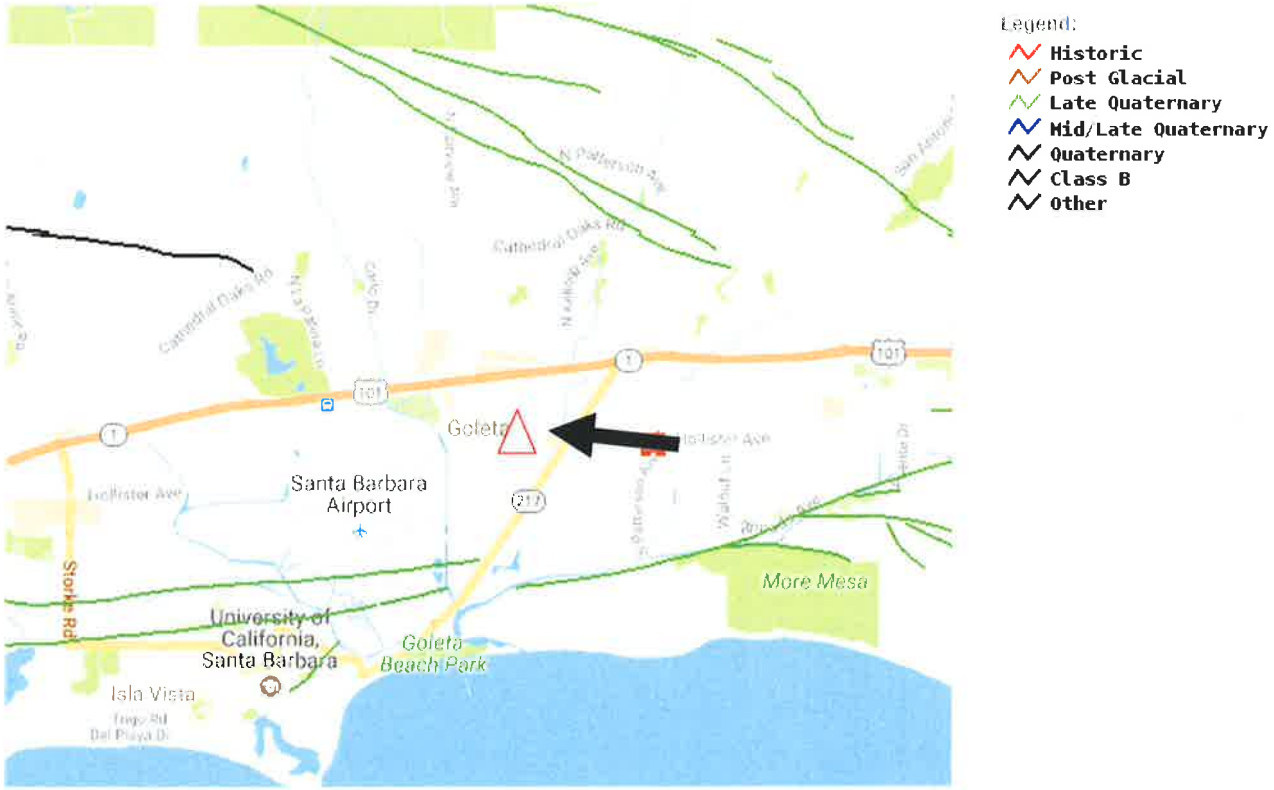


Figure 3 – Earthquake fault map

Figure 4 – Secondary Soil Liquefaction Hazard map

APPENDIX D: QUALIFICATIONS

PARTNER

Education

B.S. Urban and Regional Planning, California State Polytechnic University, Pomona, CA

Training

Safety Assessment Volunteer, State of California

Highlights

35 years in the architectural and construction fields
Extensive knowledge of real estate due diligence
25 years of experience with institutional and private clients
Acquisitions/dispositions and mortgage lending property condition assessments
Construction monitoring services

Experience Summary

Mr. Arias serves as the Technical Director for the Investment Advisory Group (IAG) of the Building Science Division of Partner Engineering and Science, Inc. (Partner). IAG provides technical support to the Equity Asset Management industry by providing capital improvement cost-benefit analysis on real estate transactions. IAG produces a more thorough Property Condition Assessment for the institutional and equity client beyond the "ASTM E2018-08 Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process". In order to provide a detailed level of assessment, IAG engages both in-house engineers and trade specialists including, but not limited to, structural/seismic engineers, Mechanical/Electrical/Plumbing engineers, Fire/Life Safety and Code specialists and elevator, roof and accessibility specialists. IAG supports equity acquisitions and dispositions assessments on office buildings, multi-family residential, retail, hotel and industrial properties.

Mr. Arias has completed hundreds of Property Condition Assessments (PCAs) including planning, field work, report preparation/quality control, and client contact on a myriad of acquisition/disposition projects including: high-rise offices; suburban office; regional and local retail centers; industrial; and multi-family housing projects. He has provided owner's representation services on various projects for institutional investors. Mr. Arias managed the review of numerous document reviews for institutional-level development projects in all disciplines on a variety of projects including office, retail, industrial, multi-family, etc. These reviews consisted of projects noted in the Owner's Representation Services. He has also performed job captain and project manager responsibilities for a design/build general construction firm specializing in industrial concrete tilt-up construction, retail centers and auto dealerships. He has significant knowledge of the accessibility requirements of ADA and FHA, and is currently a candidate for California's CASp (Certified Access Specialist) program.

Additionally, over the past 15 years, Mr. Arias' responsibilities also included evaluation of staff; developing new skills and improving existing skills within the staff; scheduling of personnel; maintaining quality control practices consistent with company goals; and participated in development of protocols and practices to serve national clients of the firm.

Project Experience

Multi-Family Project, Oakland, CA. Organized and led a team of engineers and specialists to conduct an equity-level property condition assessment of a five-story, 300+ unit apartment project in downtown Oakland, CA. The project had been dormant prior to the client purchasing the property, therefore, the client required a detailed assessment of the building systems but also an assessment of investigation and construction documentation. The team consisted of structural engineers performing a seismic risk assessment; elevator, roof and façade specialists; mechanical, electrical, plumbing and fire/life safety engineers and an acoustical engineer. Mr. Arias assessed all other systems including the ADA and FFHA accessibility elements of the project. Mr. Arias led team in meetings with client and their counsel.

Hospitality Project, San Jose, CA. Organized and led a team of engineers and specialists to conduct an equity-level property condition assessment of a 28-story, 500+ guestroom, 400,000-square foot hospitality project in downtown San Jose, CA. The institutional client required a detailed assessment of the building systems including an assessment of the façade from the building's swing stage due to observed water intrusion issues. The team consisted of structural engineers performing a seismic risk assessment; elevator, roof and façade specialists; mechanical, electrical, plumbing and fire/life safety engineers, as well as a specialist to sample the fire sprinkler water to identify microbial influence corrosion (MIC) in the fire sprinkler piping system. Mr. Arias assessed all other systems including the ADA accessibility elements of the project.

Retail Project, Emeryville, CA. Organized and led a team of engineers and specialists to conduct an equity-level property condition assessment of a popular and active 800,000-square foot mixed-use project in Emeryville, CA. The institutional client required a detailed assessment of the building systems including destructive testing of several locations of the façade to confirm construction of the exterior walls. The team consisted of structural engineers performing a seismic risk assessment, roof and façade specialists, mechanical, electrical, plumbing and fire/life safety engineers. Mr. Arias assessed all other systems including the ADA accessibility elements of the project.

Senior Housing Portfolio, Numerous Sites in US. Assisted with organizing teams to conduct disposition property condition assessments of 30 senior housing projects throughout the West and Midwest. The client required a summary of issues identified by the field assessors. Mr. Arias reviewed all property condition assessments for accuracy and quality control.

Owners' Representation Services. Mr. Arias has provided owner's representation services on various projects for institutional investors, including recent developments of numerous 50 to 250-unit multi-family projects in Santa Monica, Los Angeles, and Glendale, CA., several concrete tilt-up industrial developments in the Inland Empire area of Southern California and San Diego totaling over 1 million square feet; major hospitality projects consisting of the W-Hotel and Manchester Grand Hyatt Hotel in San Diego and several large "big box" retail centers in the San Fernando Valley in Southern California.

Project Management Services, Southern California. Mr. Arias managed staff and performed Project Management services on numerous projects including reconstruction of balcony decks of an existing multi-family project in Pasadena, California; forensic analysis and resealing of a plaza deck, also in Pasadena and an exterior wall repair, plaza deck waterproofing, and structural repair project for a homeowner association of a large condominium project in Marina del Rey.

Affiliations

American Institute of Architects, Associate
Certified Access Specialist Institute, Associate
International Code Council

Contact

marias@partneresi.com

Education

B.S. in Biological Sciences, University of California Santa Barbara, Distinction in Major

Registrations

National Registry of Environmental Professionals: Registered Environmental Property Assessor (REPA)

Training

OSHA 40-Hour Health and Safety Training

Highlights

Over 16 years in the environmental and engineering consulting industry
Founder member of Partner Engineering and Science, Inc.
Executive Board Member of Partner Engineering and Science, Inc.

Experience Summary

Ms. Redlin has more than 16 years of experience in the environmental and engineering consulting industry. Her background in environmental science, in addition to her knowledge of current commercial real estate due diligence standards, allows her to offer the most efficient and cost-effective means of regulatory compliance. Ms. Redlin has extensive experience managing all aspects of due diligence, specializing in environmental due diligence, for nationwide and local clients such as:

- Residential Developers
- Commercial Developers
- Mortgage Brokers
- Real Estate Brokers
- Individual Property Owners and Buyers
- Financial Institutions including:
- Portfolio Lenders
- SBA Lenders
- HUD Lenders
- Fannie Mae Lenders
- Freddie Mac Lenders
- Private Equity Funds
- Insurance Lenders

Ms. Redlin has gained valuable knowledge and know-how from having been personally involved in the details of thousands of real estate transactions for various client types, and therefore understands the specific needs and scopes of work required for all parties involved in a transaction.

Ms. Redlin has served as an environmental scientist, project manager, or executive senior author on over 15,000 real estate transactions. Ms. Redlin's due diligence resume includes experience at all levels, advising lenders and real estate investors through the following product types:

- Phase I Environmental Site Assessments

- Phase II Subsurface Investigations
- Phase III Site Characterizations
- Remedial Cost Estimates
- Remediation Design and Implementation
- Environmental Transaction Screens
- Property Condition Assessments
- Probable Maximum Loss Assessments
- Property Condition Evaluations

Real estate investors, redevelopment agencies, financial institutions, insurance lenders, and real estate equity funds have come to rely on her advice and judgment to help them with their real estate business decisions. Ms. Redlin is a dedicated professional who takes pride and pleasure in meeting her client's needs and spearheading and assembling the team with the expertise to handle any issue that may come up during the transaction.

Project Experience

Ms. Redlin has extensive experience in testing soil, soil gas, and groundwater in the context of a real estate transaction, as well as under the supervision of state and federal regulators. Among her specialties is guiding landowners and prospective purchasers through the process of selling or acquiring an environmentally challenged site.

Ms. Redlin has participated in the characterization of groundwater and soil contamination; quarterly groundwater monitoring; implementation of various systems such as soil vapor extraction systems, dual phase extraction systems, ozone sparging, air sparging, pump and treat; and soil excavation projects such as tank removals at several clean-up sites in Los Angeles and Orange County.

Ms. Redlin also has extensive experience in environmental compliance monitoring and biological consulting. She has extensive experience working as an independent contractor for and in conjunction with state and local agencies such as Santa Barbara County Parks, California Department of Fish and Game, California Public Utilities Commission, Los Angeles Water and Sanitation and others. This included monitoring construction activities near sensitive biological receptors; containing, quantifying and reporting any hazardous material spills that occurred; working with construction crews to ensure compliance with environmental permit regulations as well as reporting to interested parties on the progress and compliance of the project.

Distinctions

Real Estate Forum- Woman of Influence 2012

Ms. Redlin was named by the Los Angeles Business Journal for Women Making a Difference in 2010.

Ms. Redlin has been designated a 2009 California Mortgage Bankers Association (CMBA) Future Leader.

Ms. Redlin was named Real Estate Southern California Woman of Influence in 2008 for her role in the area's commercial real estate transactions.

Ms. Redlin was one of only two consultants asked to sit on the Risk Managers Association (RMA) Credit Committee roundtable which discussed the effects of the new Federal All Appropriate Inquiries (AAI) standard on Phase I Environmental Site Assessments.

Ms. Redlin received an Industry Profile of Distinction in Brownfield Renewal.

Affiliations

Member, Environmental Bankers Association
Member, Mortgage Banker's Association
Member, All Star Group, Income Property Lending
Member, International Council of Shopping Centers

Speaking

Income Property Lending Conferences- Regular Presenter
Southern California Chief Appraiser Meetings- Regular Presenter
Environmental Bankers Association- Regular Presenter
Due Diligence 101 Webinar
Getting in Front of Due Diligence Issues Webinar
Bisnow Conference Series Moderator
GlobeStreet Thought Leader

Publications

The Sale & Purchase of Non-Residential Properties

AB 1103: What Does It Mean for the Industry 2014

Update on the new Phase I ESA Standard (ASTM E1527-13)

What will AB 1103 mean for the commercial real estate industry?

Granite Distributor Sponsors Radon Granite Testing Project, Stone World, December 2008

Contact

jenny@partneresi.com

Attachment 3E

Binder of Special Studies

Historic Resource Evaluation Part 1

GOLETA COMMUNITY CENTER
5679 HOLLISTER AVENUE
HISTORIC RESOURCE EVALUATION
PART 1

GOLETA, CALIFORNIA
[16128]
Prepared for
CITY OF GOLETA
NEIGHBORHOOD SERVICES AND
PUBLIC SAFETY DEPARTMENT

PAGE & TURNBULL
imagining change in historic environments through design, research, and technology

DECEMBER 16, 2016

FINAL

TABLE OF CONTENTS

I. INTRODUCTION

This Historic Resource Evaluation has been prepared for the City of Goleta Neighborhood Services and Public Safety Department. The City of Goleta owns the Goleta Community Center, which is located at 5679 Hollister Avenue (APN 071-130-009) in Goleta, California **(Figure 1).**[1] The legal parcel is split between the Goleta Community Center and a maintenance facility and bus yard operated by the Goleta Union School District, which is not part of the evaluation. The Goleta Community Center area of the property has three permanent buildings dating from 1927 to 1959, and one modular portable building dating from at least the late 1960s. A fourth permanent building at the property's southwest corner was constructed by the Goleta Boys Club in the 1960s and remains in use as the Goleta Boys and Girls Club; it too is not part of this evaluation.

The City is considering short-term and long-term options for the main 1927 community center building (referred to as Building A in this report), and is seeking to understand its historic significance as well as the historic significance of two classroom buildings constructed in the postwar years. The building constructed in 1949-50 is currently used by a Head Start program (Building B) while the 1959 building is used by the Rainbow School day care center (Building C).

Figure 1. Legal parcel at 5679 Hollister Avenue outlined in orange. The shaded area is the Goleta Community Center site while the hatched area is the school district maintenance facility. Source: Santa Barbara County Assessor, edited by Page & Turnbull, 2016.

[1] The property is also known as the Goleta Valley Community Center. A non-profit organization, also called the Goleta Valley Community Center, currently is the operator of the community center. To avoid confusion, the property is referred to in this report as the Goleta Community Center.

METHODOLOGY

This report provides an examination of the current historic status for the Goleta Community Center property, as well as a physical description, historic context, and site history. The report also includes an evaluation of three buildings' (Buildings A, B, and C) individual eligibility for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). A discussion of the property as a potential historic district is included as well.

Page & Turnbull prepared this report using research collected at various local repositories, including the City of Goleta, the Goleta Valley Historical Society, the Gledhill Library at the Santa Barbara Historical Museum, the Santa Maria Valley Historical Society Museum, and the Los Angeles Public Library, as well as various online sources such as the ProQuest Historic Newspaper and Online Archive of California. It should be noted that historic newspapers serving the Santa Barbara and Goleta areas have not been indexed or digitized.

Inquiries were made to the Santa Barbara County Planning and Development and to the Goleta Union School District, but no resources were provided from either source. Two site visits were conducted in August 2016 to document the site and all buildings. All photographs in the report were taken by Page & Turnbull at the site visits unless otherwise noted.

SUMMARY OF FINDINGS

The 1927 main building (Building A) was originally constructed for the Goleta Union School to replace three existing schools with one modern, centrally located school building. Addition of classroom Buildings B and C in 1945 and 1959, respectively, expanded the campus to accommodate the growing city before new neighborhood schools were built in the late 1950s. The Goleta Union School continued to function through 1975, when enforcement of state laws required seismic retrofits for older schools. The Goleta Union School became the Goleta Valley Community Center in 1978.

Of the three buildings evaluated for individual eligibility, only the 1927 main building (Building A) appears to be eligible for listing in the National Register and the California Register of Historical Resources (California Register). It meets Criterion A/1 for its role in the development of Goleta's education system as well as in the growth of the town center as the area matured in the early 20th century. As a modern school building consolidating three smaller schoolhouses, it reflected the ambitions of the rural community to build a large-scale, fire- and earthquake-proof educational building for its children and helped to centralize the community as a social gathering place. Although its alterations have impacted its ability to meet Criterion C/3 for its architecture, the building has sufficient integrity under Criterion A/1 to be eligible for the National Register and California Register. Its period of significance is from its original completion date in 1927 to 1958, when additional schools opened and it was no longer the union school.

Although the postwar classroom buildings on the property (Buildings B and C) are competently designed, they do not appear to be individually eligible for the National Register or California Register under any criteria. There does not appear to be a historic district at the site, as only Buildings A and B fall within the period of significance for the Goleta Union School.

Overall, only the 1927 original Goleta Union School building (Building A) at the Goleta Community Center site appears to be eligible for listing in the National Register and California Register. As a result, Building A is considered a historic resource for the purposes of the California Environmental Quality Act.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historical ratings currently assigned to the Goleta Community Center at 5679 Hollister Avenue.

DESIGNATION PROGRAMS

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. It is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Goleta Community Center at 5679 Hollister Avenue is not currently listed in the National Register.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The Goleta Community Center at 5679 Hollister Avenue is not currently listed in the California Register

Local Registers

Prior to Goleta's incorporation in 2002, it was under the jurisdiction of the County of Santa Barbara. Santa Barbara County maintains a list of designated Landmarks as well as a list of Places of Historical Merit. Individual buildings, structures, sites, works of art, or objects with historic, aesthetic or cultural significance may be listed as a Landmark or a Place of Historical Merit if an application is submitted and approved by the Historical Landmarks Advisory Commission and the Santa Barbara Board of Supervisors. Landmarks recognize buildings or sites at a higher level of significance and are protected by conditions that restrict demolition, removal, alteration or use. Designation as a Place of Historical Merit recognizes the building or site as having historic, aesthetic, or cultural value but does not review or restrict demolition, removal, alteration, or use.

With Goleta's incorporation, designated Landmarks and Places of Historical Merit within the new city's boundaries now fall in the jurisdiction of the City of Goleta. The City continues the historic status of Landmarks and Places of Historical Merit, and has the ability to designate structures or sites, including landscape, having special historic, aesthetic, or cultural value to Goleta as locally significant historic resources in its Inventory of Historic Resources. The criteria used for designation is similar to Santa Barbara County, with the inclusion of an additional criterion for rare or specimen plant materials. Goleta is currently developing a historic preservation ordinance as part of the City's preservation program.

The Goleta Community Center at 5679 Hollister Avenue was not listed as a Santa Barbara County Landmark or Place of Historical Merit, and is not currently listed in the Goleta Inventory of Historic Resources.

PRIOR SURVEYS

California Historical Resource Status Code

Properties listed or under review by the State of California Office of Historic Preservation are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register or California Register. Properties with a Status Code of "1" or "2" are eligible for listing in either the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The Goleta Community Center at 5679 Hollister Avenue is not listed in the California Historic Resources Information System (CHRIS) database.

Goleta Old Town Revitalization Plan Survey[2]

The properties along Hollister Avenue were surveyed in 1997 for the Goleta Old Town Revitalization Plan developed by Santa Barbara County Planning and Development. The survey looked at individual properties along the Hollister corridor; a windshield survey for those properties in the plan area but not along Hollister was conducted to identify buildings fifty years or older at the time (c. pre-1947 buildings). Farmhouses that were part of Goleta's farming industry, and housing developments along the south side of Hollister and the Fairfield tract were also surveyed.

Twenty-one buildings along Hollister Avenue were identified as fifty years or older, along with three farmhouses from the late 19th century and 1920s. The properties were surveyed using the National Register and Santa Barbara County criteria for historic resources. Only one 19th century farmhouse (469 Kellogg Way) was found individually eligible for the National Register; there were too many non-contributing buildings within the plan area and along Hollister Avenue to constitute a National Register-eligible historic district.

Several properties were found eligible for listing as Santa Barbara County Landmarks or Places of Historic Merit. The Goleta Community Center at 5679 Hollister Avenue was identified as a Goleta Historic Structure and individually eligible as a County Landmark. The assessment for the Goleta Community Center stated:

> 5679 Hollister Avenue. Goleta Valley Community Center
>
> This rectangular Mediterranean style building with two wings is constructed of reinforced concrete. It has a gabled main block with hipped roof wings. The original red tiles from its 1937 construction were replaced in the late 1970s with composition roofing when the building was rehabilitated as a community center. The dramatic entrance to the building features a front park with a gazebo, a flagpole with a Vietnam

[2] Summarized from Science Applications International Corporation, "Final Historic Resources Survey, Goleta Old Town Revitalization Plan," prepared for Santa Barbara County Planning and Development, January 1997.

> War memorial marker, and a semi-circular driveway that leads to the front red-tiled entrance with four Doric columns. Recessed behind the columns are three sets of ten-pane French doors with bottom brass trim, topped by three fixed five-pane glass windows. The front of the main section has two sets of fixed windows each consisting of three panes. There are 18 sets of recessed multi-pane transom windows, ten on the west wing and eight on the east wing. The rear of the building has a patio courtyard on the east wing. The west side patio has been in-filled with classrooms.
>
> This school dates to 1927, having been built to consolidate the Goleta, La Patera, and Cathedral Oaks elementary schools. Designed by the Santa Maria architect Louis N. Crawford, (chosen over the Santa Barbara architect Keith Lockard), it was a Mediterranean style building built around two courtyards. Ten acres of land were sold for the school by John Begg for $22,500, and its construction cost $61,500 (Tompkins 1966: 273; Coombs 1986: 50-51). Over the years the school became not only a place for students to gather but also parents, who used the building for community association meetings, dances, and plays. In 1975 it ceased being a school, because of earthquake safety considerations, and after rehabilitation in 1978, became the Goleta Valley Community Center.
>
> Although its roof has been altered with the replacement of the red tiles with composition roofing, the school retains integrity of location, design, materials, workmanship and setting. It rates high in categories 3,6, and 7 [of the Santa Barbara County criteria]. It is an excellent example of the Spanish Colonial Revival style, an architectural style significant in southern California in the 1920s and 1930s. It illustrates the importance of the school as a community gathering place. It is Goleta Historic Structure J. It is considered eligible as an individual Landmark.[3]

Given the age of the structure (more than 50 years old) and its listing as a historic structure in the City's General Plan (based on County designation prior to incorporation), the City of Goleta considers the property a historic resource for the purposes of CEQA.[4]

[3] Lbid. 21-22.
[4] Email exchange with Goleta Current Planning Manager, Lisa Prasse, AICP, September 13, 2016.

III. PROPERTY DESCRIPTION

The Goleta Community Center is located in an area identified as Old Town Goleta, on the south side of Hollister Avenue between Kellogg Avenue to the east and Rutherford Street to the west (**Figure 2**). It is in an area that is predominately commercial and industrial, with some multi-family residential developments. Hollister Avenue is one of the main transportation spines with commercial uses in Goleta, with a concentration of retail and restaurant located to the west of the subject property; the Santa Barbara Airport is less than a mile further west. To the east is the north-south 207 Freeway that connects Highway 101 to the University of California at Santa Barbara (UCSB) to the southwest. Behind the commercial retail on the north side of Hollister Avenue is a single-family residential neighborhood that backs up against Highway 101.

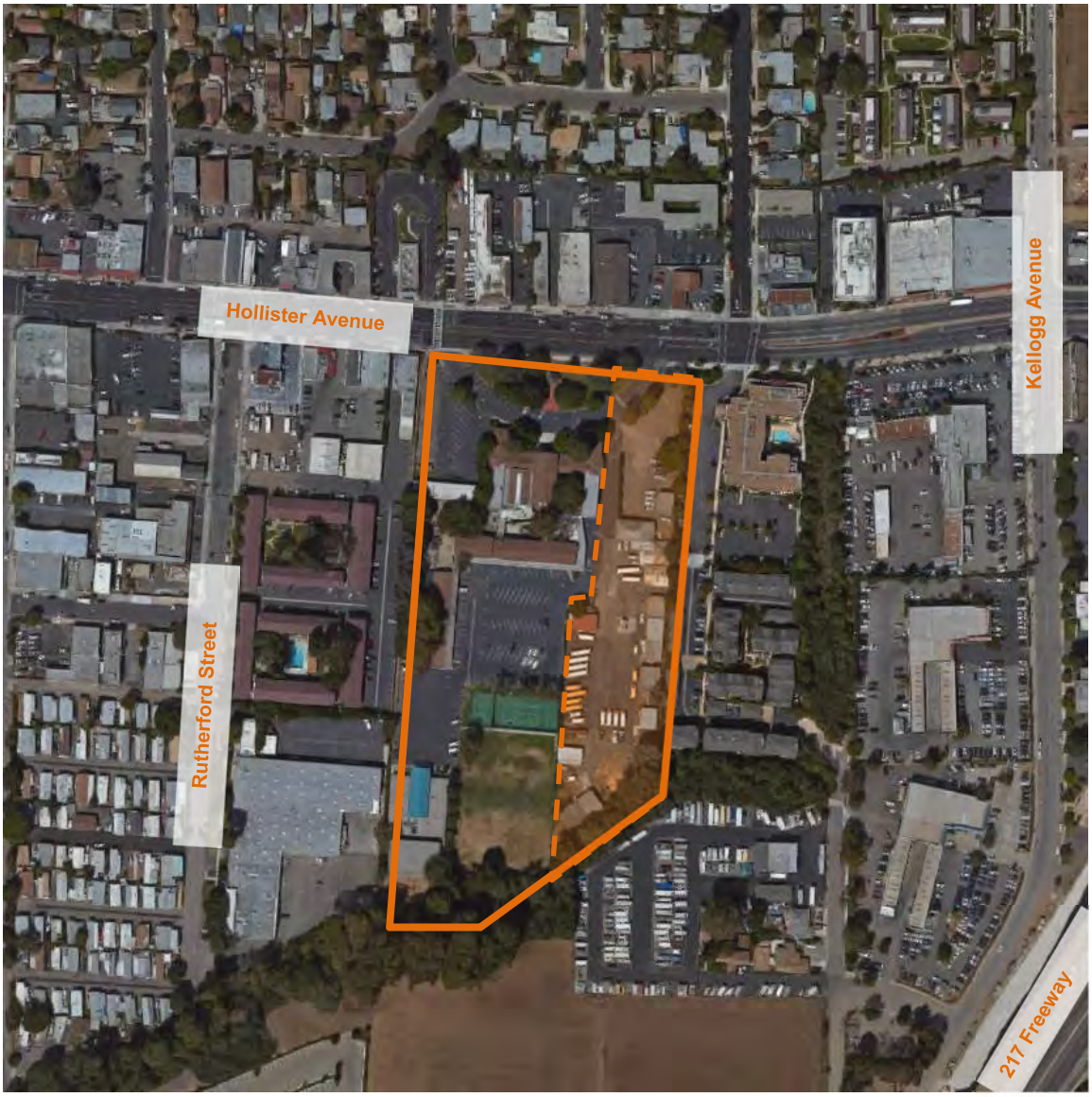


Figure 2. Aerial view of the Goleta Community Center site, which is the unshaded area within the orange outline. Source: Google Maps, 2016, edited by Page & Turnbull.

The legal parcel includes a seven-acre western section that is controlled by the City of Goleta for the Goleta Community Center; the eastern section is the Goleta Union School District's maintenance facilities and school bus lot. A chain-link fence generally separates the maintenance facilities and bus lot from the Goleta Community Center at the rear (south) end. It continues at the front (north) end of the parcel, but is placed at the edge of a shared driveway and along the crescent drive to the street. This report evaluates only the portion of the parcel that is the Goleta Community Center.

East of the school district's part of the parcel is a hotel at Hollister Avenue and multi-family residential buildings toward the south end. West of the Goleta Community Center is one-story, commercial retail stores along Hollister Avenue with a multi-family apartment complex toward the rear (south). A branch of the San Jose Creek defines the property's southern boundary, creating an angled corner at the southeast.

SITE DESCRIPTION

The Goleta Community Center site consists of four permanent buildings and one temporary, modular portable building. The Main Building (Building A) is centered in the northern side of the property behind a crescent driveway leading from Hollister Avenue (**Figure 3** and **Figure 4**). The driveway encloses a landscape area at the street front that includes grass lawns, mature trees, a paved patio, gazebo, flag poles, memorial monuments, a seal sculpture, and monument sign for "Goleta Valley Community Center." A paved parking lot is to the west of the Building A, while a service drive is at the east side adjacent to the fenced maintenance and bus facility operated by the Goleta Union School District.

Figure 3. Aerial image of Goleta Community Center (dashed outline) with the Building A (solid outline and shaded). Source: Bing Maps, 2016, edited by Page & Turnbull.

Figure 4. Street view of Goleta Community Center from Hollister Avenue, looking southeast. Note the Main Building (Building A) is set back from Hollister Avenue behind a landscaped area.

Building A is connected by two covered walkways at its rear to the Head Start Building (Building B) (**Figure 5**). The area between these buildings, which now includes fenced play areas, was originally a turfed lawn. Perpendicular to Building B is the Rainbow School in Building C, located toward the center-west side of the property. Also part of the Rainbow School is the modular portable building (Building C1), located north of Building B and C and west of Building A; it also fronts onto the paved parking lot at the front of the site. Between Buildings C and C1 are fenced play areas for the Rainbow School.

Between Buildings B and C at the center of the site is a paved parking lot; which each building's front façade faces. The service drive provides access to the parking lot as well as the school district's bus yard. The Boys and Girls Club (Building D) is located at the southwestern corner of the site. It fronts another parking lot between it and Building C. East of the Boys and Girls Club is an open area that includes recreation facilities, such as tennis courts, a basketball court, and a grass field.

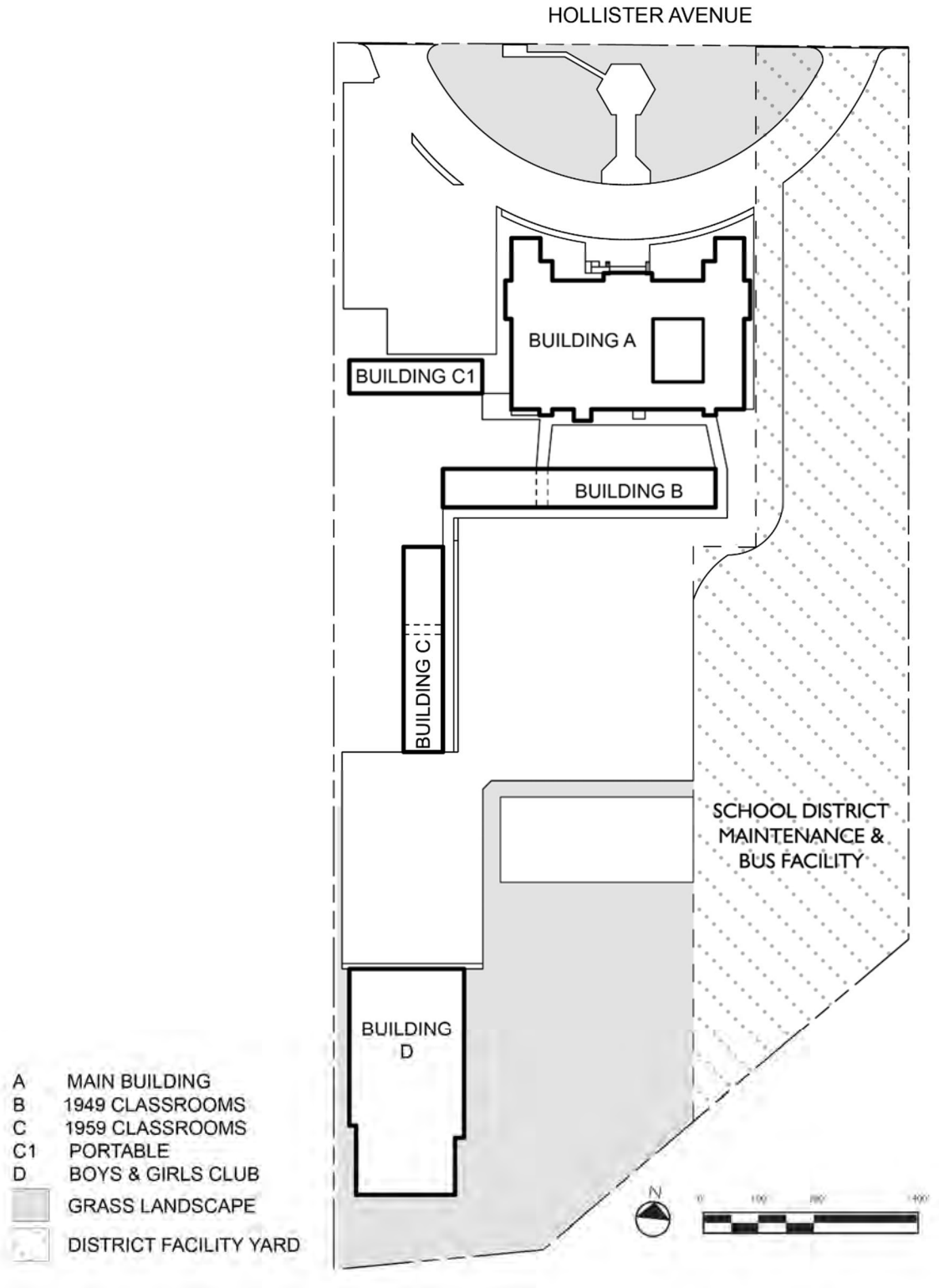


Figure 5. Site plan of the Goleta Community Center.
Source: RNT Architects, edited by Page & Turnbull.

GOLETA COMMUNITY CENTER (BUILDING A)

The Main Building (Building A) is a one-story reinforced concrete building composed of three linear masses in the north-south direction and connected by east-west bars at the north and south end creating a roughly H-shaped plan. The building is generally symmetrical about the central monumental front gable mass, which includes the primary entrance and corresponds to an auditorium space (**Figure 6**). Flanking the central massing to the east and west are hipped-roof wings that originally housed classrooms; they become flat roofs toward the rear (southern) ends (**Figure 7** and **Figure 8**). Between the central massing and the east and west wings were originally two open-air patios; the west patio has been enclosed by a barrel roof.

Figure 6. Front (north) façade of Building A at 5679 Hollister Avenue, looking south.

Figure 7. Front (north) façade's east wing and connector, looking southeast.

Figure 8. Front (east) façade's west wing and connector, looking southwest.

The building sits on concrete footings, and its concrete walls are finished with a cement plaster coat. The gabled roofs are covered in composite shingles that replaced the original red clay tiles in 1978; the flat roofs are covered in rolled roofing. The roofs have extended eaves with tongue and groove wood soffits and exposed rafters.

Primary (North) Facade

The building's three linear masses are most visible on the main (north) façade. The symmetrical, five-bay façade includes the tall, front-gable mass at center, the east and west wings at each end, and the bar connectors in between. As the east and west wings project from the rest of the façade, small landscaped lawns with mature trees are on each side of a concrete entry court.

At the center entrance is a three-bay wide shed-roof projection and portico supported by oversized Tuscan columns (**Figure 9**). Above the columns, the frieze has an arched molding pattern and is inscribed with "GOLETA UNION SCHOOL," and two arched louvers flanked by four-light windows sit above the shed roof. The entrance is fronted by a monumental tile-covered staircase, flanked by wide tiled cheek walls, that leads up to the portico and entry doors (**Figure 10**). In the portico, each of the three bays includes a 10-light (or 10-pane) wood paired door with a five-light transom (**Figure 11**). An accessible ramp and metal handrail is located west of the main stairs. In addition, a carved wood sign hangs in the center bay between the columns reading "GOLETA VALLEY COMMUNITY CENTER" and a sandstone plaque is located in the southeast corner of the portico labeled "GOLETA UNION SCHOOL 1927 A & FM". At the east and west return sides of the portico is a single three-light casement window.

Figure 9. Center gabled mass with entry portico at front (north) façade of Building A, looking south.

Figure 10. Tiled cheek walls at front stairs (above).

Figure 11. Within the portico entrance, looking west (right).

The connectors between the wings and central gable include five bays of 12-light wood casement windows, each topped by a fabric awning (**Figure 12**). At the corner between the connector and the wings, a one-bay wide, one-bay deep hipped-roof projection includes two eight-light wood windows on the side facades and two six-light windows recessed in a paired arched opening on the front (north) façade (**Figure 13**). All windows in the connectors and projections sit above a projected sill band that extends across the wall planes, as does a water table band approximately two feet above grade. The end walls of each wing do not have openings, but include an inset frame relief in the cement plaster topped by an arched pattern.

Figure 12. West connector, looking southwest.

Figure 13. End wall of west wing with arched relief, looking south.

East and West Side Facades

The east and west facades are similar in composition. They each have four bays: the first bay from the front has a hipped roof, the second bay projects from the rest of the façade's wall plane and has a cross-gable roof, and the third and fourth bays have flat roofs (**Figure 14** and **Figure 15**). The windows at these facades are typically multi-light vinyl replacement windows with the upper two-thirds fixed and the lower one-third operable. The replacements were swapped in 2008 and do not match the original window design. The front hipped volume includes a group of five tall windows and a single four-light wood window topped by a louver adjacent to the second bay.

Figure 14. Northeast corner of east wing, looking southwest.

Figure 15. West facade of west wing, looking east.

The second bay is the cross-gable mass that has a group of five tall windows and a long rectangular louver in the gable (**Figure 16**). The flat-roofed portions of the wings include a central wood louver dividing the third and fourth bays, each of which has a group of five tall windows (**Figure 17**). The west facade differs at the third bay with a double-stacked wood six-light window toward the north end (adjacent to the second bay). Both facades have vents between the roofline and the windows at the third and fourth bays, though the vents have hood covers on the east façade.

Figure 16. Cross gable project on east wing, looking west.

Figure 17. East wing at flat roof, looking northwest.

South (Rear) Façade

The south façade is organized similar to the front (north) façade (**Figure 18**). The main center gable includes a double door exit from the stage accessed by concrete stairs and a louver in the gable (**Figure 19**). At the southwest corner eave is an L-shaped parapet resembling a bell tower; the south parapet has one bell opening while the west parapet has two bell openings (**Figure 20**).

Figure 18. Eastern half of the south (rear) façade, looking northwest.

Figure 19. Exit stair from auditorium stage at rear (south) façade, looking east.

Figure 20. L-shaped parapet resembling a bell tower at the rear gable, looking northeast.

Both the east and west wings have two openings of single-hung four-light windows (**Figure 21**). The connectors between the wings and the center gable mass have openings with recessed doors that lead from the east and west corridors; covered walkways extend from these doors to connect with Building B and also run along the connectors. The rest of the connectors have a mix of window and door openings corresponding to restrooms and utility closets. At the west connector, adjacent to the center gable mass, is a small addition added at an unknown date (**Figure 22**). Generally, most of the original wood windows and doors at the south façade have been retained.

Figure 21. East wing at south façade, and vestibule leading to covered walkway, looking north.

Figure 22. Small addition at the western connector (left), looking northeast.

Building A Interiors

Building A's interior is defined by the historic auditorium and stage in the center gabled mass, which has a balcony to account for the taller massing (Appendix A). The east and west wings each have four classrooms, though two classrooms in the west wing have been combined. A corridor along the north (front) end connects all three wings, with administrative spaces and a kitchen also along the corridor. The corridor connects to an east and a west corridor; the east corridor leads to the east patio and continues as an outdoor covered walkway. The west corridor has been enclosed and is adjacent to the barrel-roofed west patio that is currently used as a dining room. Restrooms and utility rooms are at the rear of the building as connectors between the wings.

Generally, the original interior finishes have been retained. The walls at the exterior perimeter are typically plaster on concrete with a wood chair rail; interior walls are wood-framed. The ceilings

have been re-done but appear to be plaster. The floors are typically carpet or laminate flooring, though wood flooring remains. At the entry is a small foyer for the auditorium with decorative wood beams and brackets at the ceiling (**Figure 23**). At major transitions in the corridors, the doorways include plastered brackets, while six-light panel wood double doors topped by a six-light transom separate the interior corridor from its exterior section (**Figure 24**).

Figure 23. Entry corridor in front of Auditorium, looking southwest.

Figure 24. Corridor of east wing, looking south.

Patio and Exterior Corridor

The east patio is bound by a cloistered corridor along the east façade (**Figure 25**). One of the arched openings leads to the patio, which is partially paved with a large central Australian Willow tree (**Figure 26**). The west side is the central gable mass, or exterior of the auditorium. It includes five bays of large window openings with multi-light wood windows (**Figure 27**). One bay has been altered to create a door opening connecting the auditorium and the patio with a 10-light double wood door topped by multi-light awning windows and flanked by unadorned pilasters.

Figure 25. East arched corridor, looking south.

Figure 26. East patio, looking north. Note the large willow tree in the patio.

The north end of the patio includes two bays of three triple-stacked nine-light wood awning windows; the south façade includes three bays of six-light wood awning windows and a three-paneled wood door topped by a three-light transom (**Figure 28**). A wood pergola and various furniture and light stands are in the patio.

Figure 27. West façade in east patio, looking west at Auditorium.

Figure 28. East patio, looking south.

Dining Room

The dining room was once the west patio similar to the east patio. It was covered by a barrel roof in 1946. The roof has exposed wood framing with a strip of skylights at the apex (**Figure 29**). The east wall appeared to originally have windows from the auditorium, but now has only one door opening with a decorative concrete surround (**Figure 30**). A mural has been painted on the east wall. At the south end are original wood windows that would have looked out from the library (now utility room) onto the patio (**Figure 31**). The arched corridor along the west wall, comparable to the exterior arched corridor at the east patio, has been infilled with single-light windows and a central door (**Figure 32**).

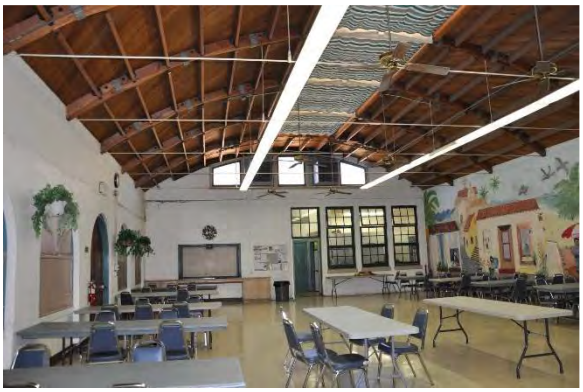


Figure 29. Dining room, looking south.

Figure 30. Mural on east wall with door leading to auditorium. Note the concrete door surround.

Figure 31. Dining room, looking south.

Figure 32. Corridor outside dining room, looking north.

Auditorium

The auditorium features exposed wood trusses, wood floors, and a wood stage with flanking stairs. The stage surround includes decorative pilasters and brackets (**Figure 34**). The west elevation includes an arched corridor between the auditorium and the dining room (formerly the west patio); windows are above the arched openings. The east elevation features five bays of multi-light windows and a set of non-original doors leading to the east patio. The rear (north) elevation of the auditorium includes a balcony and metal railing over the main auditorium doors (**Figure 35**).

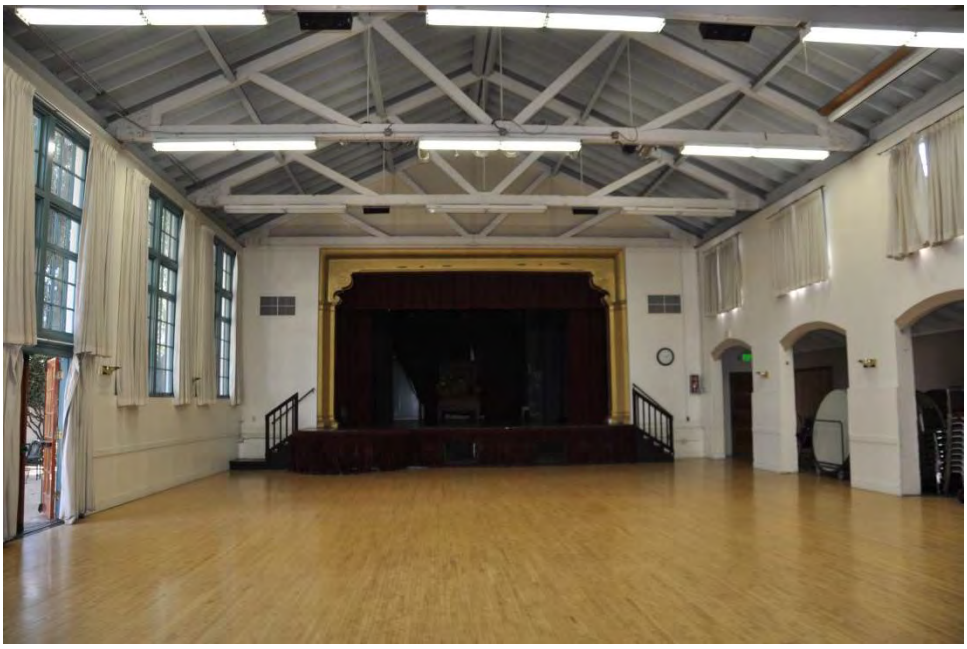


Figure 33. Auditorium, looking south.

Figure 34. Auditorium stage and stairs, looking south.

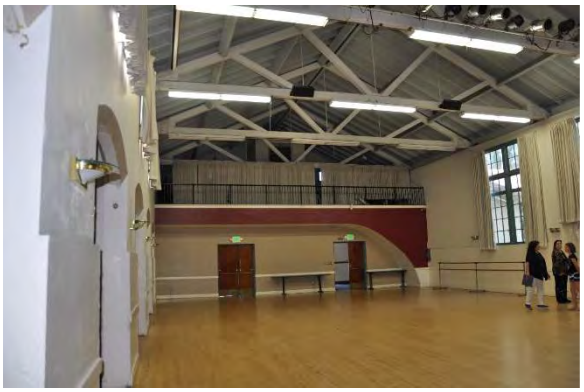


Figure 35. Catwalk over auditorium entrance, looking north.

Typical Classroom

The original classroom finishes have generally been retained and include wood trim, paneling, and chalkboards in some cases. The classroom doors are typically five-panel wood single doors topped by a single-light transom.

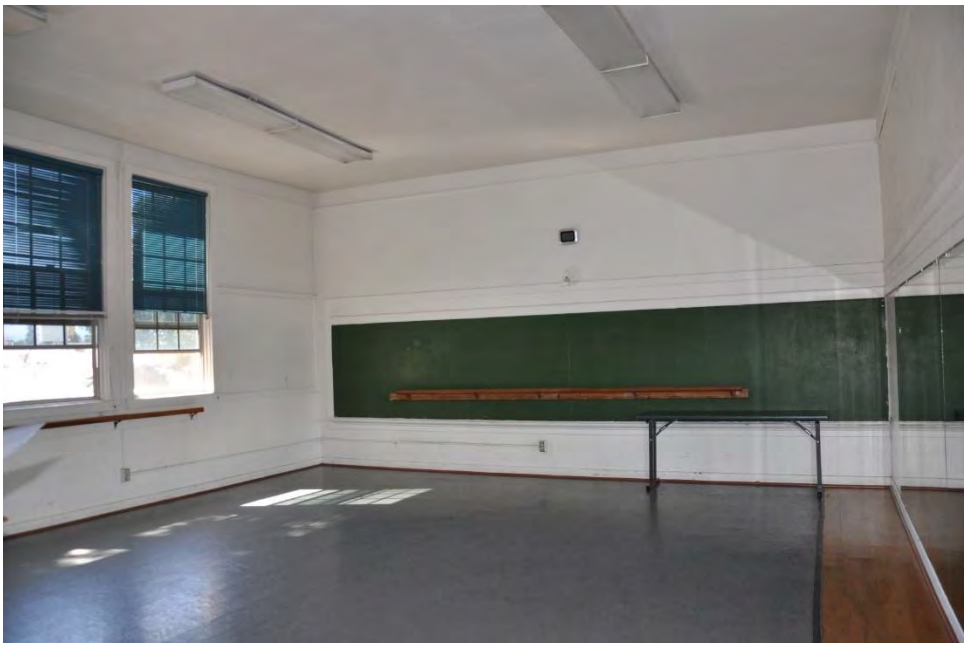


Figure 36. Typical classroom, looking south.

HEAD START BUILDING (BUILDING B)

The Head Start Building (Building B) from 1949-50 is a one story, wood-framed, building with two wings connected by a covered breezeway (**Figure 37**). Each wing has a side-gabled, composite roof; the covered breezeway has a lower gabled roof between the two wings. The gabled roofs have extended eaves with tongue and groove wood soffits. The linear building sits east-west in plan on a concrete slab (**Figure 38**). The walls are clad primarily in smooth plaster. A flat-roofed covered walkway spans the main (south) façade and wraps along the east façade of the east wing to extend to the rear façade of the Main Building.

Figure 37: South (front) façade of Building B, looking north.

Figure 38: South (front) façade of Building B east wing, looking northwest.

Both wings are rectangular in plan and similar in design, materials, and construction (Appendix A). The east wing is larger with four classrooms and a small bay for mechanical rooms and a janitorial closet at the east end. The west wing was built earlier than the east wing and originally had two classrooms as well as a similar small bay at its east end; one classroom has been divided into offices while the other has an office and staff room. The building's original layout created regular classroom bays that are still visible on the exterior.

The building fronts the parking lot to the south, with classroom doors along the south façade sheltered below the covered walkway. The doors are typically solid wood with no glass and wood surrounds. The covered walkway has a wood tongue and groove ceiling and is supported by slim metal posts. A band of clerestory wood windows is above the covered walkway.

The classroom bays are seen most clearly with the grouping of clerestory windows on the south façade (**Figure 39**). Each classroom bay has a center triple clerestory window flanked by double windows. The windows appear to be wood single-light with wood surrounds and trim, but all are covered with black shades except for one set of double windows.

The classroom doors no longer have a regular rhythm of two doors per classroom. In the east wing, a door has been removed from the eastern most classroom and a door added to the classroom second from the east end. The door leading to a janitor's closet remains at the east end of each wing. Because the doors are slightly above grade, most doors on the south façade have a shallow concrete accessibility ramp lined by a metal railing (**Figure 40**).

Figure 39: Middle section of the north façade, looking south.

Figure 40: West (rear) façade of north wing, looking east.

The north façade faces the rear of the Main Building and each wing fronts a playground enclosed by fencing (**Figure 41**). The classroom bays are defined by groupings of wood-framed windows. Each classroom has a grouping of three triple-stacked awning windows flanked by a double triple-stacked awning window (**Figure 42**). A double window in each classroom of the east wing has been converted to include a solid door to access the playground.

Figure 41: North (rear) façade and playground between Building A and B, looking southeast.

Figure 42: North (rear) façade of west wing, looking south.

The east façade of the east wing faces the driveway and has the covered walkway spanning the façade (**Figure 43**); the east façade of the west wing is within the covered breezeway (**Figure 44**). Both façades have two solid doors with low louvers leading into a mechanical room and an electrical

room; the electrical room originally had a furnace that required the chimney extending from the east façade of each wing. A drinking fountain was also originally on these façades.

Figure 43: East façade of east, looking northwest.

Figure 44: Breezeway between east and west wing, looking north.

The west façade of the west wing faces the playground associated with the Rainbow School (Building C). It has no openings but it has wood board siding below the gable (**Figure 45**). The west façade of the east wing is in the covered breezeway and also has no openings (**Figure 44**). A false chimney extends on the façade above the covered breezeway for a mechanical duct.

The covered breezeway has a wood tongue and groove ceiling similar to the covered walkways along the south and east façades. Another covered walkway extends north from the covered breezeway to connect with the rear of the Main Building (**Figure 46**).

Figure 45: West façade of west wing looking east.

Figure 46: Covered walkway at north (rear) façade, looking south.

Building B Interiors

While still mostly used as classrooms, the interior layout has changed with added restrooms or reconfiguration for offices and staff rooms. Typically, the classroom interiors include an added suspended ceiling and floor with synthetic composition tile. The classrooms retain the original plywood paneling in some locations.

RAINBOW SCHOOL COMPLEX (BUILDING C AND C1)

Building C

The Rainbow School Building (Building C) is a one-story, wood-framed building with two wings connected by a covered breezeway (**Figure 47**). The entire building has a side gabled roof covered in asphalt shingles and extended eaves with exposed rafters. The linear building sits north-south in plan over a concrete slab. The walls are clad primarily in smooth plaster.

Figure 47: East (front) façade of Building C, looking west.

Figure 48: East (front) facade, looking northwest.

Both wings are rectangular in plan and similar in design, materials, and construction. Built originally as the kindergarten wing, the north wing has one large classroom along with a mechanical room, utility room, and two restrooms, one for staff and one for children. The south wing has three classrooms originally occupied by first-graders; the classroom bays are visible on the exterior. A

flat-roofed covered walkway spans the main (east) façade and extends east to connect perpendicularly with the Head Start Building's (Building B) covered walkway.

The building fronts the parking lot to the east, with classroom doors along the east façade below the covered walkway. In the south wing, a band of six clerestory windows is in line with a transom above the door, marking each classroom bay. The north wing is similar with a door at each bay and a band of clerestory windows, but the large classroom has nine windows while the mechanical room has metal louvers in two clerestory openings next to three glazed clerestory windows of a restroom. The clerestory windows are typically single-light, metal hoppers with wood surrounds and trim. The doors are typically solid wood with no glass and wood surrounds. The covered walkway includes exposed rafters and is supported by slender steel posts.

Figure 49: East (front) façade of south wing, looking west.

Figure 50: East (front) façade of north wing, looking northwest.

The west façade faces an enclosed playground that is further divided by fencing so that each classroom has its own individual play area. The south wing's west façade has a classroom door adjacent to a band of five double-stacked, metal hopper windows with wood surrounds and trim. A screen of movable metal louvers covers each band of windows. The north wing has one bay of eight double-stacked, metal hopper windows with wood surrounds and trim. Metal louvers also screen the band of windows, which correspond to the large classroom. Between the large classroom and the covered breezeway is a band of clerestory windows for another restroom, similar to those on the main (east) façade.

Figure 51: Playground at west (rear) façade of south wing, looking south.

Figure 52: Middle section of west (rear) facade, looking east.

Figure 53: West (rear) façade of north wing, looing east.

Figure 54: Breezeway between north and south wings, looking east.

The north façade of the north wing and south façade of the south wing have no openings except a metal louver at the ridge of the north façade. In the covered breezeway, the south façade of the north wing includes three doors with louvers. The north façade of the south wing does not have any openings.

Figure 55: North facade, looking south.

Figure 56: South facade, looking north.

Building C Interiors

The classroom interiors include a suspended ceiling of square acoustic panels with strips of surface-mounted florescent lighting. The floor is a synthetic composition tile. The large classroom in the north wing has restrooms for children in a section of the classroom.

Building C1

Building C1 is a one-story structure, located west of Building A, that consists of three modular classroom units. The units are raised off the ground and the walls appear to be scored wood paneling. Each unit has a classroom door accessed by a ramp or steps, a window wall facing the north, and single door at the rear with clerestory windows.

Figure 57: North façade of modular portable building (Building C1) currently used by the Rainbow School, looking south.

BOYS AND GIRLS CLUB (BUILDING D)

The Boys and Girls Club (Building D) is a one-story, wood-framed building consisting of two flat-roofed rectangular masses fronted by a parking lot on the north façade (**Figure 58**). The rear southernmost mass is taller and includes the gymnasium. The north mass is longer in the north-south direction and includes classrooms and offices in a U-shaped configuration with east and west wings. The primary entrance is centered below an elevated gabled entry that projects beyond the north (front) façade.

Figure 58: North (front) façade of Boys and Girls Club (Building D) at the southwest corner of the site, looing south. This building is not evaluated in this report.

The rectangular building sits north-south in plan over a concrete slab, and the walls are primarily clad in stucco. The flat-roof masses consist of rolled roofing and have extended eaves with stucco soffits. The gabled entry has a metal standing seam roof with exposed trusses supported cast stone columns.

The north façade is symmetrical about the gabled entry and flanked by sets of stairs and the east and west wings. The entrance is a glass storefront entry that is recessed from the front façade; the wings each include two louvers.

The east and west facades are similar in composition. The gabled entry includes three bays of a four single-light band of clerestory windows on each side. On the east side, the one-story mass includes four bays of the band of single-light awning windows, some of which are over exterior access doors and a paired single-light window. The west side is similar to the east with four bays of awning window bands and a single exterior door. The gymnasium includes one paired exterior access door on each side.

The south façade was not accessible.

IV. HISTORIC CONTEXT

GOLETA

Early History

The area of present-day Goleta was first settled thousands of years ago by the ancestors of the Chumash peoples. The Chumash were of a common linguistic group of hunter-gatherers that populated much of the coastal area that is now Santa Barbara and its immediately surrounding counties.[5] When European explorers began travelling up the California Coast, it is likely that some stopped to resupply at the lagoon that later became known as the Goleta Slough. However, the first known account of Goleta is associated with the 1769 land expedition of Gaspar de Portola, who stopped in the area for several days en route to Monterey.[6] The area, defined by the lagoon with its small islands, was named "Mescaltitlan," in reference to an Aztec legend.

The Spanish established a presidio in nearby Santa Barbara in 1782 and a mission in 1786. Americans began arriving in the 1790s as part of the sea otter fur trade. The Channel Islands were a breeding ground for the animals, but the proximity to the presidio of Santa Barbara made landfall for foreign ships impossible. Jose Francisco Ortega, a Spanish soldier and early settler, offered shelter at Refugio Bay, located west of present-day Goleta, to many foreign traders, merchants, and smugglers, effectively establishing the area as an early center for trade. Ortega is believed to have kept his own schooners, known as Goletas, in the lagoon. In 1819, one ran aground near the mouth of the lagoon, and the wreckage is said to have been a fixture of the lagoon, ultimately leading to the name of the lagoon and the city of today.

Following Mexican independence from Spain in 1822, the area began to transform. The land surrounding the Goleta Slough was subdivided into parcels and distributed to families of the presidio, mission lands were secularized, and restrictions on foreigners were lifted. Daniel Antonio Hill, a ship hand from Boston, was the first American to settle in Goleta. Having first arrived in Santa Barbara and established a trading and contracting business, he prospered with the demand for high quality American goods and building materials. Hill eventually married Ortega's daughter, Rafela Sabrin Lusia Ortega, and settled in Goleta Valley.[7] In 1845, with fears of American annexation rising, Hill managed to acquire Rancho La Goleta, located on mission lands east of the Goleta Slough and stretching to near Santa Barbara.[8]

Another influential early settler was Nicholas Den, an Irish medical student who arrived in the area in 1836. During medical school, Den encountered financial issues, which eventually led him to California via Boston to participate in the lucrative hide and tallow trade. The romantic stories of California and promise of opportunity proved true for Den. By 1841, he had purchased a herd of cattle, as well as large portions of land from the Santa Barbara Mission, and had become a Mexican citizen.[9] The following year, Den applied for Rancho Los Dos Pueblos – approximately 15,000 acres set between the Pacific Ocean and the foothills stretching from Mescaltitlan Island to the east and Las Llagas Canyon to the west.[10] The western two-thirds of present-day Goleta is located on the lands of the former Rancho Los Do Pueblos, whereas the eastern third was part of Hill's Rancho La Goleta (**Figure 59**).

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[5] Justin Ruhge, "A History of Goleta Valley, California," Goleta Valley Chamber of Commerce, April 1, 2011, accessed August 10th, 2016, http://www.goletavalley.com/article/2-a-history-of-goleta-california.
[6] Walker A. Tompkins, *Goleta – The Good Land* (Goleta: Goleta Amvets Post No.55, 1966), 7
[7] Ibid., 19-20
[8] Ibid., 36-38
[9] Tompkins, *Goleta – The Good Land,* 30
[10] Ibid., 32.

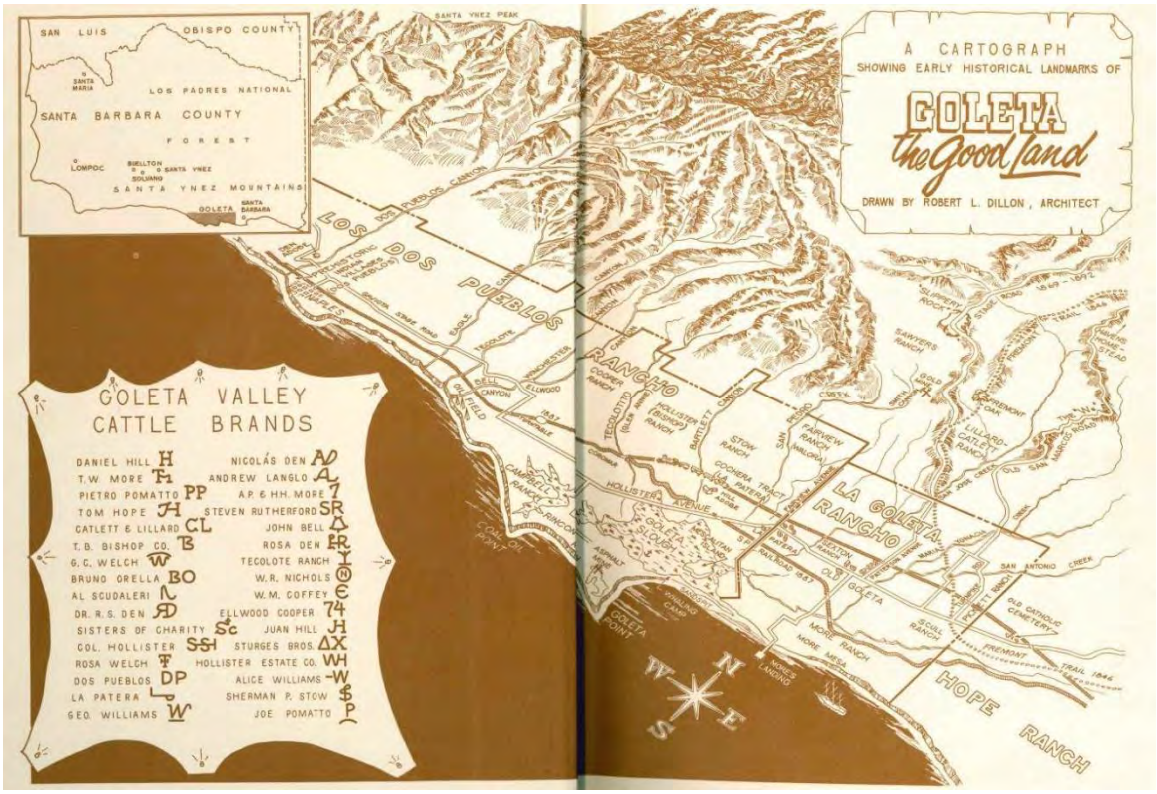

Figure 59. An illustrative reference map of Goleta's early history and key sites.
Source: Walker Tompkins, *Goleta – The Good Land*.

American Period

When the Gold Rush subsided in the 1850s, many began to move to other parts of California, including the Goleta Valley. Many homesteaders established small ranches on parcels of lands sold piecemeal from the owners of the former ranchos. Following the death of Daniel Hill in 1865, his wife, Rafaela Ortega, and their children began to divide and sell off portions of Rancho La Goleta to newcomers. Some, like T. Wallace More, acquired hundreds of acres of the former rancho, while others bought roughly one hundred acres each. Notable settlers included Isaac G. Foster, Jr. and Richard K. Sexton, who were both former Gold Rush 49ers. Their settlements became the center for the emerging community of Goleta, which began to increasingly take shape as more homesteaders arrived.

By 1869, there were about 10 redwood houses standing in the newly founded village of Goleta.[11] The village was on the main Country Road, which linked to Santa Barbara to the south and to points north; it later became the State Highway and is today's Hollister Avenue.[12] The village developed around the intersection of today's Patterson and Hollister Avenues. A mile to the west at today's Fairview and Hollister Avenues, a second village called La Patera was also forming.[13] In both villages, businesses and community buildings to support the area's farm families started to appear. These included a butcher shop, hotel, slaughterhouse, lumberyard, blacksmith, cobbler, and

[11] Walker A. Tompkins, *The Yankee Barbarenos: The Americanization of Santa Barbara County, California – 1796-1925*, edited by Barbara H. Tompkins (Ventura, CA: Movini Press, 2004), 209-210.
[12] Science Applications International Corporation, "Final Historic Resources Survey," 2.
[13] Tompkins, *Goleta –The Good Land,* 102-103.

harness shop.[14] Churches and schools also appeared. The first school house was built in Goleta in 1869, while La Patera's first school was built in 1877; a third school, Cathedral Oaks, was established in 1876 to serve those to the north too far from town.[15]

Goleta Valley remained primarily an agricultural community. The Southern Californian climate and south exposure of the land made an ideal location for the growth of various crops. Some began experimenting, like the horticulturalist Elwood Cooper, who became famous for his olive trees and oil, as well as his use of eucalyptus trees.[16] Pampas grass, a popular decoration on parade floats at the time, was planted at a nursery in Goleta owned by Joe Sexton, becoming one of Goleta's first cash crops. Walnuts were also a major commercial agriculture business, as were lima beans and lemons.[17] By 1874, T. Wallace More constructed and completed a wharf off his property at More Mesa, which served as Goleta's port, allowing regional farmers to ship goods directly. It continued to be used until 1902.[18]

The town of Goleta continued to grow through the 1880s. New houses were constructed, new enterprises were started, and a new school was built in 1884. This development occurred in a haphazard and unplanned fashion and was often dictated by the prominent land holdings in the area.[19] The heir of T. Wallace More, Jon More, refused to sell any of his land, which was located to the south of the town in the area now known as More Mesa. This forced growth to extend westward, paralleling the foothills and beach. This growth to the west focused development on La Patera as old Goleta began to enter a period of decline.[20]

In 1887, the railroad arrived in Goleta as a connection between Los Angeles and San Francisco. However, the onset of a depression halted construction, and the lines were not linked. Goleta would continue to be the end of the Los Angeles line until 1902, when the original snaking rail line was straightened and the gap between the railways was closed.[21] The completion of the railway spurred economic development and a population boom, most notably of Italian immigrants. With the increase in population and capital, the town began to change. Joseph Sexton constructed the Goleta Hall in 1895 at 5410 Hollister Avenue (**Figure 60**). The building had an auditorium with balcony seating, as well as a stage crowned by an elaborate proscenium arch; it served as the social center of the community until 1920 when it was demolished.[22] In 1904, the Goleta Woman's Club was founded, and its active members began contributing to the overall community through a number of efforts, including securing Goleta Beach as a public park. In 1908, the automobile first arrived in Goleta. Road improvements closely followed with Hollister Avenue being paved in 1912.[23]

[14] Tompkins, *The Yankee Barbarenos,* 210-211.
[15] Tompkins, *Goleta –The Good Land,* 137.
[16] Lbid. 114.
[17] Science Applications International Corporation, "Final Historic Resources Survey," 1.
[18] Tompkins, *Goleta – The Good Land*, 131
[19] Tompkins, *The Yankee Barbarenos,* 211.
[20] Ibid., 211-212.
[21] Excerpted and summarized from Gary B. Coombs, *Goleta Depot: The Historic of a Rural Railroad Station* (Goleta: Goleta Beautiful Inc., 1982).
[22] Tompkins, *Goleta – The Good Land,* 224-7. According to Tompkins, the advent of the automobile allowed Goleta residents the mobility to see more options for entertainment in Santa Barbara.
[23] Lbid. 226-228.

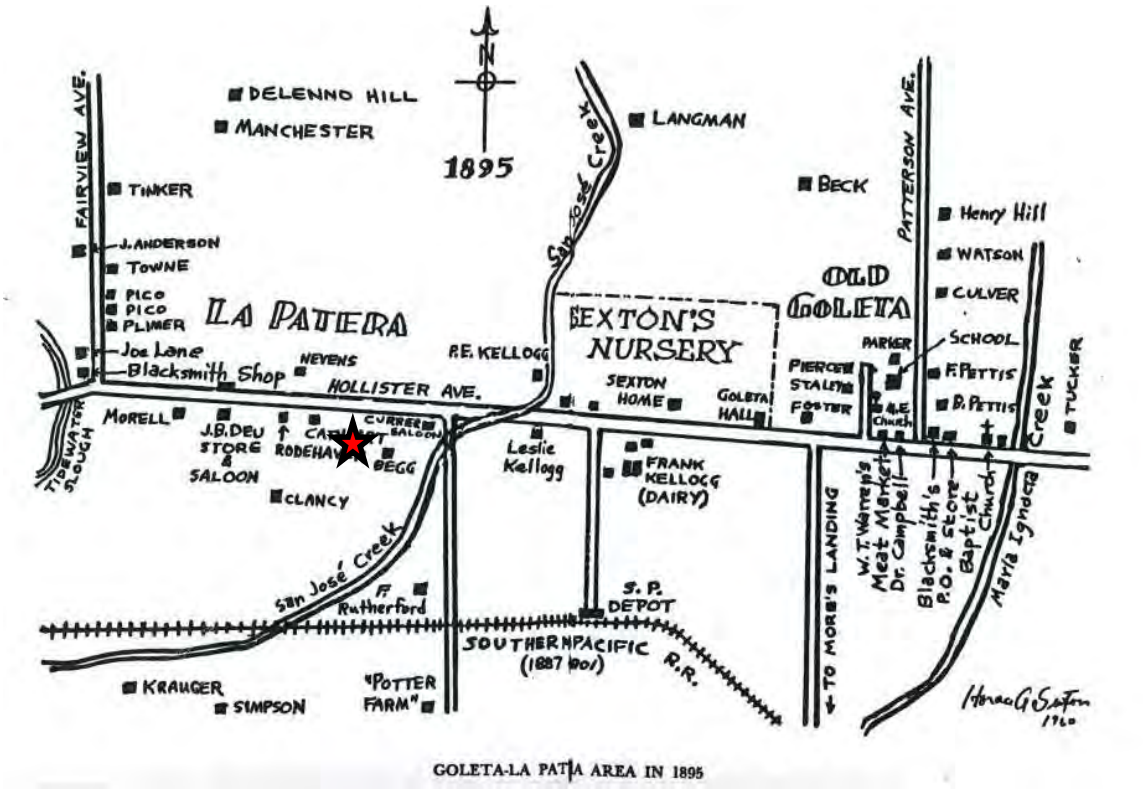

Figure 60. Map drawn by Horace A. Sexton in 1960 showing Old Goleta and La Patera in 1895. The approximate location of the Goleta Community Center is starred. Source: Justin M. Ruhge, *Looking Back* cited as "Courtesy of Goleta Valley Historical Society". Edited by Page & Turnbull.

The 1920s and 1930s saw more development around La Patera as a residential tract was platted close to its center and oil was discovered at the western side of the valley in the late 1920s.[24] Oil production became a crucial part of the economy in the Goleta Valley, although Goleta remained primarily an agricultural community. In 1925, the citizens of Goleta voted to merge three of the Goleta Valley schools into a single school district, which resulted in the construction of the Goleta Union School. Completed in 1927, the Mediterranean Revival style building on Hollister Avenue just east of La Patera became a fixture for the community over the following decades. La Patera continued to grow and officially became Goleta when the post office moved to the corner of Hollister and Orange Street in 1933.[25]

In 1940, the federal government, through a cooperative cost-sharing program with Santa Barbara County, began transforming a small airfield west of La Patera into a full commercial airport. The construction of its multiple runways involved in-filling much of the marshland of the Goleta Slough and grading the Mescaltitlan Island. By 1941, the airport with its Spanish Colonial Revival-style terminal was operational.[26] Following the United States' entrance into World War II in late 1941, this newly completed airport was repurposed as the Goleta Air Station - a Marine base and training center for pilots heading to the Pacific theater. Barracks, hangars, offices, mess halls, and other support buildings were constructed around the airfield. By 1943, there were over 100 buildings

[24] Science Applications International Corporation, "Final Historic Resources Survey," 2-3.
[25] Ibid.
[26] "The Marines Invade Goleta," GoletaHistory.com, http://goletahistory.com/the-marines-invade-goleta/. See also, Tompkins, *Goleta – The Good Land,* 291-312.

located on the base.[27] Goleta grew in correlation with the Marine base as personnel flooded the village. Following the conclusion of the war, much of the airfield was converted back as the Santa Barbara Airport. Parts of the base, however, were purchased by Santa Barbara City College for a new campus, which would later become the University of California, Santa Barbara (UCSB). Although neither the airport nor the university are part of Goleta – the airport was annexed by the City of Santa Barbara in 1960 and UCSB remains outside of city boundaries – they are immediately adjacent.[28]

By the end of the war, much of California was undergoing a population boom. Goleta, however, was not. A new alignment for Highway 101 opened in 1947 north of the railroad, siphoning traffic, and business, away from Hollister Avenue.[29] It also had become apparent that limited water access was restricting the growth and development of Goleta. Residents supported the construction of the Bradbury Dam on the Santa Ynez River, which created the reservoir of Lake Cachuma. The infrastructure project, completed by the U.S. Bureau of Reclamation in 1953, provided Goleta Valley with water access that spurred a population boom as well as infrastructure improvements, such as fully paving Hollister Avenue.[30] The city became an attractive location for renewed commercial and residential activity, particularly with the activation of Vandenberg Air Force Base north of Lompoc in 1955. In 1956, the Studebaker-Packard Corporation constructed a campus on Hollister Avenue for the first aerospace company in the area.[31] Other companies in advanced industries soon followed, establishing the community first as a center for the aerospace industry, and later as center for high technology. Kellogg Park north of Hollister Avenue between Kinman and Tecolote Avenues was the first housing development in 1957 with 118 new homes on land previously used to grow flowers for Sexton's nursery.[32]

The 1960s was a period of growth for Goleta, as housing tracts replaced fields. Reporting a 122 percent growth from 1960 to 1965, the area shifted from agricultural to residential-industrial with more manufacturing and high technology firms arriving.[33] By the 1970s, the growth had reversed, as reflected in decreasing enrollment in the Goleta Union School District.[34] It appears the population started to grow again in the 1990s, though Goleta continued to be a relatively small unincorporated community, serving partially as a bedroom community for the neighboring center of Santa Barbara. After several attempts over its history, Goleta became an incorporated city in 2002.[35]

SCHOOLS IN GOLETA VALLEY

The first school in Goleta Valley started in 1869 as the Rafael School, named after Rafaela Ortega, the widow of Daniel A. Hill. Hill's son-in-law, T. Wallace More, donated an acre of land on the south side of Hollister Avenue, opposite of Chapel Street, near the center of the town of Goleta on what is today the Goleta Valley Community Hospital. A single room schoolhouse, measuring 16 by 20 feet, was built on the site.[36]

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[27] Ibid.
[28] Ibid.
[29] Tompkins, *Goleta – The Good Land,* 313.
[30] Tompkins, *Goleta – The Good Land,* 319-322 and "Goleta" and "Lake Cachuma," Wikipedia.org, accessed August 10, 2016.
[31] Rhuge, "A History of Goleta Valley, California," Goleta Valley Chamber of Commerce
[32] Tompkins, *Goleta – The Good Land,* 324.
[33] Ibid. 335-336.
[34] "GUSD History," Goleta Union School District, http://www.goleta.k12.ca.us/?page_id=333. Accessed September 17, 2016.
[35] Rhuge, "A History of Goleta Valley, California," Goleta Valley Chamber of Commerce
[36] Walker A. Tompkins, "1969 Marks Goleta's Public School Centennial," *Santa Barbara News Press*, September 15, 1969.

In 1876, the Cathedral Oaks school started in the foothills to serve children further from town, with the first classes taught in a rented barn; a schoolhouse was built in 1880 at what is now 4974 Cathedral Oaks Road.[37] The La Patera School started in 1877, and a two-story schoolhouse was built in that town. Further west, Dos Pueblos School started in 1878 while the Tecolote school formed in 1891.[38]

New, larger one- and two-story wood buildings replaced these earliest one-room schoolhouses as the population in Goleta Valley slowly grew in the late 19th and early 20th century. By 1917, the average daily attendance at the Goleta (renamed from Rafaela in 1911), La Patera, and Cathedral Oaks schools totaled just over one hundred combined.[39] According to the history that was placed in the cornerstone, the Goleta Union School came about in 1925, when the Goleta PTA held a community meeting to discuss whether Goleta, La Patera, and Cathedral Oaks schools should consolidate into one district.[40] The consensus was to consolidate, and steps were taken by each district to circulate petitions calling for an election. The election was held on June 12, 1925, and the measure passed.

Figure 61. Undated map of the pre-consolidation school areas. The red star marks the approximate location of the Goleta Union School. Source: Goleta Valley Historical Society archives. Edited by Page & Turnbull.

A bond election in April 1926 approved $85,000 that would be used for the purchase of 10 acres of the David Begg tract for $22,500, and the remaining $62,500 would be for constructing the new school. The Goleta Union School opened for classes of primary through eighth grade in the fall of 1927. At the western end of Goleta Valley, the Tecolote school had closed for the lack of students

[37] Ibid.
[38] Justin M. Ruhge, *Looking Back: A History of Goleta's Historic Structures and Sites and the Pioneer Families Who Made Them*, (Goleta, CA: Quantum Imaging Associates, 1991), 42.
[39] Ibid. 42.
[40] "Masons to Lay Goleta School Cornerstone," February 25, 1927, publication unknown. Newspaper clipping from the Goleta Valley Historical Society archives.

but with the late 1920s oil boom, Tecolote reopened and consolidated with Den into the Ellwood Union School District in 1929.[41] The Ellwood district dedicated a new school building in 1933.[42]

After World War II, the Goleta Union School started to outgrow its building. In June 1949, voters approved a $85,000 bond for adding classrooms to the Goleta Union School. Two classrooms were completed in 1949 and four more in 1950.[43] By 1952, the seventh and eighth graders started to attend junior high school in Santa Barbara instead of at Goleta Union; Goleta students had always attended high school in Santa Barbara. The Goleta Union School became kindergarten through sixth grade and had an enrollment of 525 students in 1958.[44]

With the creation of Lake Cachuma in 1953 and the influx of industry and workers spurred by the nearby Vandenberg Air Force Base, Goleta encountered its postwar population boom primarily in the late 1950s and 1960s. By 1955, overcrowding at Goleta Union School led to the need for a new school. Voters approved construction of the new Cathedral Oaks School that year. The new school had 10 classrooms and a large cafetorium about two miles east on Turnpike Road. Designed to accommodate 275 students, Cathedral Oaks School opened in February 1958 with 300 students. By October 1958, it had 427 students and classes held in the cafetorium to deal with the overcrowding.[45]

To relieve the continuing overcrowding and anticipating additional schools that would be needed, another bond issue was called in 1959 to provide funds to build four new classrooms each at Goleta Union and Cathedral Oaks School, and for the district to purchase a new site in Isla Vista for a new school. [46] Santa Barbara-based Howell, Arendt, Mosher and Grant were the district's architect on all these projects.

By 1964, Goleta Union School District had six schools, and two more that would be completed that year. The district also purchased nine additional sites for future schools, with the anticipation that the district needed 17 schools within five years. In 1966, Goleta Union School District annexed the Ellwood School District.[47]

However, the growth would not last, and the district reached its peak enrollment of 6,827 students in 1972. By then, the Goleta Union School District had 13 schools. The 1970s saw a drastic decline in enrollment, coupled with deadlines to adhere to the Field Act. Passed by the California State Legislature following the 1933 Long Beach earthquake, the Field Act mandated earthquake-resistant construction for California schools. Additional legislation passed in the late 1960s setting inspection and retrofit deadlines for those school buildings constructed before the Field Act.[48] Faced with the need to close schools and a costly project to upgrade its older buildings to meet the Field Act requirements, the Goleta Union School District decided in 1975 to close Goleta Union School; the 1933 Ellwood school was demolished.[49]

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[41] "Schools Days in the Goleta Valley: Further Conservations with Stanley Wade," *Goleta Historical Notes*, Spring 1988, 22-23.
[42] Ruhge, *Looking Back*, 43.
[43] Steve Sullivan, "Home Boom Plagues Goleta Classrooms," publication unknown, October 23, 1958. Newspaper clipping from the Goleta Valley Historical Society archives.
[44] Ibid.
[45] Ibid.
[46] Ibid.
[47] Ruhge, *Looking Back*, 43.
[48] "Field Act," Wikipedia, https://en.wikipedia.org/wiki/Field_Act, accessed September 17, 2016.
[49] Dewey Schurman, "Parents Call It Unfair: Trustees Vote to Close Goleta Union School," *Santa Barbara News-Press,* May 29, 1975 and "School Changes Urged at Goleta, Ellwood," publication unknown, December 10, 1974. Source: Goleta Valley Historical Society.

Several more Goleta elementary schools closed in the 1970s and 1980s before enrollment bottomed in 1985.[50] The late 1990s saw a resurgence of enrollment and some of the closed schools reopened while new schools were also built.

BUILDING ARCHITECTS

Louis N. Crawford

Louis Noire Crawford (1890-1946) was arguably Santa Maria's most famous architect. Born in Kentucky, Crawford studied civil engineering at Purdue University in Indiana between 1908 and 1910. After teaching for four years, he returned to school and received a degree in civil engineering from the architecture school at the University of Illinois in 1917. Following additional course work at University of Michigan and the University of California, he became certified to practice architecture in California and Illinois.

Crawford first moved to central California and became vice principal at Lompoc High School from 1917 to 1919, where he also taught wood working, architectural drawing, and athletics. He and his wife, Winifred, relocated to Santa Maria in 1919, where he taught manual arts and coached football. He opened his first architecture office in 1920 in Santa Maria, where he designed several notable homes, schools, and other public buildings. Crawford designed Santa Maria's Fairlawn School, the West Cypress Street and East Orange Street Kindergarten buildings, the Knights of Pythias Hall, the El Camino School, and the De Martin residence. He also designed several school buildings in central California, including schools in Orcutt, Arroyo Grande, Goleta, Cambria, Cayucos, Los Olivos, Morro Bay, Pismo Beach, and San Luis Obispo (**Figure 62**).[51]

Figure 62: The 1927 Vista Del Mar School in Gaviota, an example of Louis N. Crawford's school buildings in the Central Coast. Source: Santa Maria Valley Historical Society.

Figure 63: Santa Maria City Hall designed by Louis N. Crawford and constructed in 1934.

He appeared to have practiced mainly in the Spanish Colonial Revival or Mediterranean Revival styles, having spent six months abroad in Spain and Morocco in 1929. However, he also practiced other revival styles, such as Tudor and Italian Romanesque. The August 1934 issue of *Architect and Engineer* reports that Louis N. Crawford was elected president of the Santa Barbara chapter of the American Institute of Architects (AIA), succeeding Winsor Soule of Santa Barbara.

[50] "GUSD History," Goleta Union School District.
[51] Summarized from presentation given by Crawford's daughter, Marjorie Martin, on April 14, 2012 as part of the Valley Speaks series sponsored by the Santa Maria Valley Historical Society and the Santa Maria Public Library. A copy of the presentation slides is in the Santa Maria Valley Historical Society library.

Among his most notable buildings are Santa Maria City Hall (co-designed with Francis Parsons in 1934 and featured in the April 1, 1940 issue of *Life* magazine, **Figure 63**) and Santa Maria's second library in 1941 (as part of the firm Crawford and Daniel Architects).

Winsor Soule F.A.I.A and John Frederic Murphy A.I.A (Soule and Murhphy)

Born in New York, Winsor Soule (1883-1954) earned degrees in architecture at Harvard and MIT. Upon graduation he worked as a draftsman for two Boston-based architectural firms, Cram, Goodhue & Ferguson and Allen & Collens, before moving to California.[52] He eventually settled in Santa Barbara in 1911 and joined with another East Coast transplant, Russel Ray, to form the Ray and Soule, Architects (1912-1917). Among their well-known works in Santa Barbara was the Young Men's Christian Association building (1913, demolished 1986) and the Mission Revival house El Cerrito for automobile magnet Clarence Alexander Black just before World War I.[53]

With Ray joining the military in World War I, Soule remained in private practice.[54] He joined with John Frederic Murphy and T. Mitchell Hastings to form Soule, Murphy and Hastings from 1921 to 1925, when it transitioned into Soule and Murphy, Architects from 1926 to 1953. Soule and Murphy specialized in schools and institutional buildings, such as church structures and additions.[55] After Murphy retired in 1954, Glen G. Mosher became Soule's partner in the firm Soule and Mosher. Soule was supervising architect at Santa Barbara College from 1947 to 1952, and was responsible along with Murphy for some early buildings on campus just as the college became UC Santa Barbara.[56]

John Frederic Murphy (1887-1957) was born in Winterset, Iowa and attended Grinnell College before graduating with a bachelor's degree in architecture from Columbia University in 1912. After graduation, Murphy worked with the architectural firm of Poudgood, Bird and Tawson in Des Moines, IA. He came to Santa Barbara in 1914, where he was associated with Winsor Soule from 1915 to 1921. In 1921, he became a parter with Soule in the firm Soule, Murphy and Hastings. The firm became Soule and Murphy after Hastings' retirement in 1926. Murphy himself retired from the firm in 1954. Following his retirement, Murphy served in an advisory capacity as an architectural consultant for the Mutual Building and Loan Association, of which he had been a board director since 1935.[57]

Soule was an active member of the Santa Barbara community, and one of the architects responsible for its noted Spanish Colonial Revival architecture and architectural harmony.[58] Some noted work includes the Board and Batten House, Mrs. Kathryn Emery House (1923), W.E. Hodges House (1923), and Library Building #1 at Santa Barbara College (1923).

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[52] Finding Aid for the Russel Ray and Winsor Soule drawings of the Young Men's Christian Association building (Santa Barbara, Calif.), 1913, Online Archives of California, accessed September 20, 2016, http://www.oac.cdlib.org/findaid/ark:/13030/c8bg2pqw/entire_text/.
[53] "5 Santa Barbara Architects Who Created the Face of the City," Kenny Slaught's Blog, accessed September 20, 2016, https://kennyslaught.wordpress.com/2015/10/15/5-santa-barbara-architects-who-created-the-face-of-the-city/.
[54] Michael Redmon, "What Buildings Did Architect Russel Ray Design in Santa Barbara? History 101" *Santa Barbara Independent*, January 29, 2009 and "Winsor Soule," Prabook, accessed September 20, 2016, http://prabook.com/web/person-view.html?profileId=1041585.
[55] "Winsor Soule Dies on Trip," *Santa Barbara News Press*, August 19, 1954.
[56] "Santa Barbara College Will Accommodate 3000," *Los Angeles Times*, March 31, 1947 and "First College Buildings Put in Use," *Los Angeles Times,* October 10, 1954.
[57] "John F. Murphy, Architect, Dies," *Santa Barbara News Press,* June 3, 1951.
[58] "Winsor Soule Dies on Trip."

Soule and Murphy were prolific in Santa Barbara, designing many residences, commerical buildings, and instiutional projects that have become city landmarks.[59] They were primarily known for their Spanish Colonial Revival designs, though it appears the firm embraced modernism in the postwar years. Among Soule and Murphy's work were the McKinley School (1932) in Santa Barbara, the Santa Barbara Veterans Memorial Building (1927, remodeled 1937), which is listed in the National Register of Historic Places for its distinctive Spanish Colonia Revival design, the Veteran's Memoral Building in Carpinteria (1936), Emanuel Lutheran Church in Santa Barbara (1940), Carpinteria Community Church (1941), the Ventura branch office of Mutual Building and Loan (1951), the library and chapel of the San Francisco Theological Seminary (1952), and the Science Building at UC Santa Barbara (1954).

Both Soule and Murphy were active members of the Santa Barbara architecture community. Soule was active in the Southern California chapter of the American Institute of Architects (AIA) in the 1920s, and in the Santa Barbara chapter starting in the 1930s along with Murphy; both served as president of the Santa Barbara chapter at various times. Soule became an AIA fellow in 1941 and Murphy in 1957.[60] Soule also served as president of the California State Board of Architectural Examiners from 1943 to 1945 and was a member of California Council of Architects in 1948-1949. Murphy took the lead in forming the Santa Barbara building code after the 1925 earthquake, when the city mandated that all new construction be designed in the Spanish Colonial Revival style.[61] Murphy served on the first Architectural Board of Review; he later served on the City Planning Commission.

Howell, Arendt, Mosher & Grant

Based in Santa Barbara, the firm of Howell, Arendt, Mosher & Grant existed from 1956 to 1959. The firm originated as Howell and Arendt in 1946 with Henry Howell (1889-1962) and Wallace Arendt (1917-1975); Howell was Arendt's father-in-law. Glen G. Mosher (1914) joined the firm in 1956, just a few years after the death of Winsor Soule in 1954 ended their brief partnership, Soule and Mosher. Robert Grant (b. 1928) joined shortly after Mosher, and the firm became Howell, Arendt, Mosher & Grant. In 1959, Howell retired, and the firm operated as Arendt, Mosher & Grant from 1959 to 1975.[62] Later, the firm became Arendt, Mosher, Grant, Pederson, Phillips, before it became Grant, Pederson, Phillips.

During its brief period, the firm designed in an eclectic range of styles. Howell and Arendt were more traditionalists, able to design in the Spanish Colonial Revival style that typified Santa Barbara. Grant was more of a Modernist, while Mosher's responsibility was the firm's finances.[63] The four-partner firm produced residential as well as commercial projects, including two residences featured in the *Los Angeles Times*' special Home section highlighting new buildings in Santa Barbara.[64] They also designed the research laboratory for Raytheon Manufacturing Company in Goleta that featured a 300-foot-long electronics test tunnel. Built on land from the Williams Ranch, the building had a 360-foot-long front elevation facing Hollister Avenue. Designed in 1956, it was constructed with lift slab process, with prefabricated window sections in enamel, steel and glass.[65]

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[59] Robert Ooley, AIA, County Architect, County of Santa Barbara, Office of the County Architect, "Santa Barbara Veterans Memorial Building," National Register of Historic Places nomination, revised September 2015, Section 8, page 12.
[60] "Noted Architects Will View Housing Projects," *Los Angeles Times*, May 22, 1941, and "John F. Murphy, Architect, Dies."
[61] Ooley, "Santa Barbara Veterans Memorial Building," Section 8, page 12.
[62] Summarized from Post/Hazeltine Associates, "Phase 1-2 Cultural Resources Study, Historic Resource for 83 Eucalyptus Lane (All Saints By-the-Sea Church), Montecito, California," prepared for All Saints By-the-Sea Church, August 27, 2015.
[63] Ibid. 14.
[64] "Vistas of Sea and Mountain" and "Hospitality on a Hillside," Home Section, "What Santa Barbara is Building Today," *Los Angeles Times*, November 18, 1956, 18, 20.
[65] "Final Plans Advance for New Research Project," *Los Angeles Times*, August 12, 1956.

In the years after Howell left the firm, Arendt, Mosher, & Grant took on a significant amount of institutional work for several school districts, including Goleta, Paso Robles, and Atascadero. The later successor firms also designed the library addition, the Student Center, and the Marine Science Center at UC Santa Barbara.[66]

BUILDING STYLES AND TYPES

Mediterranean Revival

The Mediterranean Revival style is an eclectic architectural style based loosely on architecture found in the Mediterranean area, such as Spanish Renaissance, Italian Renaissance, and Venetian Gothic architecture. It can also include Classical, French, Spanish Colonial, and Moorish architectural details. Popular from the late 19th century into the 1930s, buildings typically have a rectangular floor plan and feature symmetrical primary facades. The style was commonly used for hotels, apartment buildings, commercial and institutional buildings. Mediterranean Revival elements are most often evidenced through the use of clay tile roofs or shaped parapets, stucco-clad walls, bay or bow windows, arched windows and entries, ornate door and window surrounds, metal balconettes, engaged columns, modillions, and applied medallions or shields.

California School Buildings

According to the California Department of Education, the history of California school facilities in the 20th century is as follows:

> Before the 1920s and 1930s, school districts usually bought very small sites because there was little perceived need for outdoor play areas. Then in the late 1920s and 1930s, there was a great surge of interest in physical education, leading to the realization that larger sites were necessary. Before this interest in physical education, many elementary schools with enrollments from 500 to 1,000 were built on one- or two acre sites, and high schools with enrollments of 2,000 to 3,000 seldom had sites more than ten acres. These sites were so small that it was impossible to provide more than a modicum of playground space or outdoor facilities for physical education, and there was no space to expand the existing plant.
>
> Most of the elementary school buildings used during that period in the cities were two- or three- story block masonry buildings above rather high basement spaces, and they contained eight or more classrooms. The rooms were large to accommodate the very large class sizes so common then. The hazards of fire and evacuation of those schools were very great. Many of the buildings have been demolished because they were unsafe. The outdoor play areas were small and inadequate.
>
> **Mission Style**
> From the period roughly between World War 1 and World War 2, great strides were made in the science of school planning. Following World War 1, the trend in California was toward mission-style architecture: the single-story elementary school, one classroom deep on an arcade or open corridor. During the same period schools were expanding their programs to include health and food service facilities, specialized administrative quarters, auditoriums, and libraries. The program expansion frequently included physical education programs that required outdoor education facilities, often occupying 50 to 80 percent of the

[66] Post/Hazeltine Associates, "Phase 1-2 Cultural Resources Study, 14.

site. The combination of single-story design and expanding educational programs resulted in the need for larger school sites.

"Finger" Plan

The mission-style school of the 1920s evolved into the "finger" plan school of the 1930s. This plan is characterized by building wings, usually 30 to 40 feet apart that contain four or five classrooms in line with an open corridor on one side and an "outdoor classroom" on the other side. This architecture made possible the use of bilateral daylighting and cross-ventilation. The louvers, baffles, and wide overhangs used for controlling daylight make those buildings easily identifiable. Many buildings are graceful plants with sheltered but non-institutional characteristics. Generally, the buildings are located on ten-acre sites built for about 650 students. Refinements in this "finger" plan concept of elementary schools continued through the 1950s.

Cluster Plan and Open Space Plan

During the 1960s and 1970s, educators and architects questioned the basic configuration of the school and the classroom as a self-contained teaching station. Various patterns of cluster plans were developed that offered great interior flexibility within open space shells; team-teaching and large- and small-group instruction could be accommodated in a variety of patterns. For various reasons the open space plan did not win wide or lasting acceptance and was soon modified to recapture the visual and sound separation provided by the self-contained classroom. The partial return in the 1980s and 1990s to the self-contained classroom combines the flexibility associated with the cluster and open space plans with the relative isolation of the self-contained classroom. This arrangement is accomplished with the use of movable walls, space-function adjacency design, scheduling innovations, and other creative design features.[67]

[67] "Historical Perspective," *Guide to School Site Analysis and Development*, prepared by School Facilities Planning Division, California Department of Education, 2000, http://www.cde.ca.gov/ls/fa/sf/guideschoolsite.asp, accessed September 26, 2016.

V. PROJECT SITE HISTORY

GOLETA UNION SCHOOL

According to the history that was placed in the cornerstone, the Goleta Union School came about in 1925, when the Goleta PTA held a community meeting to discuss whether the three local one-room schools, Goleta, La Patera, and Cathedral Oaks, should consolidate into one district.[68] State law limited school bonds to a percent of the assessed values, and by consolidating, the three schools could raise enough funds to construct a larger, modern school; students could be bussed to the new school.[69] The consolidation measure passed in June 1925 with overwhelming support of 126 for to 34 against.[70] Five trustees were appointed by the Santa Barbara County Superintendent of Schools to oversee the new district.[71] They secured options for several sites for the new school and put the options to an election in February 1926. The election chose the David Begg tract by a large majority. The site was between the Old Goleta and La Patera town centers along Hollister Avenue (**Figure 64**).

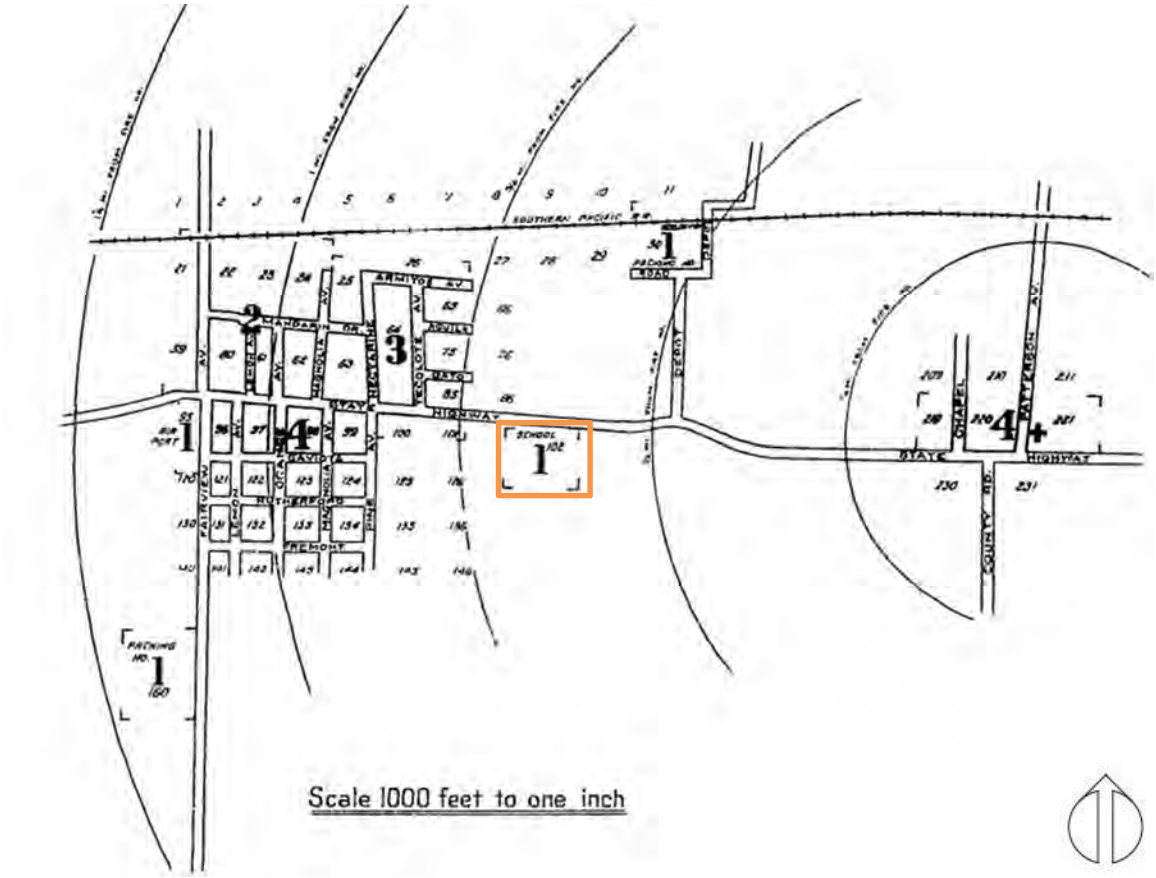

Figure 64: Sanborn Map from 1930 with the Goleta Union School site outlined.
Source: Los Angeles Public Library, edited by Page & Turnbull.

[68] "Masons to Lay Goleta School Cornerstone," February 25, 1927, publication unknown. Newspaper clipping from the Goleta Valley Historical Society archives.
[69] "Goleta Moves for $100,000 School," *Santa Barbara Morning Press*, May 23, 1924.
[70] "Three Rural School Districts Consolidate," *Santa Barbara Morning Press*, June 13, 1925.
[71] "Masons to Lay Goleta School Cornerstone."

A bond election in April 1926 approved $85,000 that would be used for the purchase of 10 acres for $22,500, and the remaining $62,500 would be for constructing the new school. The trustees solicited plans from architects and selected those of Santa Maria-based architect Louis N. Crawford. The circular to build the school included a sketch by Crawford (**Figure 65**) and said,

> In the opinion of your trustees, the school building pictured above is one which embodies all of the essential features of a modern, consolidated elementary school. The building is arranged to take the best advantage of the light and the location, it provides for future growth without damage to present appearance, and it has a dignity of design essential to building of this character.[72]

There would be a library and kitchen that could serve refreshments and hot lunches. The auditorium would seat 390 and have a stage and a projection booth. The construction would be earthquake resistant, with fireproof walls and roof, as well as hard maple floors and slate blackboards. "Everything possible will be done to make the building enduring and economical in operation."[73]

Construction started December 1, 1926, with the cornerstone laid on February 26, 1927 (**Figure 66**). The Grand Lodge of Masons officiated at the cornerstone ceremony.[74]

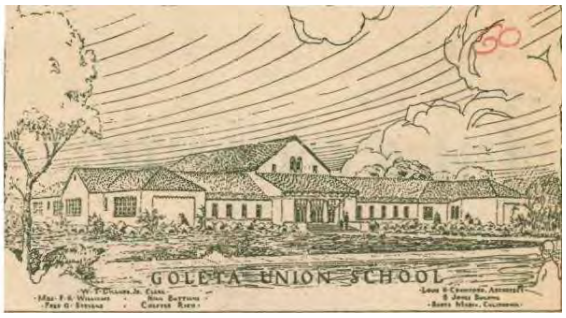

Figure 65: Rendering of the Goleta Union School by Louis N. Crawford. Source: Goleta Valley Historical Society.

Figure 66: Laying of the cornerstone for the Goleta Union School in February 1927. Source: Steve Sullivan photograph archives, 98.01.427, Goleta Valley Historical Society.

Construction was substantially complete by June 1927. County school superintendent Arthur S. Pope and architect Louis Crawford spoke at the opening held on June 9th.[75] The reinforced concrete building contained eight classrooms along the east and west wings, including rooms for manual and domestic arts; administrative rooms and a library along the east-west corridor toward the front of the building; a central auditorium with a stage; and two open-air patios flanking the auditorium and onto which several classrooms opened along open corridors (**Figure 67** and **Appendix A**). Designed in the Mediterranean Revival style, the building was symmetrical and simply detailed, with varied massing and wings topped by red-tiled roofs. The front entry portico facing the curved, unpaved drive, was the most distinctive feature (**Figure 68**).

[72] "For Goleta School, Architect's Sketch Spurred 'Yes' Vote," Publication unknown, October 27, 1976. Goleta Valley Historical Society archives.
[73] Ibid.
[74] "Goleta School Stone Placed," *Santa Barbara Morning Press*, February 27, 1927.
[75] "Goleta Plans School Party," *Santa Barbara Morning Press*, June 8, 1927

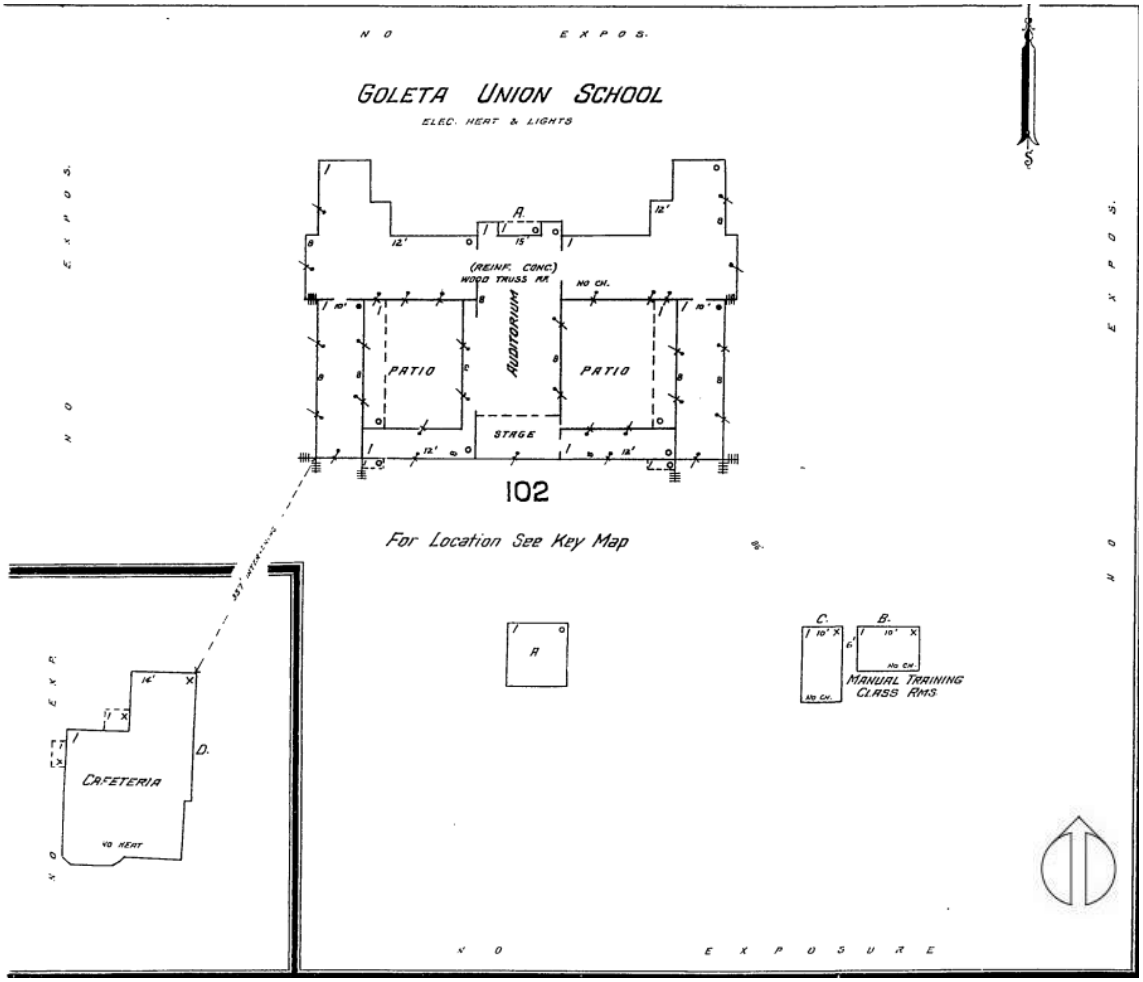

Figure 67: Sanborn Map from 1930 showing the Goleta Union School site, including a cafeteria and manual training classrooms that are no longer extant. Source: Los Angeles Public Library.

Figure 68: Early, undated photograph of the Goleta Union School, looking southeast. Source: Goleta Valley Historical Society.

In 1928, the old Goleta school building was moved onto the Goleta Union School site as an auxiliary classroom, as was a building at the former La Patera school.[76] The Goleta Union School had an initial enrollment of just over one hundred students in primary through eighth grades. Later, the primary, first, and second grades moved into the old Goleta school building. About 1946, a kindergarten class was also started. By then, the enrollment had increased to 250 students.[77] Also around 1946, the west patio was enclosed with a roof to create a lunch room for the expanding student population (**Figure 69**).[78] The school bell was replaced by an IBM automatic clock in 1950.[79] In 1951, a large granite slab monument was unveiled in the school's front lawn honoring Goleta's war dead from World War I to the on-going Korean War.

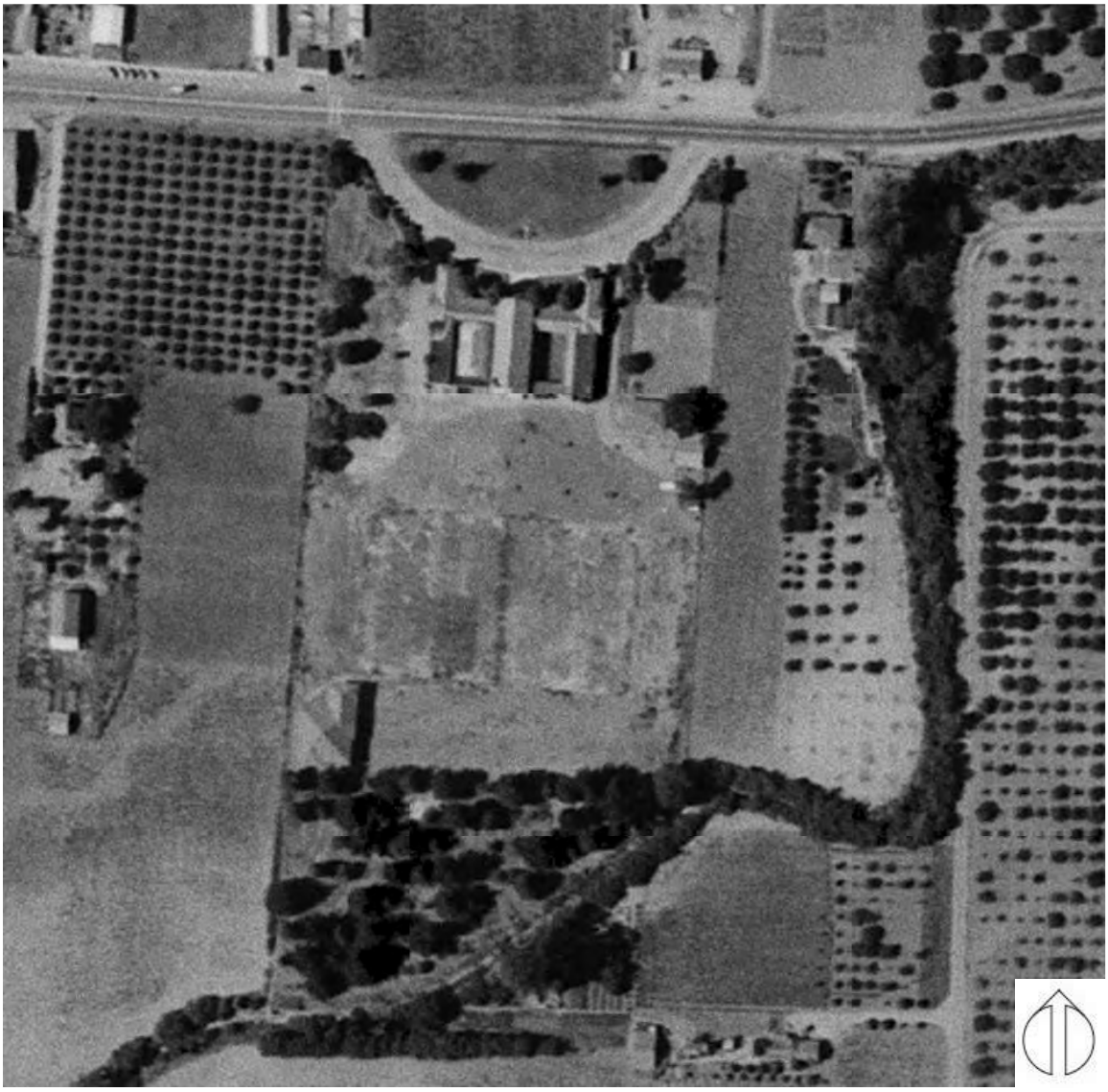

Figure 69: Aerial image of the Goleta Union School site in 1947 showing the west patio (right) enclosed with a barrel roof. Source: Historic Aerial.com, 1947.

[76] Stella Haverland Rouse, "Goleta Union School: The Center of Things," in *Those Were the Days: Landmarks of Old Goleta,* Gary B. Coombs, ed., (Goleta, CA: Institute for American Research, 1986), 52.
[77] Ibid. 52.
[78] Ibid. 53.
[79] Steve Sullivan, "A Goleta Landmark, More Than Just A School," *Santa Barbara News-Press*, April 11, 1976.

Though the Goleta Valley did not experience as drastic a population boom in the immediate post-World War II years as in other areas of Southern California, the Goleta Union School was nevertheless experiencing overcrowding. Soule and Murphy designed a two-room modern classroom addition in 1948, with voters approving an $85,000 bond to add classrooms to the Goleta Union School in 1949.[80] The two-room addition at the rear of the 1927 building was completed in 1949, and a four-room addition, also by Soule and Murphy in the same modern design, was completed in June 1950 (**Figure 70**). The rooms were 30 feet by 24 feet and had floors covered with neutral colored inlaid linoleum with green boarder.[81] The lower half of the room was painted differently from the rest, which was white. There were six overhead lights, and one wall was all windows. The building had a central heating system located in the ceiling. One of the rooms was used for the first homemaking classes offered at the school.

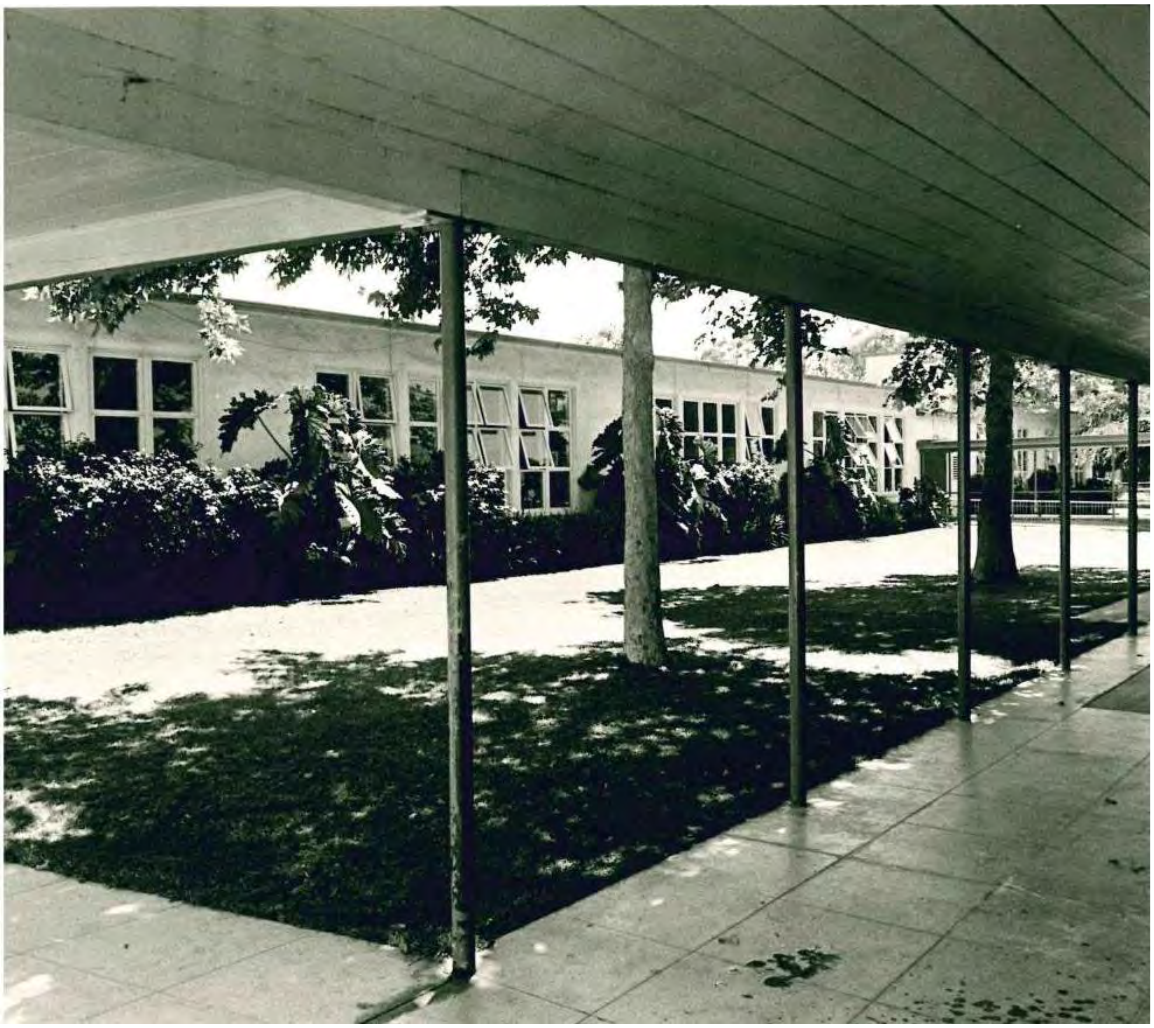

Figure 70: Modern addition by Soule and Murphy at the rear of the 1927 Goleta Union School, looking southwest. Source: Steve Sullivan photograph archives, 98.01.434, dated July 10, 1979, Goleta Valley Historical Society.

[80] Steve Sullivan, "Home Boom Plagues Goleta Classrooms," publication unknown, October 23, 1958. Newspaper clipping from the Goleta Valley Historical Society archives. The Art, Design & Architecture Museum at UC Santa Barbara holds the Soule, Murphy and Hasting archives, which includes a plan for the first two-room addition dated 1948.
[81] Untitled newspaper article, dated October 29, 1950, publication unknown. Newspaper clipping from the Goleta Valley Historical Society archives.

By 1952, the seventh and eighth graders started to attend junior high school in Santa Barbara, as Goleta Union School could no longer accommodate them. The Goleta Union School became kindergarten through sixth grade.[82] Around this time, it appears that the school district started to use some of the land at the Goleta Union School for the district's bus yard (**Figure 71**).

With the opening of the new Cathedral Oaks School in 1958, Goleta Union School was no longer the only school in the Goleta school district. Overcrowding at the school remained an issue, though, and another bond issue was called in 1959 to provide funds to build four new classrooms at Goleta Union. The new classrooms were used for kindergarten in one room and first-graders in the other three rooms.[83] Howell, Arendt, Mosher and Grant designed the new building.

In 1960, the Goleta Boys Club lost its rent-free space at the airport, and was offered half an acre on the Goleta Union School site for a new headquarters.[84] The Boys Club built a new structure for their use to benefit the youth of Goleta Valley, and added a gymnasium in 1961.[85]

Goleta Union School remained an elementary school as the school district added new schools through the 1960s population boom. It appears modular portables or trailers were added to the site by 1967 in the location of Building C1 (**Figure 72**)). Additional trailers were added by the 1970s perpendicular to the first trailers along the northwestern edge of the site.

Figure 71: Aerial image of the site from 1953 showing the 1949-50 classroom building behind the main school building. Source: HistoricAerial. Com.

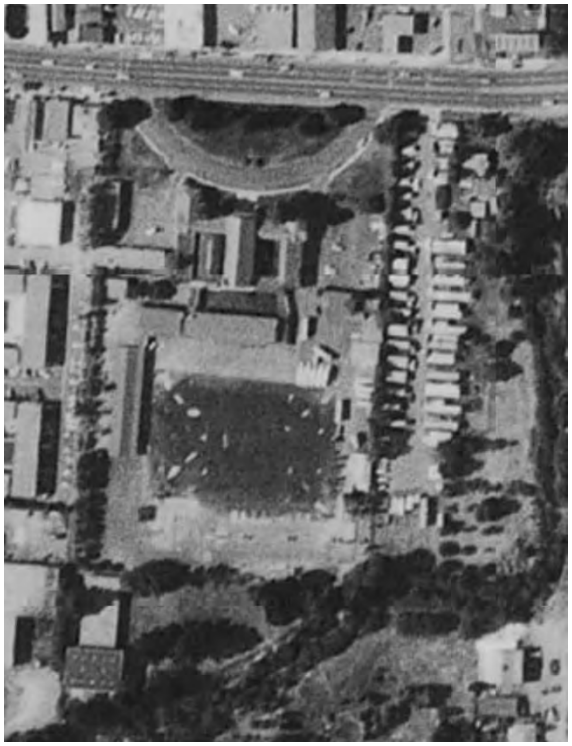

Figure 72: Aerial Image from 1967 showing the 1959 classroom addition at the west (left). Also seen is a modular portable building north of the classroom additions as well as the Goleta Boys Club building at the southwest corner. Source: HistoricAerial.com

[82] Sullivan, "Home Boom Plagues Goleta Classrooms."
[83] Ibid.
[84] "Goleta--Southland Views and News," *Los Angeles Times*, July 14, 1960.
[85] "Addition Approved," *Los Angeles Times*, April 12, 1961.

However, as the population, and school enrollment, declined in the 1970s, discussions about closing the school started. The 1927 building was constructed prior to the Field Act, and it would cost $600,000 for upgrades to meet state earthquake standards.[86] The school closed at the end of the school year in 1975, despite opposition from Mexican-American parents concerned about the loss of its special bilingual and bicultural classes.[87] When the school closed, it was remembered as not just a place for learning. It was a place to go on Saturday nights for a dance. It was where lemon growers met, a place for community sessions, a meeting place for scouts and 4-H club members, for community suppers and all kinds of community meetings. The USO was there during World War II for the Marines at the air base.[88]

Figure 73: The Goleta Union School District offices in modular portables at the subject site in 1979, looking south. Source: Source: Steve Sullivan photograph archives, 98.01.438, dated October 10, 1979, Goleta Valley Historical Society.

Figure 74: Volunteer work party in 1978 transforming the Goleta Union School into the Goleta Community Center. Note the red tile roof had been removed by this time. Source: Steve Sullivan photograph archives, 98.01.439, dated July 25, 1978, Goleta Valley Historical Society.

GOLETA COMMUNITY CENTER

The school board sought options of what to do with the Goleta Union School. Since its closing, portable buildings on site provide headquarter offices for the Goleta Union School district. The district's maintenance yard remained on the property, as did the Boys Club. As for the former school buildings, the trustees agreed that it would be too expensive to convert the main building into a civic center, and to maintain it. Some wanted to see a center for the community, but did not want the financial liability or management responsibility. Others wanted to see the property sold at market rate, if the financial commitment from the community could not be obtained.[89] In 1977, the Goleta Union School District adopted a plan to dispose of the 10-acre school site. It would be sold at fair market value, and include all the school buildings on the site. At the same time, the trustees appointed a committee of citizens to consider a community use for the property.[90]

[86] Dewey Schurman, "Closing of School in Goleta Debated," *Santa Barbara News-Press,* May 22, 1975.
[87] Dewey Schurman, "Parents Call It Unfair: Trustees Vote to Close Goleta Union School," *Santa Barbara News-Press,* May 29, 1975.and Schuman, "Close of School in Goleta Debated."
[88] Bill Hilton, "An Era Ends: Goleta Union School Closes," *Santa Barbara News-Press,* June 13, 1975.
[89] Steve Sullivan, "50-Year-Old Goleta School—What to Do with the Property?" *Santa Barbara News-Press*, January 13, 1977.
[90] "Goleta Board Expected to Call for Sale of Old School Buildings," *Santa Barbara News-Press*, March 19, 1977.

Among those interested were the County of Santa Barbara, who wanted to adapt the school as office space for community services, a private Christian school looking for space for 10 classrooms, and the Goleta Senior Citizens Center. A group also considered using the auditorium as a theater.[91] At the end of 1977, the school district signed a 10-year agreement with the County to establish the Goleta Valley Community Center, also known as the Goleta Community Center.[92] The community center opened in October 1978 after undergoing a $190,000 renovation funded by the County that included roof repairs, bringing the building's heating, plumbing, and electrical systems up to code, and a handicap accessible ramp at the front entrance.[93] Volunteer work parties helped to clean, paint, and do other minor work. Additional renovations were done in 1981 after successful fundraising campaigns, such as upgrading the auditorium, refinishing the floors and painting the ceiling.[94] Two classrooms were combined into one multi-purpose room with a sliding door divider in early 1983, and the other classrooms were refurbished.[95]

Under the agreement with the County, the Goleta Union School District provided some operating funds for the community center, which also collected rents from organizations using the space, such as the Rainbow School, which used the space for child care. However, by 1983 the Goleta Union School District, facing budget deficits, moved to sell the property. There was considerable sentiment among residents that the former school building turned community center was a "landmark worth saving."[96] Ultimately, the County of Santa Barbara entered into a $1.3 million, 30-year lease-purchase agreement for seven acres of the 10-acre site in 1983; the school district would retain about three acres for its maintenance and bus yard.[97] The Boys Club lease would be honored, along with other long-term leases such as the Rainbow School. The California Coastal Conservancy provided $410,000 in exchange for establishing a Coastal Resource Information Center at the site in perpetuity.[98]

A non-profit 501(c)(3) organization called the Goleta Valley Community Center eventually incorporated to operate the community center. In 1984, the circular driveway was made one-way to increase parking, while a new parking lot was located behind the main building. A new veterans monument was also placed adjacent to the flagpole.[99] In 1992, the gazebo was constructed on the front lawn. By 1996, the Head Start program also became a long-term tenant at the site, and a playground was created. It appears that the modular portable brought to the site by 1967 remains (Building C1), though others were demolished in 2004.

Currently, the Goleta Community Center continues to provide community spaces for a senior center, dance classes, the Coastal Resource Information Center, and other uses in the main, 1927 building (Building A). The Head Start program is in the 1949-50 Soule and Murphy building (Building B), while the Rainbow School is in the 1959 Howell, Arendt, Mosher & Grant building (Building C) as well as in the one modular portable that remains at the property (Building C1).

[91] "Old Goleta School Draws Light Response for Facilities," *Santa Barbara News-Press*, April 28, 1977.
[92] Lanny Ebenstein, "A Chapter in the Development of the Goleta Valley Community Center," *Goleta Historical Notes*, Fall 1991, 35.
[93] "Old Goleta School, Lone Bid for Renovation is $17,000 Over Estimate," Santa Barbara News-Press, April 21, 1978 and meeting minutes from Goleta Valley Community Center, March 23, 1978, In Goleta Valley Historical Society archives, Steve Sullivan photography archives.
[94] Eberstein, "A Chapter in the Development of the Goleta Valley Community Center," 36.
[95] Ibid. 37.
[96] Rouse, "Goleta Union School," 58.
[97] "School Board Oks Offer to Sell Center in Goleta," *Santa Barbara News-Press*, June 9, 1983.
[98] Eberstein, "A Chapter in the Development of the Goleta Valley Community Center," 37.
[99] Ibid, 38.

CONSTRUCTION CHRONOLOGY

Below is a summary of each building's construction chronology based on architectural plans and building permits provided by the City of Goleta, as well as from the research conducted.

Building A | 5679 Hollister Avenue (Main Building)

Date	Scope of Work	Permit
1927	Building construction completed by architect Louis N. Crawford	-
c. 1946	West patio enclosed by roof	-
1978-11-06	Re-roofing. It appears the clay tile roofing was replaced at this time.	-
1978	Updates to heating, plumbing, and electrical systems; accessible ramp	
1981	Upgrades to auditorium, floor refinishing, paint ceiling	
1983	Two class rooms combined to create multi-purpose room	
1991-03-28	Handicapped Toilet Remodel	-
1993	Replace windows with French Doors at auditorium/east patio	-
2004	Deconstruct 40-year-old modular portable 38'x30' and remove materials at 5679 Hollister (former Head Start building).	#2536
2008	Replacement windows on east/west facades	
2012	New acoustical ceiling at 5679 Hollister	#11355
Unknown	Small rear addition toward the west end	

Building B | 5681 Hollister Avenue (Head Start Building)

Date	Scope of Work	Permit
1949	Two-classroom addition constructed. Architect Winsor Soule and John Frederic Murphy.	-
1950	Four-classroom addition, matching the previous two classrooms, constructed. Architect Winsor Soule and John Frederic Murphy, Structural Engineer Donald F. Shugart	
1996	Playgrounds created behind the earlier (west) set of classrooms	
2002	Fixtures, Water Heaters, Outlets, at 5681 Hollister	#0733, 0734
2004	Remodel and Addition of Restrooms and Tenant Improvements at 5681 Hollister. This remodeling for the Head Start program may be related to other visible but undated changes • Altered rhythm of door pattern at south façade; one removed and one added • Door added to each classroom's north façade on the east wing to access the playground • Accessible ramps added at each south façade door • Drop ceilings added to classroom interiors; clerestory windows at south façade may have been covered at the same time.	#2384, 2385, 2387, 2388
2010	Miscellaneous Heating Ventilation Air Conditioning (HVAC) at 5681 Hollister	#8997

Building C | 5689 Hollister Avenue (Rainbow School)

Date	Scope of Work	Permit
1959	Building C constructed. Architect Wallace W. Arendt of Howell, Arendt, Mosher & Grant, drawings dated 1958.	-
2008	Storm Drain Repair	#7182

Building D | 5701 Hollister Avenue (Boys and Girls Club)

Date	Scope of Work	Permit
1960	Boys Club construction	-
1961	Gymnasium added	
1991	Remodel existing toilet rooms	#139402
2001	Additions to east and west sides, new gabled front entrance	

Of note is the large tree in the open patio of the main building (**Figure 26**). It is an Australian willow (*Geijera parviflora*) that was nominated to the California Big Tree Registry and considered a national champion because it is larger than others of its kind in the country.[100] It is not known when the tree was planted in the patio; the 1947 aerial photograph does not show a tree in that location, and it is not readily apparent in the 1953 and 1967 aerials (**Figure 69**, **Figure 71**, and **Figure 72**). The 1958 site plan for the classroom addition shows the patio as a turfed court, though no trees were identified in the plan (**Appendix A**). The tree appears to be larger than the same species planted as street trees in Santa Barbara in the late 1950s.[101]

[100] "Australian Willow," California Big Tree Registry, Urban Forest Ecosystems Institute, accessed November 29, 2016, https://californiabigtrees.calpoly.edu/tree-detail/geijera-parviflora/379 , and email from Matt Ritter, Biology Department, Cal Poly San Luis Obispo, November 30, 2016.
[101] Randy Baldwin, "The Big Australian Willow, *Geijera parviflora*, at the Goleta Valley Community Center," San Marcos Growers, accessed November 30, 2016, http://www.smgrowers.com/info/geijera_goleta.asp.

VI. EVALUATION

NATIONAL REGISTER OF HISTORIC PLACES

The National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes districts, sites, buildings, structures and objects significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the Nation at the national, state, or local level. Typically, properties over fifty years of age may be eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity to convey that significance. However, properties under fifty years of age may be determined eligible if it can be demonstrated that they are of "exceptional importance." Other criteria considerations apply to cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed buildings, and properties primarily commemorative in nature. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation.*

The National Register has four basic criteria under which a property may be considered eligible for listing. It can be found significant under one or more of the following criteria:

- *Criterion A (Events)*: Properties associated with events that have made a significant contribution to the broad patterns of our history;
- *Criterion B (Person):* Properties associated with the lives of persons significant in our past;
- *Criterion C (Architecture):* Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and
- *Criterion D (Information Potential):* Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A property may be considered significant on a national, state, or local level to American history, architecture, archaeology, engineering, and culture.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The California Register of Historical Resources (California Register) is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."[102]

California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens.

[102] *Public Resources Code Section 5024.1(a)*

In order for a property to be eligible for listing in the California Register, it must be found significant under one or more of the following criteria.

- *Criterion 1 (Events)*: Resources that are associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

- *Criterion 2 (Persons)*: Resources that are associated with the lives of persons important to local, California, or national history.

- *Criterion 3 (Architecture)*: Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values.

- *Criterion 4 (Information Potential)*: Resources or sites that have yielded or have the potential to yield information important to the prehistory or history of the local area, California, or the nation.

The California Register follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically (1 through 4) instead of alphabetically (A through D). With the exception of some properties with additional criteria consideration (50 years or less, moved buildings, etc.), properties that meet the National Register criteria typically also meet the California Register criteria and vice versa and are often evaluated together.

The following section examines the eligibility of the three permanent buildings that comprise the Goleta Community Center (Buildings A, B, and C) for individual listing in the National Register and California Register. As a modular portable building, Building C1 is not evaluated individually, but will be discussed in the section below about a potential historic district.

Criterion A/1 (Events)

Building A: Completed in 1927 as the Goleta Union School, Building A appears eligible for listing in the National Register and the California Register under Criterion A/1 (Events) for its association with the development of Goleta's education system and the growing centralization around the towns of La Patera and Goleta. The previous school buildings for Goleta, La Patera, and Cathedral Oaks were typically wood-framed, small-scale schoolhouses that served the children of farming families in the far-flung corners of the valley. The distances in the mostly rural region made it impractical for a centralized school in either town center of Goleta or La Patera until a bus system provided a reliable and fast way to get to and from school. With students commuting regularly to the consolidated school, the area around the town centers became more prominent and helped to concentrate growth toward La Patera as the two towns eventually merged.

That the relatively small population in the three districts agreed to combine and tax themselves to build a modern, concrete, fire- and earthquake-safe school reflected the increased importance placed on education and the ambition of the community for their children beyond farm work. The Goleta Union School served as the sole educational facility for the eastern part of the Goleta Valley from its 1927 opening until 1958, when the new Cathedral Oaks School opened to relieve overcrowding. Several more schools followed in the 1960s to serve the booming population in the valley as it transformed from an agricultural to a suburban community. Though the Ellwood School

District had a school serving the western end of Goleta Valley since the 1930s, it was a separate district until it joined the Goleta Union School District in the 1960s.

During this period, Goleta Union School also served as a gathering place in a community that lacked a large, social center once the Goleta Hall was demolished in 1920. Goleta Union School was one of the few large-scale buildings in the area that offered an auditorium for social functions like dances and performances and meeting spaces for local organizations such as the 4-H club and local growers.

As such, Building A appears to meet Criterion A/1 for individual listing in the National Register and California Register as Goleta's first consolidated school that helped to further develop its town center.

Building B: Built between 1949 and 1950, the classroom addition building by Soule and Murphy does not appear to be eligible for listing in the National Register or the California Register under Criterion A/1 (Events). While the need for the building reflects the growing population of Goleta, resulting in overcrowding at Goleta Union School that required additional classroom spaces, the building itself does not appear to be significant in the development of Goleta schools. Its role is more as an addition to the Goleta Union School to accommodate the population growth, rather than a new period in school development. In addition, Goleta grew in the immediate postwar years, but did not experience a substantial boom until the late 1950s after the Lake Cachuma reservoir secured a water source in 1953 and the activation of Vandenberg Air Force Base in 1955 jumpstarted a technology industry in Goleta Valley. The construction of Building B is not associated directly with important events or patterns in the development of Goleta or with Goleta's education system. As such, Building B does not appear to meet Criterion A/1 for individual listing in the National Register and California Register.

Building C: Completed in 1959, the classroom addition building designed by Howell, Arendt, Mosher & Grant does not appear to be eligible for listing in the National Register or the California Register under Criterion A/1 (Events). The addition, like the one built in 1949-50, was to provide additional classroom space to the Goleta Union School. At the same time, additions to the new Cathedral Oaks school was also planned, along with other new schools to accommodate the population growth. The construction of Building C was a reflection of Goleta's late postwar boom, but does not appear to be a significant aspect of that development pattern. As such, Building C does not appear to meet Criterion A/1 for individual listing in the National Register and California Register.

Criterion B/2 (Persons)

None of the buildings at Goleta Community Center appear to be eligible for listing in the National Register or California Register under Criterion B/2 (Persons). Research has not uncovered any historically significant information about any individual persons associated with the site or buildings. Many administrators and teachers have been associated with Goleta Union School but none appear to be individuals who are significant to our past, or whose significance is associated with the subject property. Similarly, many community leaders and activists had a role in transforming the Goleta Union School into the Goleta Community Center, but no one individual appears to be strongly associated with the effort that would meet Criterion B/2.

As such, none of the buildings at the Goleta Community Center appears to be individually significant under Criterion B/2 (Persons) for any association with significant individuals.

Criterion C/3 (Architecture)

Building A: The Goleta Union School building may have been eligible for the National Register and the California Register under Criterion C/3 (Architecture) as the work of Louis N. Crawford and as an example of Mediterranean Revival architecture as applied to an institutional building. Crawford was a prominent architect in the area, and designed several similar school buildings throughout the Goleta and Santa Maria Valleys. The buildings he designed in the Spanish Colonial and Mediterranean Revival styles generally were well-balanced and reflected a careful, rational design approach. The Goleta Union School appeared to be fairly early in Crawford's career. However, alterations to the building have removed key features of the original design, such as the red-tile roof, one of two open patios, and original wood windows at the east and west facades, so that the building no longer has design integrity to be eligible for the National Register or California Register under Criterion C/3. The building could potentially be eligible under this criterion as representative of Crawford's work and as an example of a Mediterranean Revival school building if its missing or altered features, particularly the red-tile roof, was restored per the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

Building B: Building B does not appear to be eligible for listing in the National Register or California Register under Criterion C/3 (Architecture). While the building appears to be an example of the typical Modern classroom building type associated with the "finger" plan for 1930s to 1950s California schools, it does not appear to be a particularly noteworthy example. Research of architectural publications did not find articles related to its design or construction. The architects Soule and Murphy are better known for their traditional, Spanish Colonial Revival designs than for their postwar Modern work. However, the context for postwar Modern design in Goleta has yet to be developed and new information may be uncovered that would better place this building in context.

Building C: Building C does not appear to be eligible for listing in the National Register or California Register under Criterion C/3 (Architecture). It is a later example of the mid-century "finger" plan California classroom design, and has some notable features, such as the louvers at the west windows. However, the design does not appear to be distinctive or significant in Modern or school design in the area. Howell, Arendt, Mosher & Grant appear to be significant architects in the region, and designed several other new, Modern campuses for the Goleta Union School District that are better examples of their work than Building C. Overall, Building C does not appear to meet the Criteria C/3 for individual listing in the National Register or California Register.

Criterion D/4 (Information Potential)

The "potential to yield information important to the prehistory or history of the local area" typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is for cases when the building itself is the principal source of important construction-related information. Based on historic research, Criterion D/4 is not applicable to any of the buildings at the Goleta Community Center.

Overall, it appears only Building A is individually eligible for listing in the National Register and California Register under Criterion A/1 for its role in the development of Goleta and its education system.

INTEGRITY

In addition to qualifying for listing under at least one of the National Register or California Register criteria, a property must be shown to have sufficient historic integrity in order to be considered eligible for listing in the National Register and California Register. The concept of integrity is essential to identifying the important physical characteristics of historic resources and hence, in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."

According to the *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*, these seven aspects are generally defined as follows:

- Location is the place where the historic property was constructed.
- Design is the combination of elements that create the form, plans, space, structure and style of the property.
- Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building/s.
- Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history.
- Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

Integrity is a "yes" or "no" determination. A historic property either has adequate integrity, or it does not. To retain historic integrity, a property will often possess several, if not all of the aforementioned aspects. Specific aspects of integrity may also be more important, depending on the criteria for which it is significant.

It is important to note that historic integrity is not synonymous with condition. A building or structure can possess all or many of the seven aspects of integrity, even if the condition of the materials has degraded. Condition comes into consideration when there is a substantial loss of historic material or other character-defining features.

The integrity of each building at the Goleta Community Center is discussed below.

Building A: Building A has undergone a number of alterations that has affected its design integrity. Most notably, its distinctive red-tile roof that was a character-defining feature of its Mediterranean Revival style has been replaced with rolled roofing. One of its open patios has been enclosed as well, and original wood windows on the east and west façades have been replaced, which affected Louis Crawford's original design. For these reasons, Building A no longer retains sufficient design integrity to be eligible for the National Register or California Register under Criterion C/3 for its architecture.

However, Building A does retain sufficient integrity to convey its significance for its importance to Goleta's 1920s development and education system under Criterion A/1. It has not been moved and retains its relationship to Hollister Avenue as setback behind a semi-circular landscaped area and

driveway. The land around the property has changed from agricultural to commercial development, and new buildings have been constructed on the site, but no new development has encroached on Building A in a way that significantly affects its spatial relationship with Hollister Avenue or its character-defining landscapes.

The loss of the red-tile roof affects the building's design integrity, as discussed above, but the building's form, massing, composition, and plan retains sufficient integrity to be recognizable as the Goleta Union School built in 1927. Similarly, its material and workmanship integrity has been reduced with the loss of the roof and some exterior windows, but it retains its reinforced concrete walls and decorative elements such as the front portico to have sufficient integrity of material and workmanship. Most importantly, Building A retains its feeling and association as the Goleta Union School when it was constructed in 1927 and through its period of significance as the main school in Goleta until 1958.

Although Building A does not retain sufficient design integrity for Criterion C/3, it does retain sufficient integrity of location, design, setting, materials, workmanship, feeling and association for the building's significance under Criterion A/1.

Building B: Although Building B did not meet any of the criteria for significance, its integrity is discussed for reference. The building has integrity of location, as it has not been moved. Its setting has been changed, with the enclosed playgrounds at its north side that alters the once open relationship between Building B and Building A. The playgrounds have also necessitated introducing doors at the north façade that originally were only windows. This change, along with adding the disabled access ramps at the classroom doors and the insertion of drop ceilings that conceal the southern clerestory windows on the interior, have impacted the design of the building. The reconfiguration of the plan has also impacted its material and workmanship, as has the removal of louvers from the south clerestory windows. Although the building's form, massing, and composition has not changed, its feeling as a mid-century California Modern school building is not as clear, particularly on the interior. It remains a building used mainly for education, and it retains its association. Overall, the setting, design, material, workmanship, and feeling of Building B have been impacted by changes over time.

Building C: Similar to Building B, Building C does not meet any significance criteria, but a discussion of its integrity is included for reference. Building C has not been moved and it retains its integrity of location. It has not been significantly altered on the interior or exterior to affect its design, materials, or workmanship. Its setting has changed minimally, with the addition of Building C1 to the north that altered its spatial relationship with Building A, but the change does not affect the setting significantly. Similarly, the play area west of the building has been divided further, but it remains a play area as originally intended. The building retains its feeling and association as a mid-century classroom building. Overall, the integrity of Building C has not been significantly affected by changes over time.

In summary, Building A retains sufficient integrity to convey its significance under Criterion A/1 as Goleta's first consolidated school that helped to further develop its town center in the 1920s. It does not retain sufficient integrity to convey its significance as an example of Mediterranean Revival style or as a work of Louis N. Crawford under Criterion C/3.

Buildings B and C were not found to meet any of the criteria for individual listing in the National Register or California Register. Nonetheless, Building C likely retains integrity as a mid-century

California Modern "finger" plan classroom building. Building B's integrity as the same property type has been affected by alterations over time and is not as clear as Building C.

HISTORIC DISTRICT CONSIDERATIONS

National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation defines a historic district as "possess[ing] a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." By that definition, the Goleta Community Center with its concentration of buildings and landscape features could be considered a district. However, the district must also be significant as well as retain integrity in order to be eligible for the National Register and California Register.

The historic boundaries of the Goleta Community Center site encompass a 10-acre parcel purchased for the Goleta Union School. About three acres of the site have been used for a school district maintenance and bus facility since at least the 1950s. The southwest corner of the property has also been leased to the Goleta Boys and Girls Club since the 1960s, with the organization constructing its own building in that location. The buildings and site features associated with the maintenance and bus facilities and with the Boys Club do not relate historically or aesthetically to the Goleta Union School buildings and would not be part of a potential historic district.

The remaining buildings, Buildings A, B, C, and C1, are related to the educational purpose of the Goleta Union School. However, Building C and C1 were added to the site after the identified period of significance for the Goleta Union School, 1927 to 1958. It was during this period that the Goleta Union School functioned as the consolidated school building for Goleta and is most associated with the development of the town center. After 1958, additional schools were built to serve new residential neighborhoods throughout Goleta, which reduced the impact of the Goleta Union School on the community. As such, Building C, built in 1959, and Building C1, added to the site at an unknown date but by 1967, fall outside the period of significance for a potential historic district.

With only Building A and Building B remaining, there does not appear to be a sufficient concentration of features to constitute a historic district.

VII. CHARACTER DEFINING FEATURES

For a property to be considered historic, the essential physical features (or character defining features) that enable a property to convey its historic integrity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. This includes:

Character-defining features, which are those elements or architectural components that establish the visual character of the property.

Significant spaces, which are rooms or spaces that are important to a property because of their size, height, proportion, configuration, and function.

The character-defining features and significant spaces of the identified Main Building (Building A) include the following:

Exterior:

- One story massing with taller central massing
- Exterior bilateral symmetry
- H-plan layout with three linear wings and east patio
- Front gable at central massing
- East and west wings with hipped, cross-gabled, and flat roofs
- Overhanging eaves and exposed rafters
- Reinforced concrete walls with cement plaster finish
    - Water table and extended sill lines
    - Decorative arched pattern in cement plaster
- Proportioning and rhythm of fenestration patterns.
    - Wood windows and frames, including in the east and (originally) west patios
- Central monumental portico with
    - Columns
    - Entry bays with multi-light doors and transoms
    - Stepped approach
- Two-sided bell tower
- Exterior corridor with arched openings at east patio

Interior:

- General organization of classroom spaces in east and west wings and auditorium in the central wing
- Corridors connecting along the south, east and west
    - Plastered walls with chair rail
    - Decorative plaster brackets and archways.
    - Multi-light doors and transoms leading to east exterior and west (originally exterior) corridors
    - Arched openings along the west corridor (originally exterior)
- Decorative beams at entry.
- Decorative concrete door surround in the enclosed dining room (originally west patio)
- Wood paneled doors with and without transoms throughout
- Wood floors, where extant
- Auditorium features

- Exposed ceiling and trusses
- Arched west corridor
- Stage surround
- Concrete balcony
- Wood floor

Site/Landscape:

- Centered location set back from Hollister Avenue.
- Semi-circular driveway
- Landscaped area inscribed by semi-circular driveway at street front
- Tall flag pole in the landscaped area
- Open space flanking the east and west sides of the building

VIII. CONCLUSION

Originally constructed as the Goleta Union School in 1927, the main building at the Goleta Community Center site (Building A), appears to be eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) under Criterion A/1. As a large-scale, permanent building that consolidated three small school districts into one, Building A was important in the development of Goleta's education system as well as in the growth of the town center as the area matured in the early 20th century. It reflected the ambitions of the rural community to build a modern, fire- and earthquake-proof educational building for its children and helped to centralize the community as a social gathering place. No significant individual has been identified with Building A to meet the Criterion B/2.

The building as originally designed may have been eligible as a work of local master architect Louis N. Crawford and as an example of the Mediterranean Revival style, but alterations to the building, most notably the loss of the red-tile roof, have impacted its integrity so that it no longer is eligible under Criterion C/3 for its architecture. Despite the loss of its distinctive red-tile roof, the building retains sufficient integrity to convey its importance as the Goleta Union School with a period of significance from 1927 to 1958, when additional schools were built to accommodate Goleta's late postwar boom. As such, remains eligible for the National Register and California Register, and is considered a historic resource under the California Environmental Quality Act (CEQA).

The building currently housing the Head Start program (Building B) was built in two phases in 1949 and 1950 as a classroom addition to the 1927 main building. Designed by Santa Barbara-based architects Soule and Murphy in a Modern style as a classroom typical for "finger" plan California schools common from the late 1930s to the 1950s, the building does not appear to be eligible under any criteria for the National Register or California Register. It is not associated with any significant historic events or patterns, as Goleta's main postwar growth occurred in the late 1950s to 1960s. It is not associated with any specific historic person. As a California Modern school building, it is a fair example that has been affected by alterations that have impacted its integrity. Although the building's exterior reads as a Modern building, it no longer conveys that feeling in the interior spaces.

The building that houses the Rainbow School (Building C) was built as a classroom addition for kindergarten and first grade classes in 1959. Designed by Santa Barbara-based Howell, Arendt, Mosher & Grant, the building is later Modern, "finger" plan-type school building, but does not appear to be eligible under any criteria for the National Register or California Register. It was built during Goleta's postwar boom, but as an addition to the existing Goleta Union School, its association with the population growth is not as strong as those new schools built specifically to serve new residential neighborhoods. It is not associated with a specific historic events or persons. As an example of its type, it is a competent design but not a distinguished work by Howell, Arendt, Mosher & Grant, who were responsible for other school campuses in Goleta.

Although there are several buildings at the Goleta Community Center site, only the four buildings are associated directly with the Goleta Union School. Of those four, two buildings, Building C and the modular portable Building C1, fall outside the period of significance. With only Building A and Building B remaining, there is not a sufficient concentration to comprise a historic district.

Overall, only the 1927 original Goleta Union School building (Building A) at the Goleta Community Center site appears to be eligible for listing in the National Register and California Register. As a result, Building A is considered a historic resource for the purposes of CEQA.

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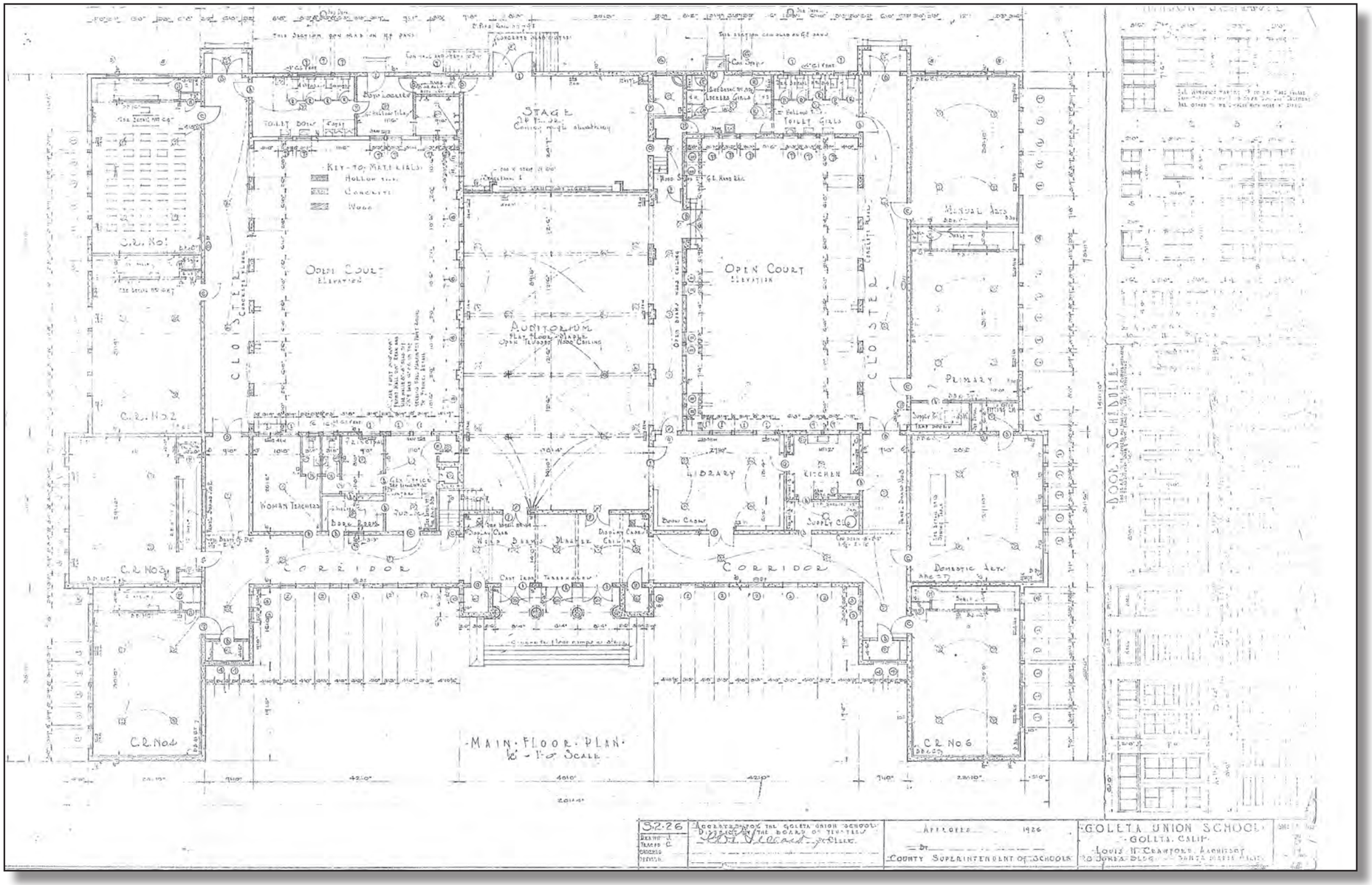
X. APPENDIX

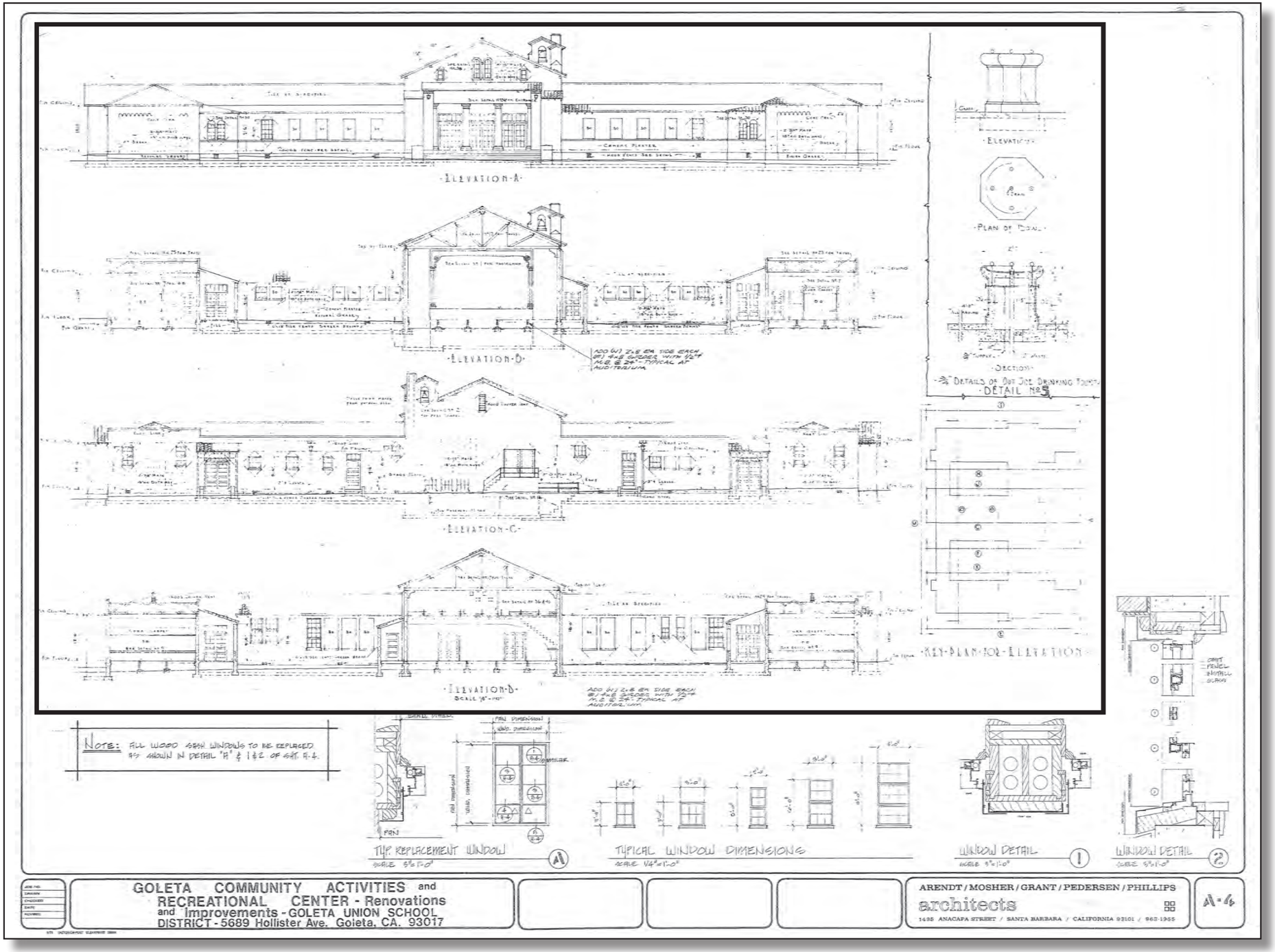
- Appendix A: Select Original Building Plans for Buildings A, B, and C
- Appendix B: Current Floor Plans for Buildings A, B, and C
- Appendix C: Images of Selected Architectural Terms
- Appendix D: Historic Aerials Photographs
- Appendix E: Historic Photographs
- Appendix F: Qualifications

APPENDIX A

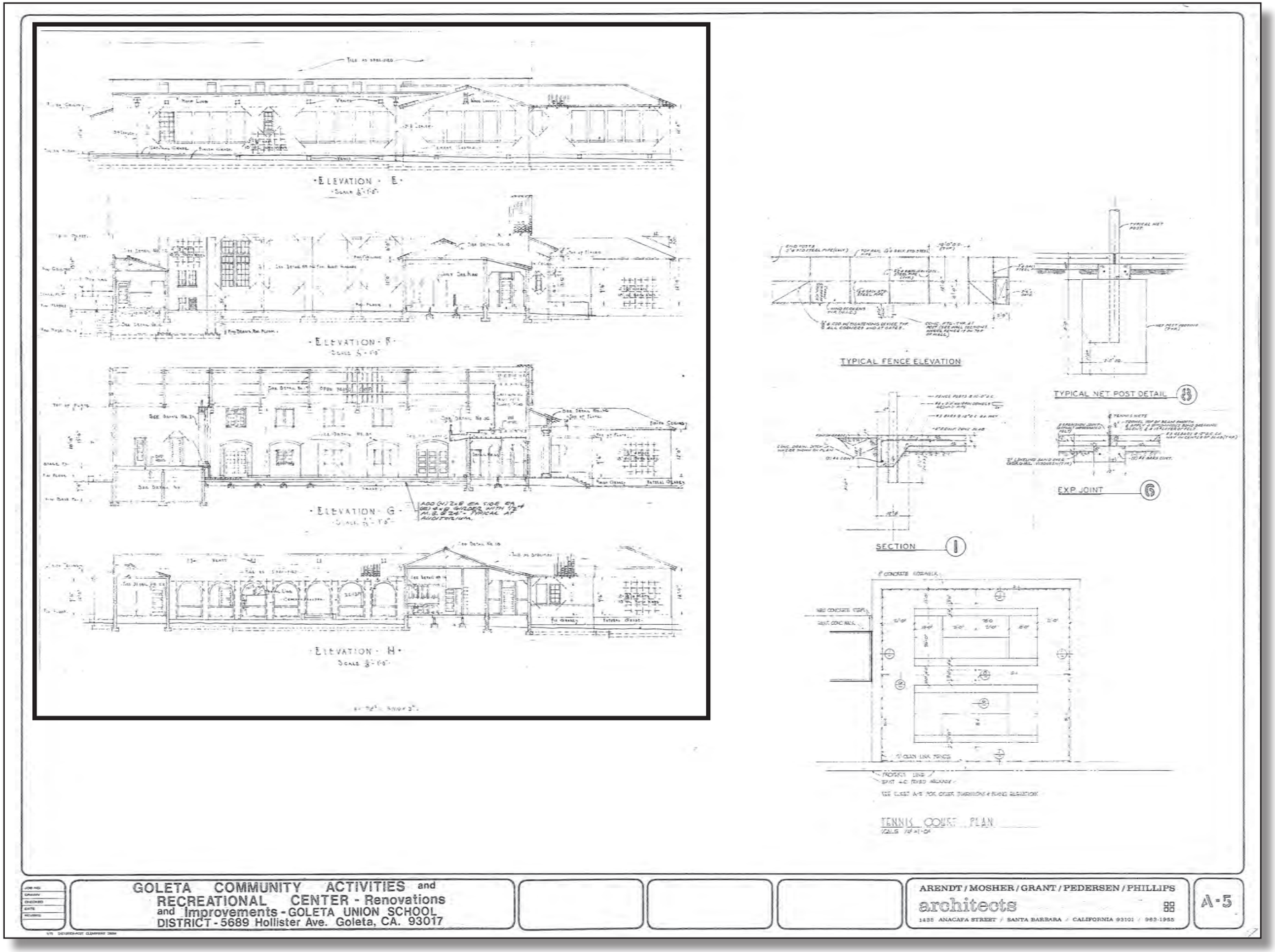
SELECT ORIGINAL BUILDING PLANS FOR A, B, C



Original Floor Plan, Building A, 1926
Source: City of Goleta



Original Elevations, Building A, 1926
Reproduced with unrealized new project, c. 1978
Source: City of Goleta



Original Elevations, Building A, 1926
Reproduced with unrealized new project, c. 1978.
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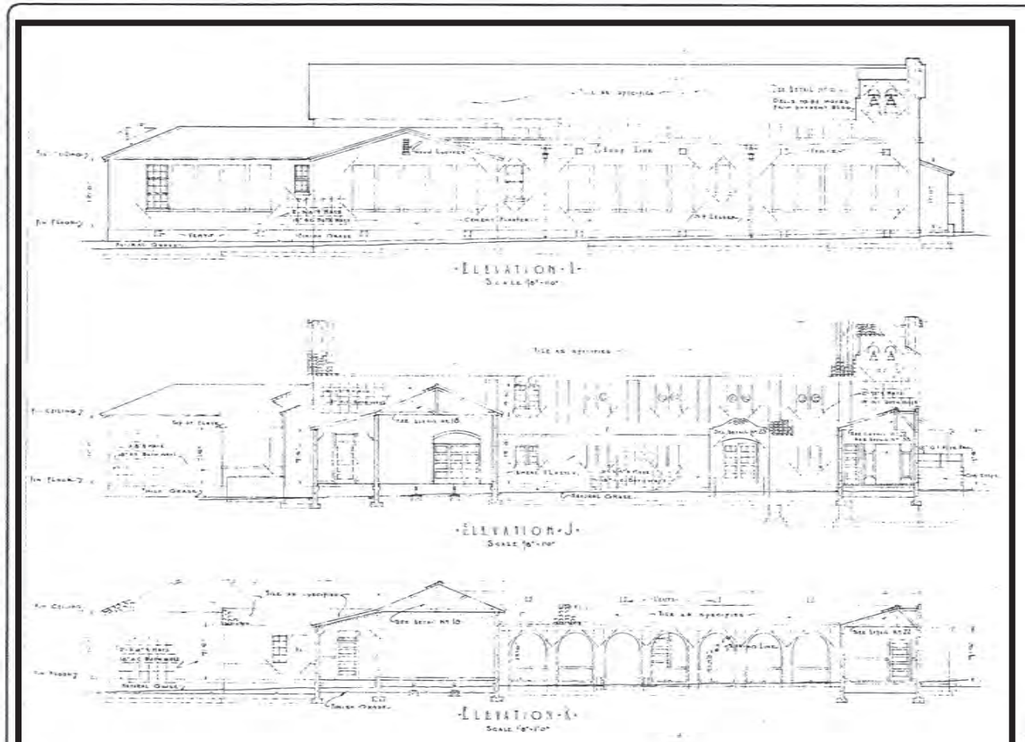

Original Elevations, Building A, 1926
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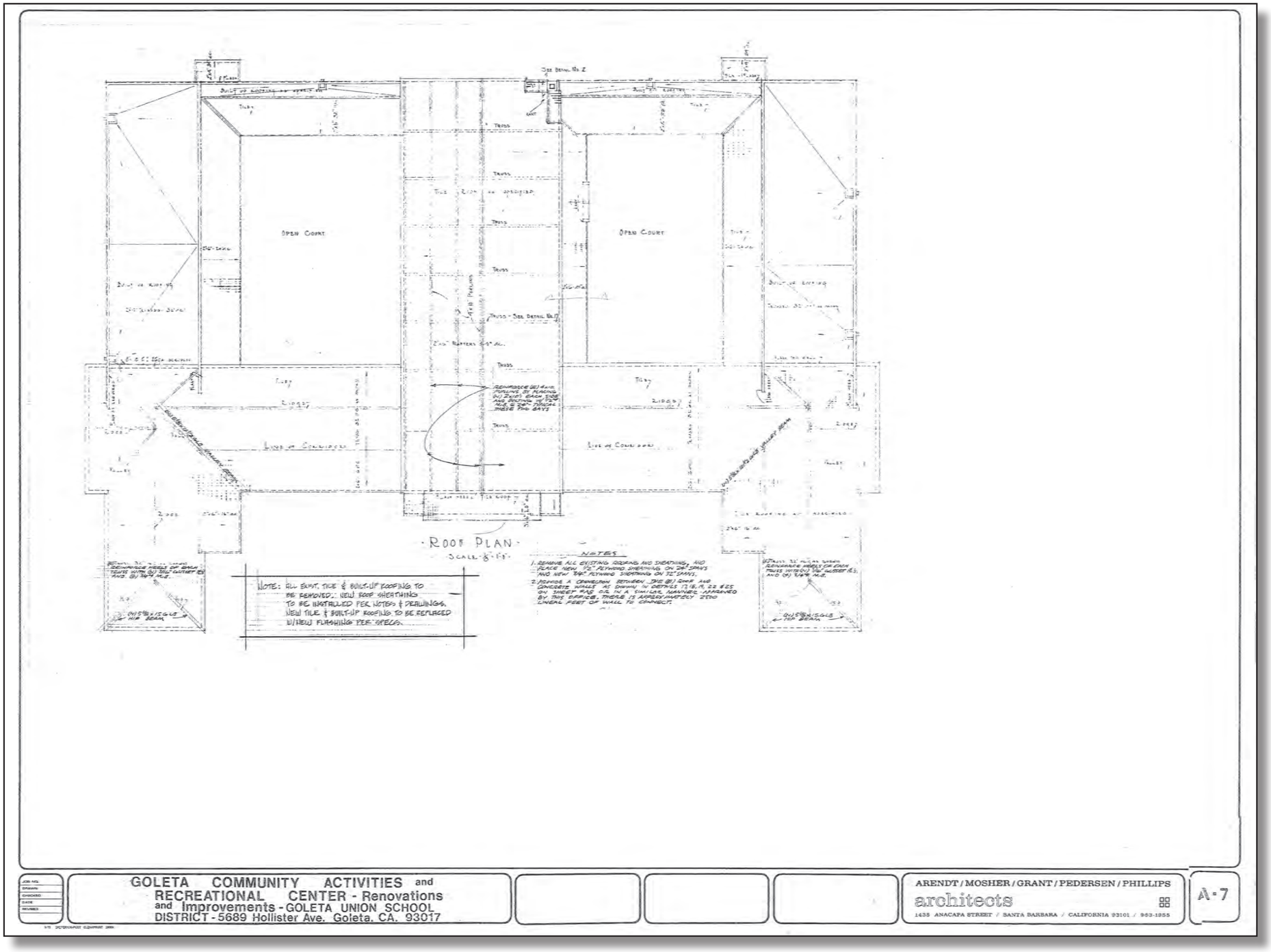
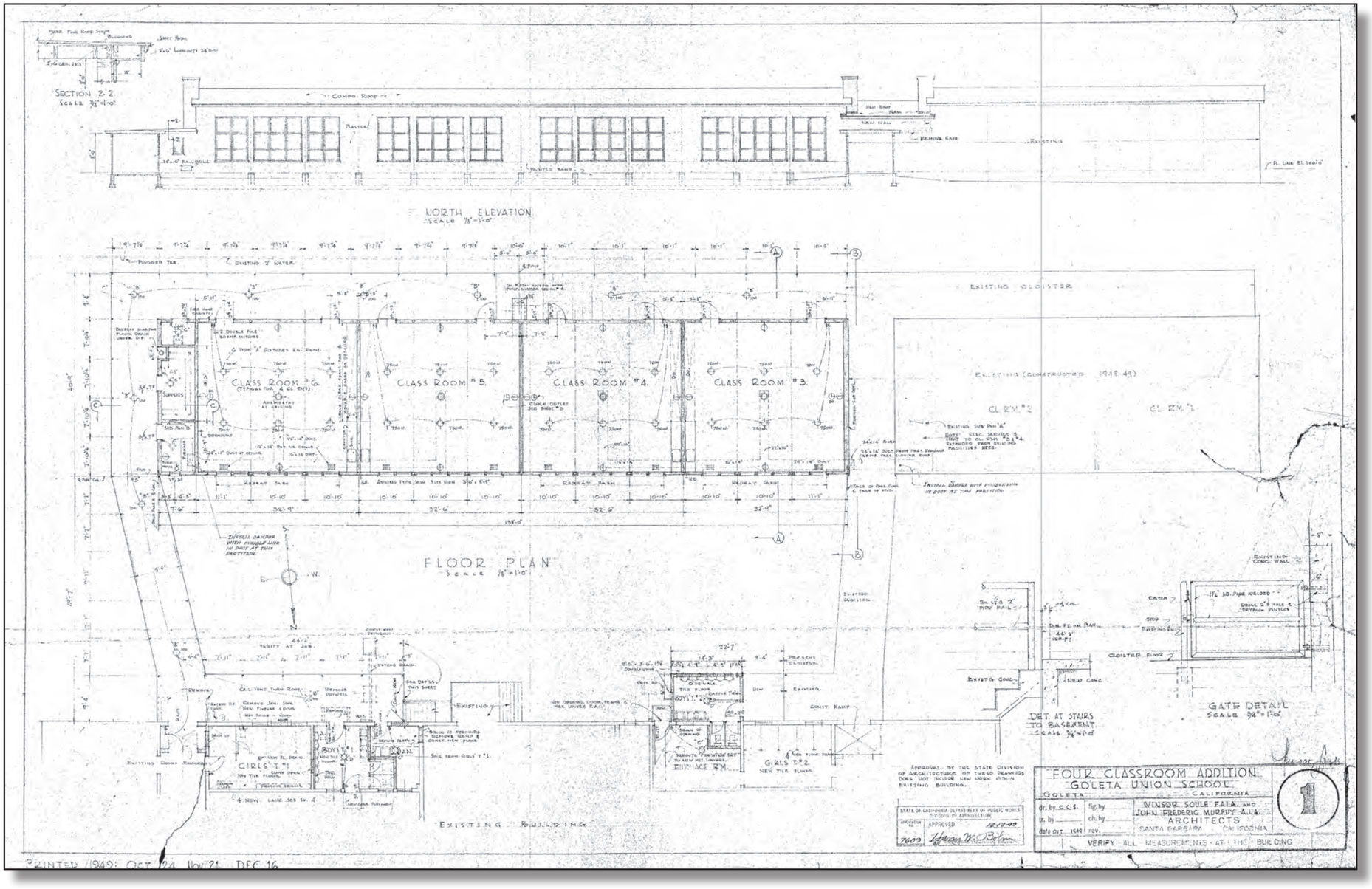
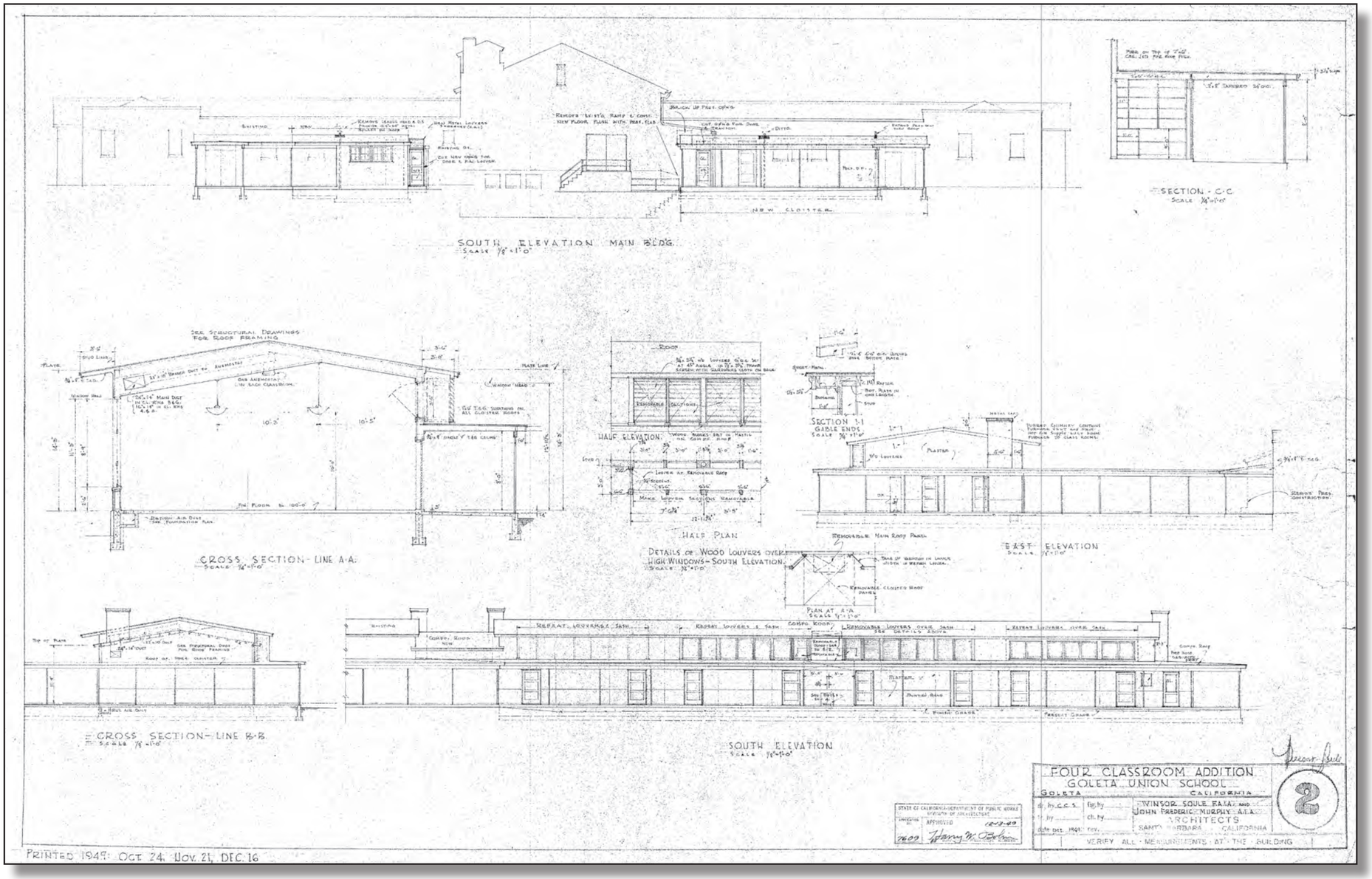


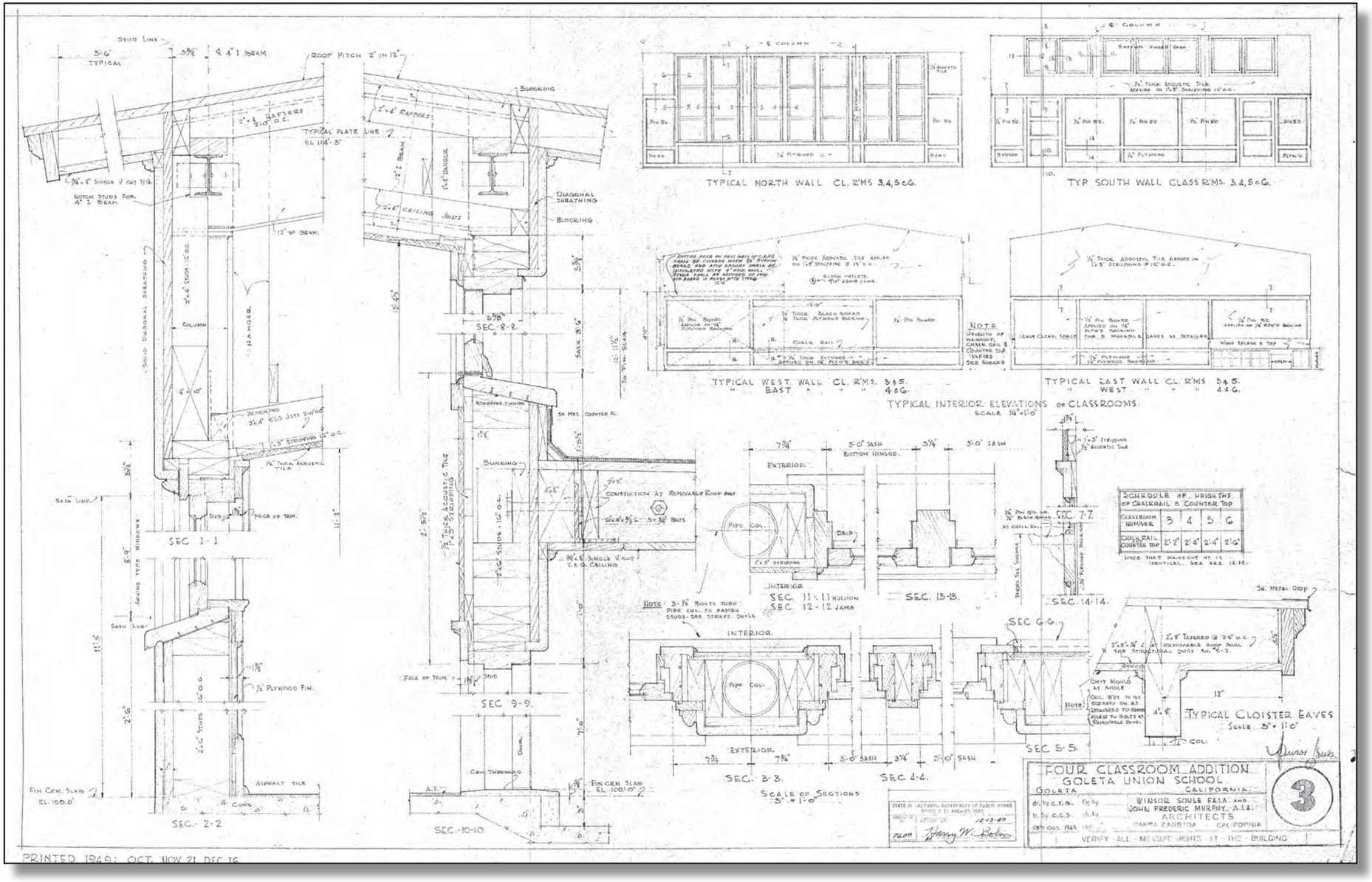
Original Roof Plan, Building A, 1926
Reproduced with unrealized new project, c. 1978.
Source: City of Goleta



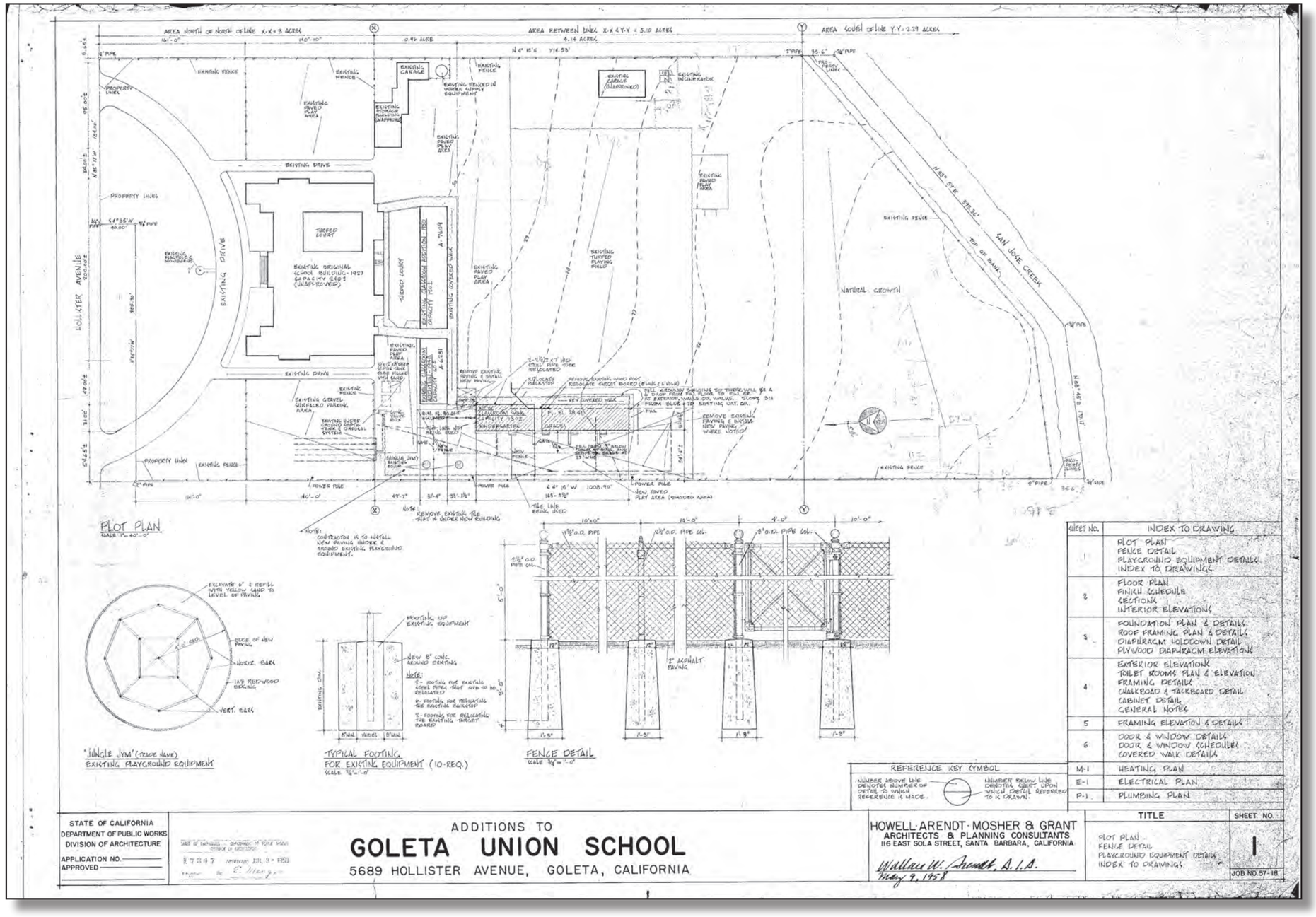
Original drawings, Building B, 1949
Source: City of Goleta



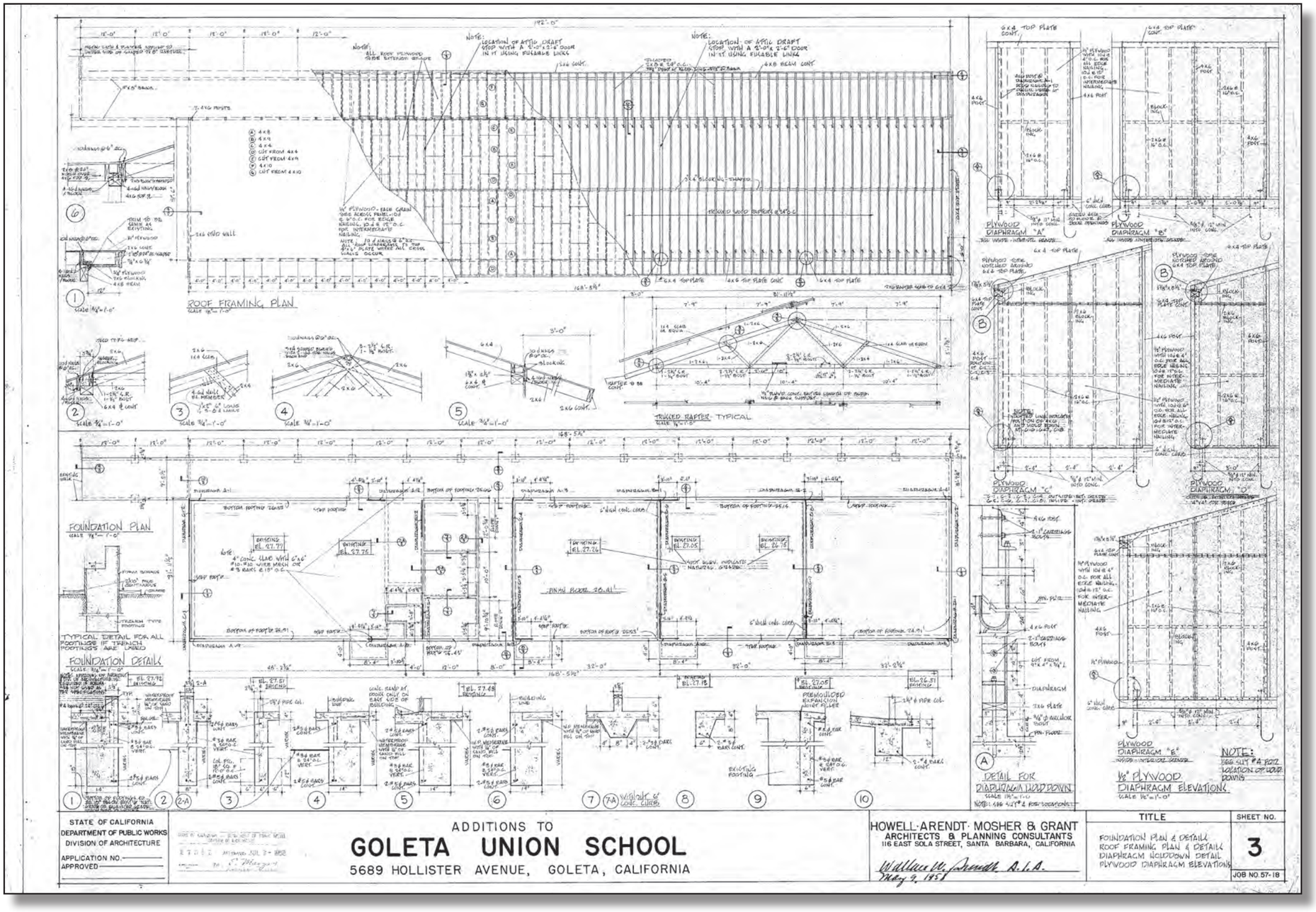
Original drawings, Building B, 1949
Source: City of Goleta



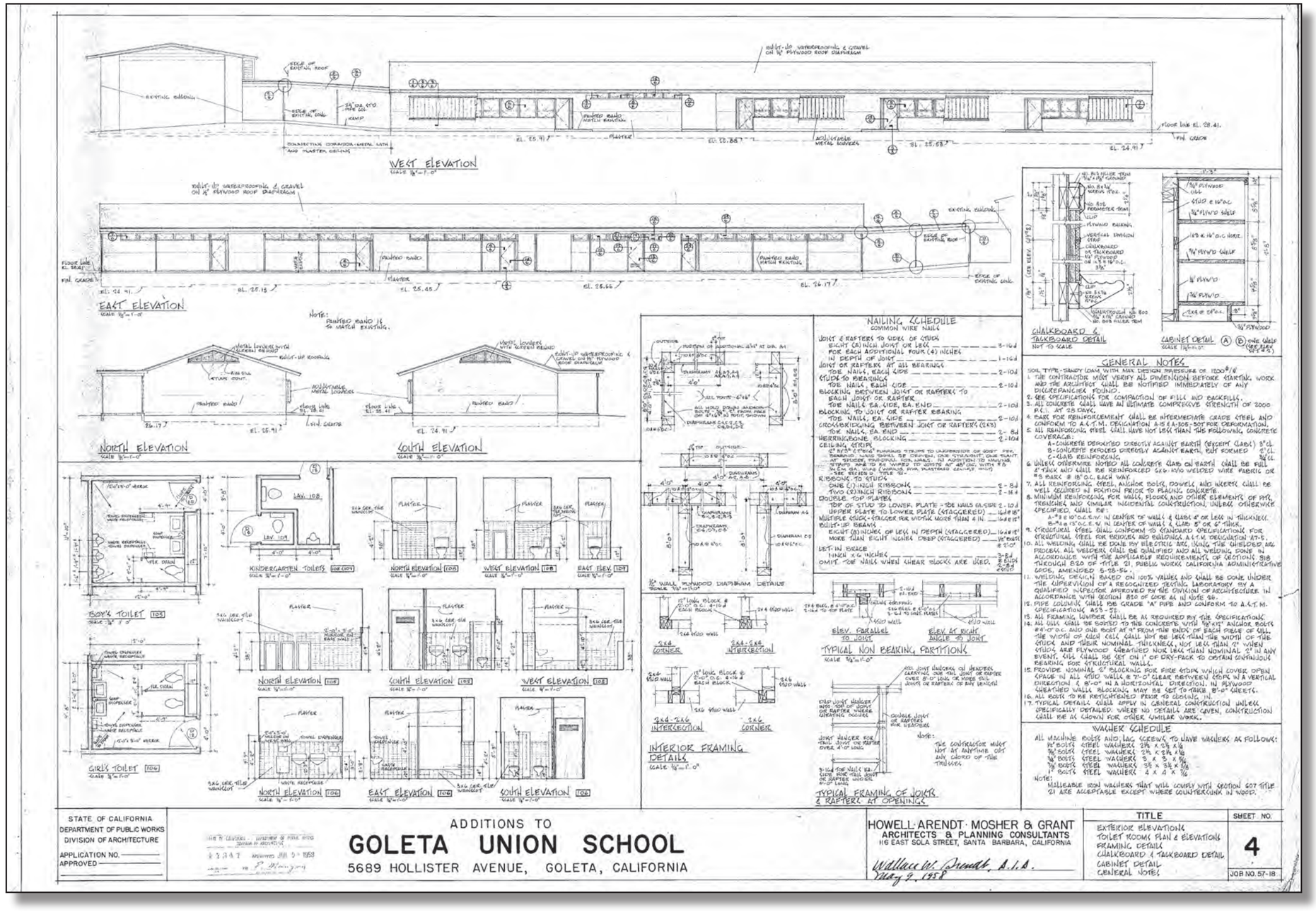
Original drawings, Building B, 1949
Source: City of Goleta



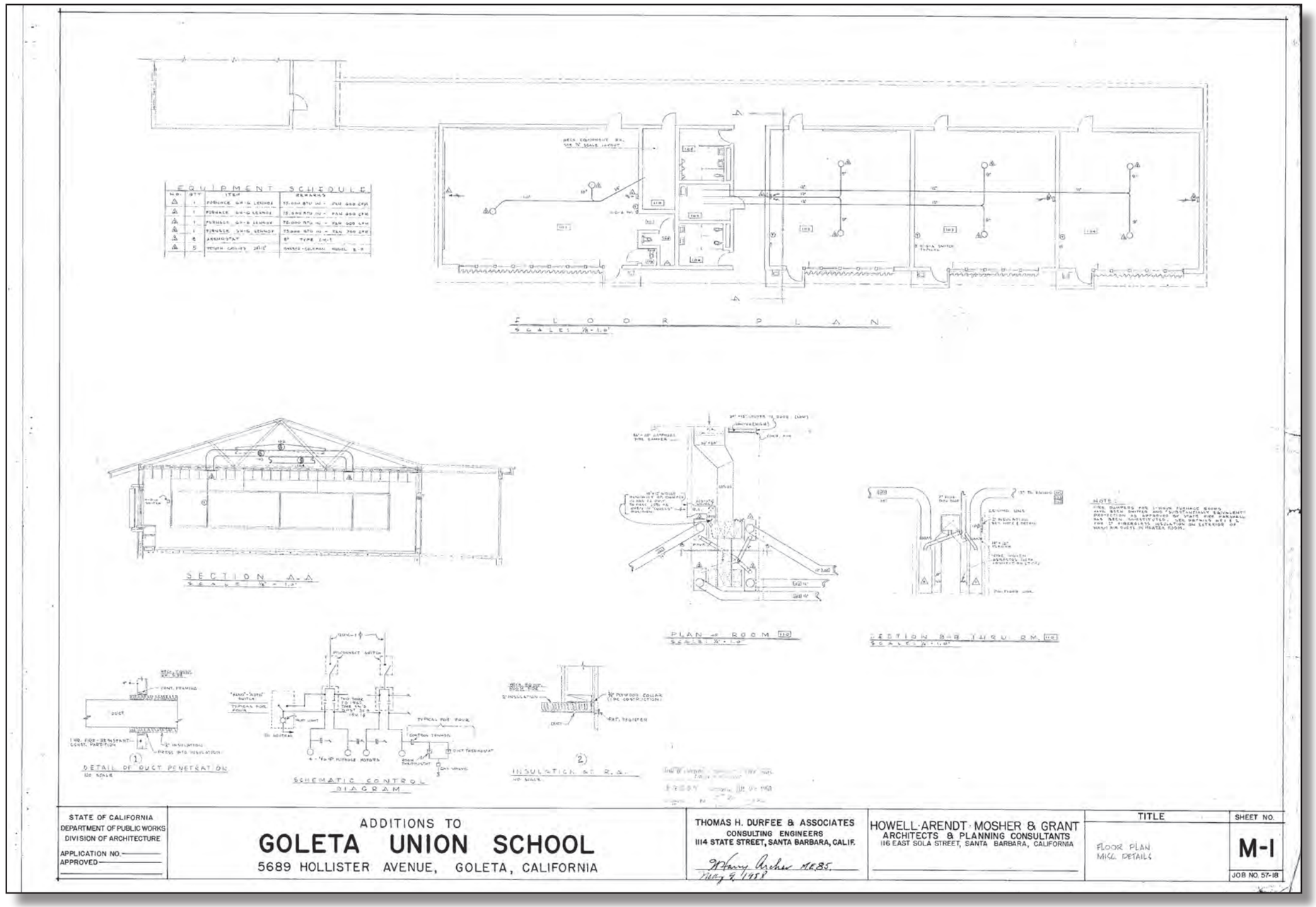
Original Drawings, Building C, 1958
Source: City of Goleta



Original Drawings, Building C, 1958
Source: City of Goleta



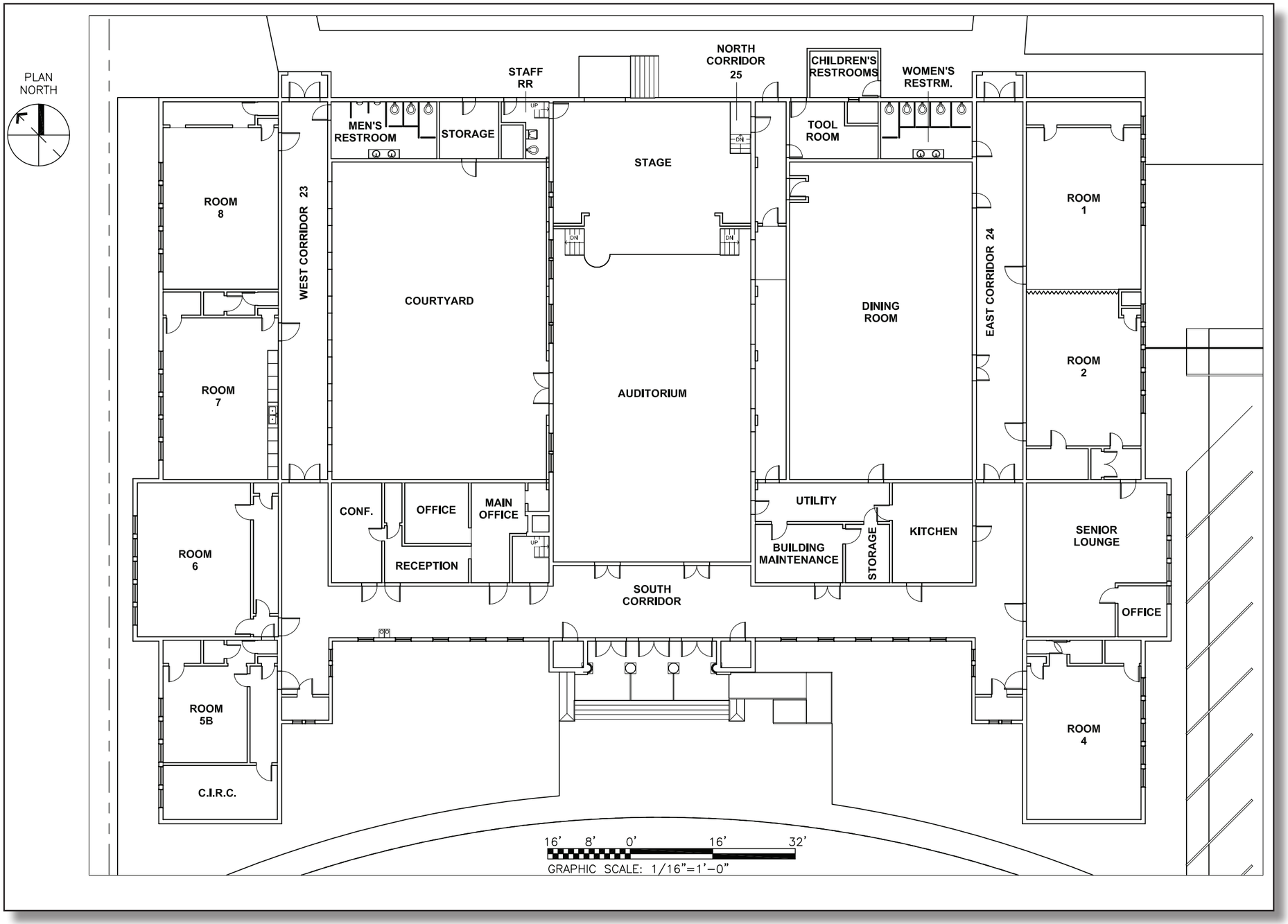
Original Drawings, Building C, 1958
Source: City of Goleta



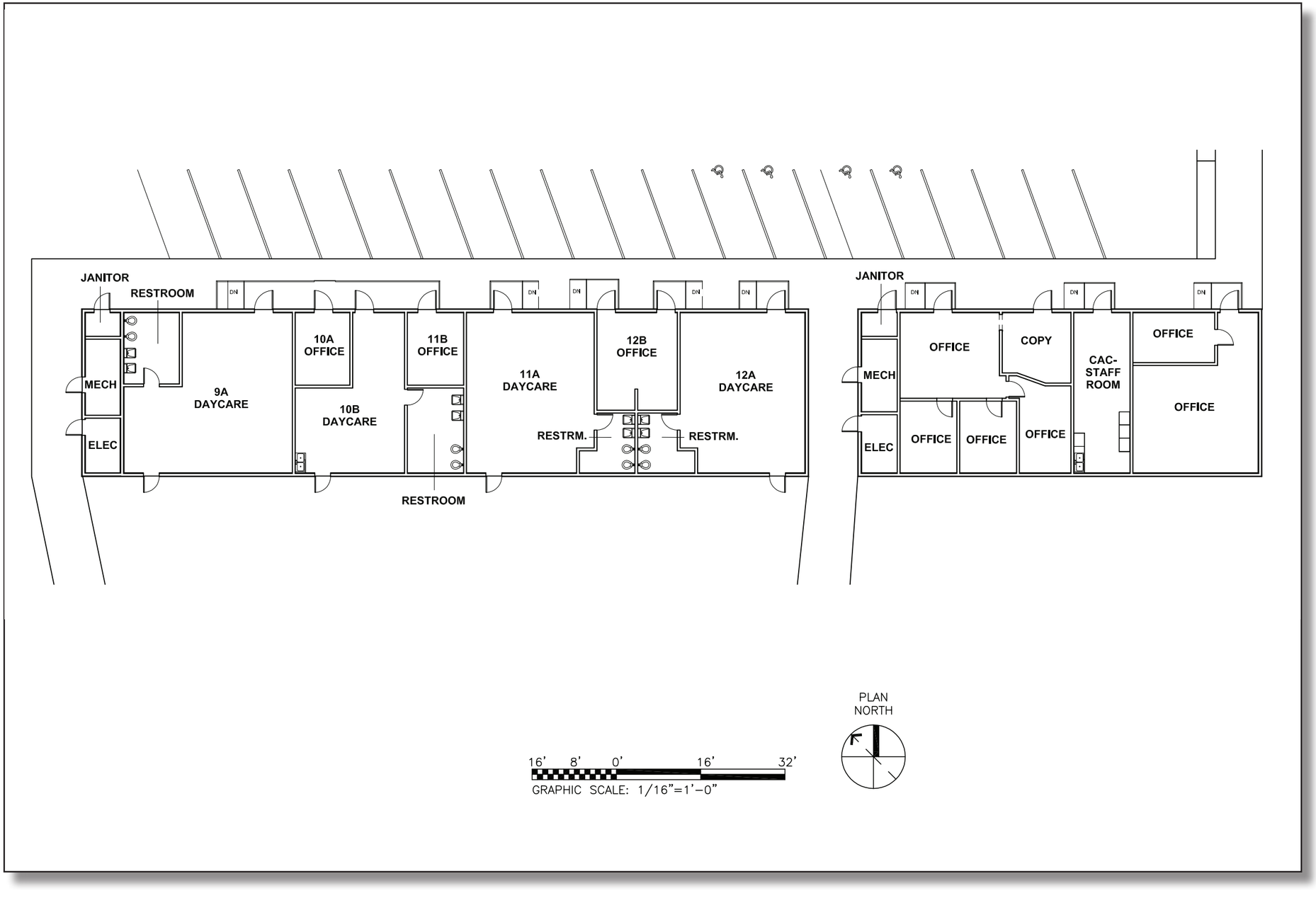
Original Drawings, Building C, 1958
(Original floor plan missing. Sheet M-1 included for reference)
Source: City of Goleta

APPENDIX B

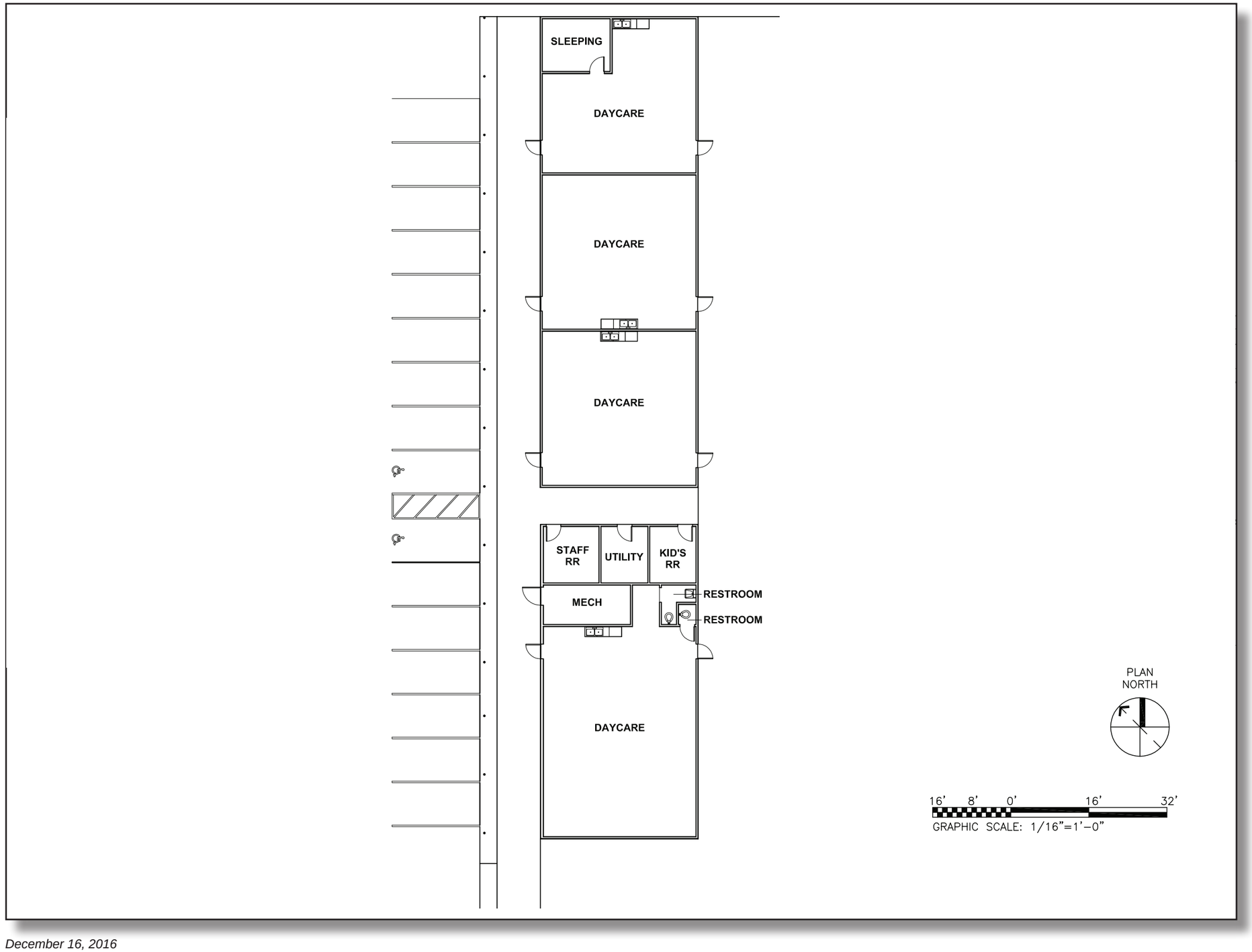
CURRENT FLOOR PLANS FOR BUILDINGS A, B, C



Current Floor Plan, Building A, 2016, RNT Architects
Source: City of Goleta



Current Floor Plan, Building V, 2016, RNT Architects
Source: City of Goleta



Current Floor Plan, Building C, 2016, RNT Architects
Source: City of Goleta

APPENDIX C

IMAGES OF SELECTED ARCHITECTURAL TERMS

1. Transom
2. Front gable
3. Frieze
4. Portico (porch)
5. Sill band
6. Bay
7. Eave
8. Arched pattern
9. Relief
10. Water table

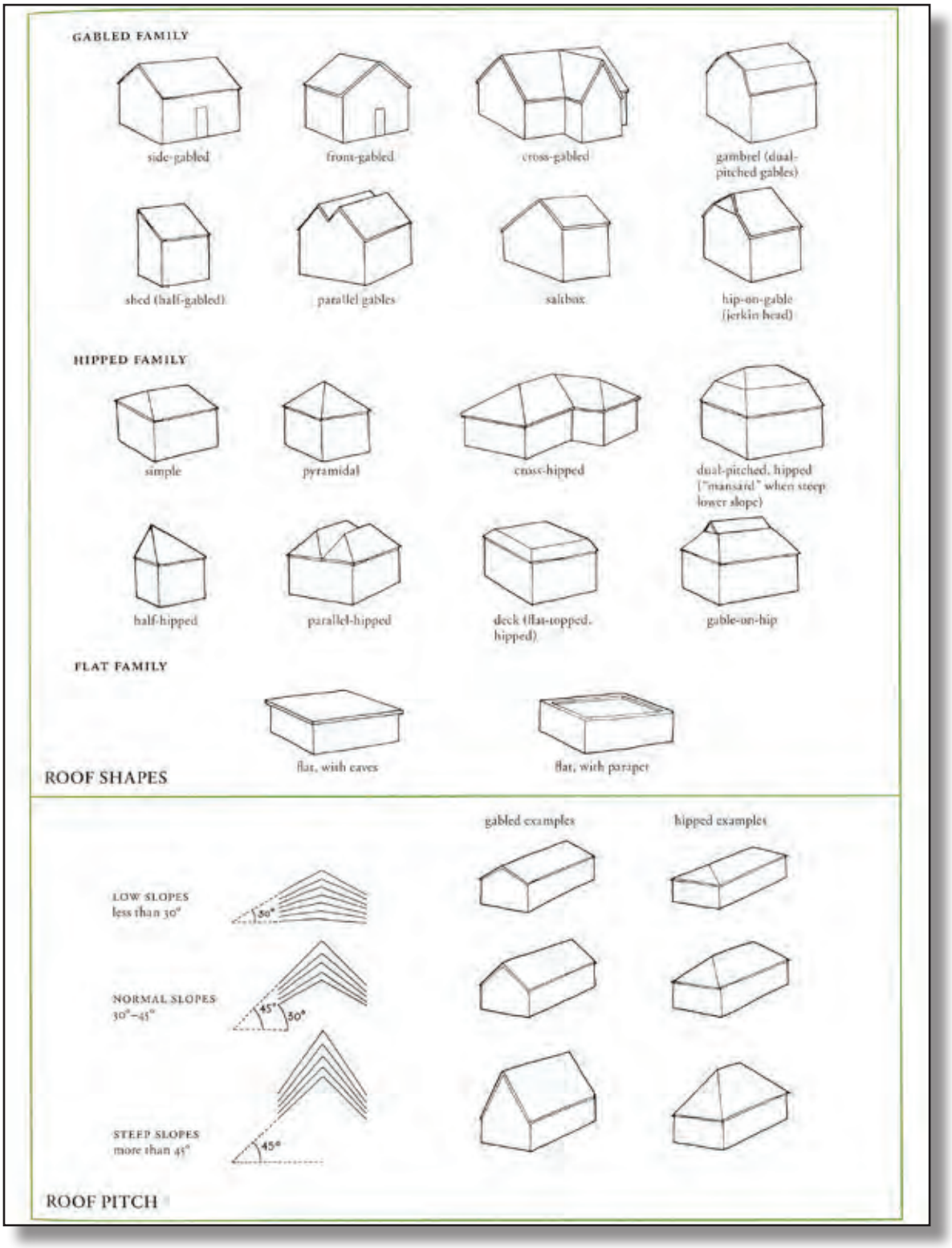
11 Pilaster (attached column)
12 Rafter
13 Multi-light (multiple panes of glass)
14 Paneled door with transom
15 Chair rail
16 Single light (single pane of glass)
17 Plastered bracket

18 Tongue and groove ceiling

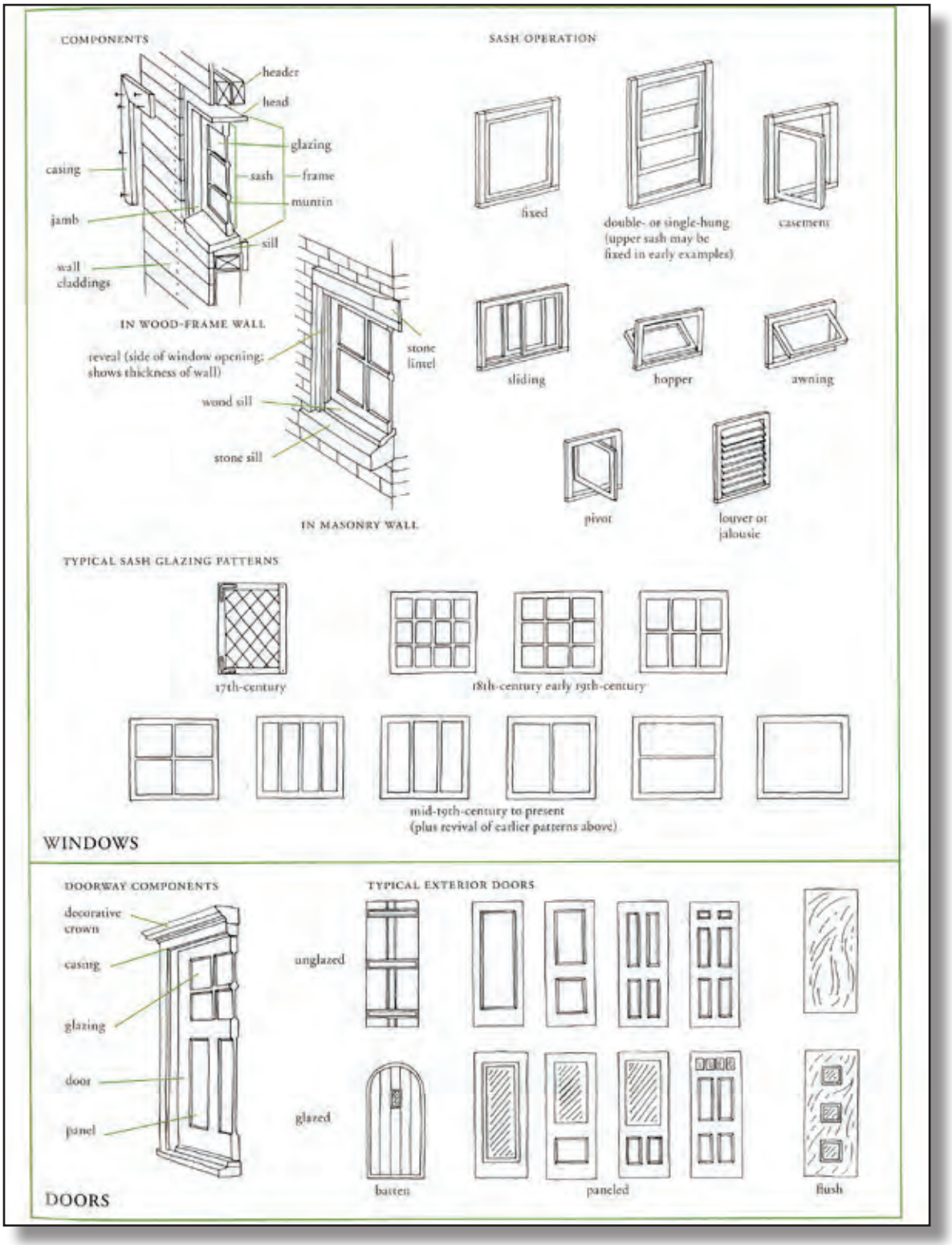
19 Breezeway

20 Clerestory

Images of common roof shapes and window types are on the following pages.



Source: Excerpt from A Field Guide to American Houses*, Viriginia McAlester, 2013.*

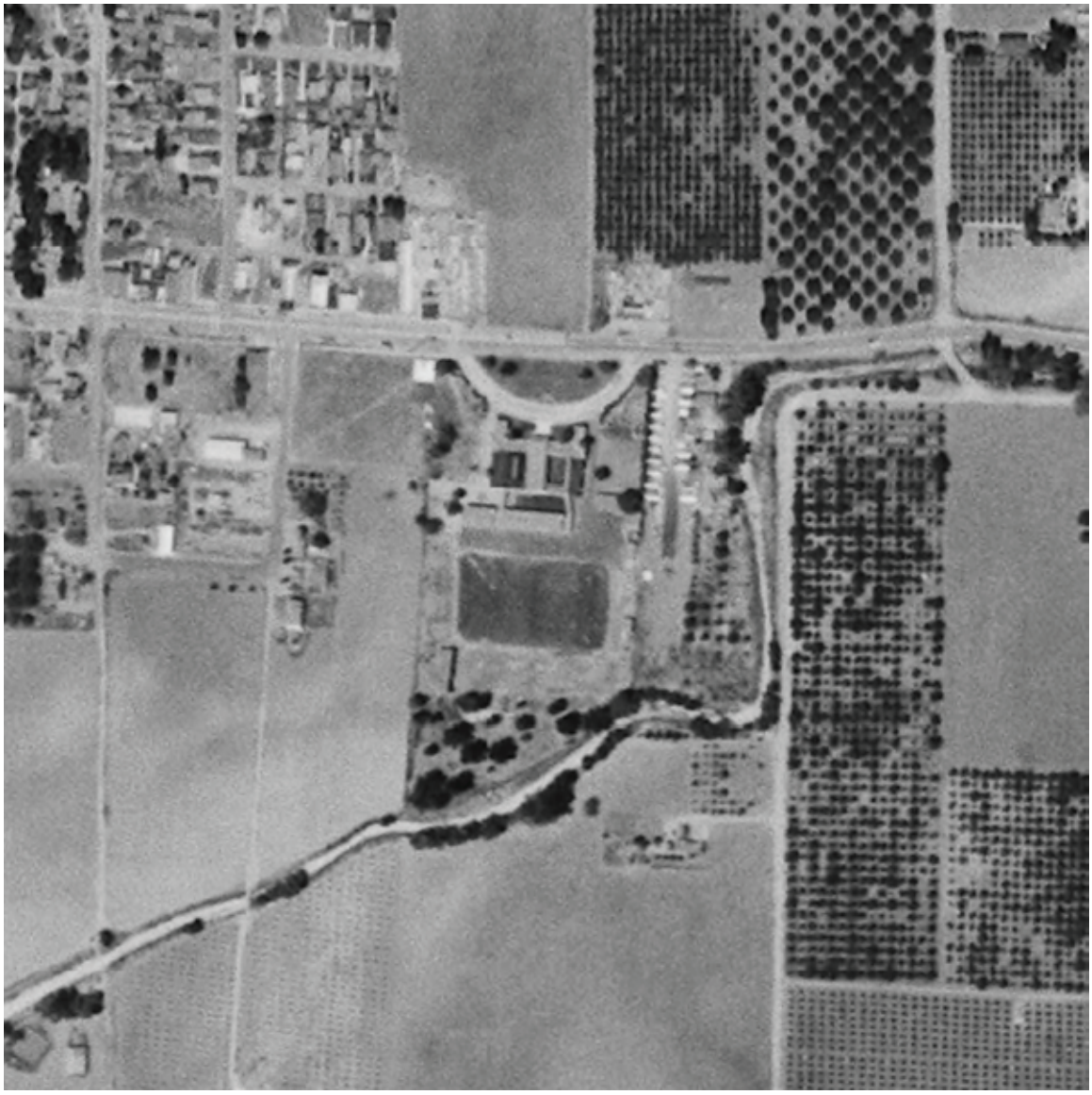


Source: Excerpt from A Field Guide to American Houses, *Viriginia McAlester, 2013.*

APPENDIX D

HISTORIC AERIALS PHOTOGRAPHS

1947 Aerial Photograph
Source: HistoricAerials.com



1953 Aerial Photograph,
Source: HistoricAerials.com

1967 Aerial Photograph
Source: HistoricAerials.com

APPENDIX E

HISTORIC PHOTOGRAPHS

Laying the cornerstone for the Goleta Union School in 1927.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.427, dated 1976.

Undated photopgraph of the Goleta Union School.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.429, Robert Albright Photography.

Early undated photograph of Goleta Union School.
Source: Goleta Historical Society, school files.

Students in front of the Goleta Union School, September 15, 1931.
Source: Goleta Historical Society, school files.

Undated photograph of the Goleta Union School.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.430.

Faculty and staff in the east patio of Goleta Union School, May 1951.
Source: Goleta Historical Society, school files.

War memorial marker in front of the Goleta Union School, May 1965.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.442, Santa Barbara Press.

War memorial marker and flag raising in front of the Goleta Union School, May 1965.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.442, Santa Barbara Press.

The Goleta Union School on October 5, 1978.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.428.

Goleta Union School principal Ian J. Crow with Mrs. Chester Rich, the first PTA president, principal at the time of the school's opening Hall D. Caywood, and Mrs. Isabella Waugh who taught at the school (l-r), 1976.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.424, Santa Barbara Press.

Principal Ian J. Crow, first PTA president Mrs. Chester Rich, teacher Mrs. Isabella Waugh, and former principal Hall D. Caywood (l-r), 1976.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.425, Santa Barbara Press.

Former principal Hall D. Caywood, teacher Mrs. Isabella Waugh, first PTA president Mrs. Chester Rich, and principal Ian J. Crow (l-r), 1976.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.426, Santa Barbara Press.

Former principal Hall D. Caywood, teacher Mrs. Isabella Waugh, first PTA president Mrs. Chester Rich, and principal Ian J. Crow (l-r) in the enclosed patio, 1976.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.422, Santa Barbara Press.

Sorting books in the auditorium, c.1976.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.431, photo by Rafael Maldonado.

The north facade of the 1949-50 classroom building, as seen from the rear of the main building, July 10, 1979.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.434.

Rear (south) facade of the main building with the two-sided bell tower, c.1979.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.435.

Mural and concrete door surround in the enclosed west patio (dining room), September 6, 1979.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.436, Ray Borges Photos.

Mural and concrete door surround in the enclosed west patio (dining room), September 6, 1979.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.437, Ray Borges Photos.

Modular portable buildings housing Goleta Union School District offices at the front west parking area of the Goleta Valley Community Center (formerly Goleta Union School), October 10, 1979.
Source: Goleta Historical Society, Steve Sullivan files, 98.01.438, Santa Barbara Press News.

APPENDIX F

QUALIFICATIONS

JOHN D. LESAK, AIA, FAPT, LEED AP
Principal-in-Charge

EDUCATION

Verona, Italy, Coursework in the conservation of stone and marble, 2002
University of Illinois, Urbana-Champaign, Master of Architecture (Structures Option), 1993
University of Illinois, Urbana-Champaign, Bachelor of Science, Architecture, 1990
Versailles, France Study Program, 1989-1990

REGISTRATION

California Architect: C26607
LEED Accredited Professional

AFFILIATIONS

City of South Pasadena Cultural Heritage Commission 2005-2014 (Chair 2009, 2010, 2014)
AIA|LA Historic Resource Committee, Vice-Chair
USC Masters of Historic Preservation program, Lecturer
Association for Preservation Technology's Sustainability & Preservation Technical Committee, Co-founder and past chair
Association for Preservation Technology, West Coast chapter, Past President
APT College of Fellows
APTi's 2009 Conference/Los Angeles, Chair
City of Los Angeles Mayor's Design Advisory Panel

HONORS & AWARDS

West Hollywood West Overlay District and Design Guidelines
2015 American Planning Association Award of Merit for Planning Best Practices

Glendale Masonic Temple
2016 *Los Angeles Business Journal* Commercial Real Estate Bronze Award

John D. Lesak, AIA, LEED AP, FAPT, is a Principal with Page & Turnbull and manager of the Los Angeles area office. With an interdisciplinary education in architecture, engineering, and materials science, John has specialized in the preservation, rehabilitation, repair, and reuse of historic structures since 1993. He has worked with numerous public clients throughout California and the U.S., including the U.S. General Services Administration, California State Parks, the University of California, and state municipalities including the cities of Los Angeles, West Hollywood, San Ysidro, Pasadena, Fullerton, Colma, San Diego, and Riverside.

During the course of his career, he has been privileged to serve as a historic architect on a number of award-winning preservation projects. He has co-authored published papers and lectured on seismic impacts, deterioration mechanisms and restoration of historic cladding systems. Concerns over the socio-cultural impact of environmental degradation led John to co-found and serve as past US-chair of Association of Preservation Technology International (APTi's) Sustainable Preservation Technical Committee. John has written and/or lectured on the relationship between green building and historic preservation for the APTi, Traditional Building magazine, the National Trust for Historic Preservation, the California Preservation Foundation, and the Municipal Green Building Conference and Expo. John currently teaches Architecture 557: Sustainable Conservation of the Historic Built Environment as a part-time faculty member at the University of Southern California – School of Architecture.

John meets the *Secretary of the Interior's Professional Qualification Standards* for Architecture and Historic Architecture.

PROJECT EXPERIENCE

- University of California, Los Angeles, CA.
  - Sunset Canyon Recreation Center, Historic Resource Evaluation (HRE)
  - University Extension Building, Historic Resource Evaluation (HRE)
  - Lab School, Peer Review (HRE)
- US General Services Administration
  - 11000 Wilshire Boulevard, Los Angeles, CA. Historic Resource Evaluation (HRE) and historic artifact inventory and treatment recommendations.
  - Point Fermin Light Station, San Pedro, CA. Historic Resource Analysis and Survey.
  - San Ysidro Border Crossing. Feasibility studies for relocation, interim use and adaptive re-use of historic border station.
  - US Federal Courthouse, Los Angeles, CA. Multiple contracts including feasibility analysis and Historic Structures Report.
  - US General Services Administration, Historic Building Preservation Plan Updates (multiple projects nationwide)
- SurveyLA Pilot Surveys, Los Angeles, CA
- AltaSea, City Dock #1 Master Plan Consultation, San Pedro, CA
- Orange Coast College Historic Structures Report, Costa Mesa, CA
- Greek Theatre, Griffith Park, Los Angeles, CA. Historic Preservation Consultant
- Old Orange County Courthouse Facade Repair and Maintenance, Santa Ana, CA
- Los Angeles Federal Courthouse, Los Angeles, CA. Historic Structures Report, Reuse Treatment Guidelines, Accessibility Studies. Principal-in-Charge
- Glendora City Hall, Glendora CA. Section 106. Principal-in-Charge
- City of Riverside On-call Cultural Resources Consultation, Riverside, CA
- San Ysidro Reconnaissance Survey and Historic Context Statement, San Ysidro, CA
- Arroyo Grande Historic Context Statement, Arroyo Grande, CA. HCS and partial historic resource survey and Mills Act Program Recommendations. Principal-in-Charge.

FLORA CHOU, LEED AP

Project Manager, Cultural Resources Planner

EDUCATION

Columbia University, M.S. Historic Preservation, 2004
Claremont McKenna College, B.A. in International Relations and History, 1997

REGISTRATION

LEED Accredited Professional

AFFILIATIONS

Docomomo US, Board Member
Friends of the Michael White Adobe, Board Member
Los Angeles Conservancy
Docomomo Southern California

HONORS & AWARDS

West Hollywood West Neighborhood Preservation Overlay Zone and Design Guidelines
2015 American Planning Association Los Angeles Award of Merit for Planning Best Practices

Glendale Masonic Temple
2016 *Los Angeles Business Journal* Commercial Real Estate Bronze Award

As a Cultural Resources Planner, Flora researches and evaluates sites for their historic status eligibility, prepares a variety of reports including Historic Resources Evaluation Technical Reports, Context Statements, Preservation Plans, and Landmark Nominations, reviews projects for their compliance with applicable standards and guidelines, and assists with conditions assessments and treatment guidelines. Her experience with historic sites ranges from mid-19th century adobe structures to mid-20th century modern buildings. She works to integrate historic preservation with urban planning, sustainable design, and community development and incorporating diverse cultural resources more fully into the field.

Flora was most recently a Preservation Advocate for the Los Angeles Conservancy, where she spent over five years applying a wide range of historic preservation methods, practices, and tools from the *Secretary of the Interior's Standards* and Section 106 to CEQA and local ordinances. Her responsibilities included assessing the eligibility of potential historic resources for local, state, and national historic designation in determining the Conservancy's advocacy strategy, and evaluating the impact to historic resources from proposed development projects and planning policy. She also researched, reviewed, and assisted in preparing various nominations and provided technical support to the public. Additionally, Flora has served on the national board of Docomomo US, a non-profit organization dedicated to the documentation and conservation of buildings, sites and neighborhoods of the modern movement, since 2012.

Flora meets the *Secretary of the Interior's Professional Qualification Standards* for Architectural Historian.

SELECT PROJECT EXPERIENCE

Historic Resource Evaluations (HRE)

- University of California, Los Angeles, CA
  - Sunset Canyon Recreation Center, HRE.
  - University Extension Building, HRE.
  - Faculty Center, HRE.
- 1675 Howard Street, San Francisco, CA. HRE, Part II.
- 2580 Broadway Street, San Francisco, CA. HRE Part I & II.
- 1146 Tower Road, Beverly Hills, CA. HRE.
- 324 Florida Avenue, San Bruno, CA. HRE.
- 357 N. Beverly Drive, Beverly Hills, CA. HRE.
- 425-429 N. Palm Drive, Beverly Hills, CA. HRE.
- Point Fermin, San Pedro, CA. Historic Resource Analysis
- 9720 Wilshire Blvd (Perpetual Savings Building), Beverly Hills, CA. HRE.
- 110 Rancho Road, Sierra Madre, CA. HRE.
- Grand View Properties, Los Angeles, CA HRA.

DPR Forms / Supplemental Information Forms

- 79 Midcrest Way, San Francisco, CA Supplemental Information Form
- 1564 S. Santa Anita Ave., Arcadia, CA, DPR Forms A and J,

Feasibility / Design Studies

- AltaSea at City Dock No.1, Los Angeles, CA
- US Courthouse, 312 N. Spring Street, Los Angeles, CA
- LA Plaza Cultural Village, Los Angeles, CA.
- Anderton Court, Beverly Hills, CA

Historic Resource Technical Reports

- Weddington House, North Hollywood, CA
- Sears Building, Westfield Topanga, Los Angeles, CA

KIMBERLY McCARRON, LEED AP
Designer

EDUCATION

University of Southern California, Master of Architecture and Certificate of Heritage Conservation, 2012
University of Washington, Bachelor of Arts in Architectural Studies, 2007

REGISTRATIONS

USGBC, LEED AP

AFFILIATIONS

Society of Architectural Historians - Southern Cal Chapter, Board Member
Association for Preservation Technology
Historic Real Estate Development Certificate

HONORS & AWARDS

APT Emerging Professionals Grant
NAPC Grant Recipient
AIC Grant Recipient

Kimberly's passion for sensitive architectural design in historic buildings and their surrounding urban framework stems from her travels across the country and studies in Europe. By immersing herself in the story of each project, she uses its past history to inform the future design decisions. She is particularly interested in the roll of sustainable practices in underutilized and abandoned buildings.

Kimberly's recent professional work at firms in Columbus, OH and Philadelphia, PA focused on specialized historic preservation projects that ranged from State Capitols to local treasures, design guidelines and resource surveys. From preparation of feasibility and master plans to full construction documents, Kimberly utilizes her skillset and background to deliver a thoughtful approache to her projects.

Kimberly meets the *Secretary of Interior's Professional Qualifications Standards* for Architecture and Historic Architecture.

PROJECT EXPERIENCE

Preservation Architecture
- Hillside Residence, Pasadena, CA. Single family residence renovation.
- Leo Carrillo Ranch Historic Park, Carlsbad, CA. Stables rehabilitation and chicken coop reconstruction for event center/restrooms.
- Dam Keeper's House and Amphitheater, Grigg's Reservoir, Columbus, OH. Restoration and addition for event center.*
- LeVeque Tower Offices, Columbus, OH. Tenant improvements at office and condos.*
- Roxboro House at Philadelphia University, Philadelphia, PA. Renovation/ restoration for the Senator Arlen Specter Center.*
- Washington Crossing Historic Park, Bucks County, PA. Site Improvements.*

Preservation Planning
- City of Torrance, CA. Historic Preservation Ordinances and Preservation Plan.
- City of Cape May, NJ. Intensive-level Survey.*
- Tacony-Disston Historic District, North Philadelphia, PA. Reconnaissance Survey*
- City of Paterson, NJ. Design Guidelines.*
- City of Oak Park, IL. Design Guidelines.*

Historic Resource Evaluations (HRE)
- University of California, Los Angeles, CA
  - Franz Hall Tower, HRE.
  - Warren Hall, HRE.

Conditions Assessment / Re-Use Studies
- Caltech Kerckhoff Marine Lab, Corona del Mar, CA. Feasibility Study for rehabilitation of existing marine biology research center.
- The Ridges at Ohio University, Athens, OH. Historic Lunatic Asylum. Conditions assessment for immediate repairs and Comprehensive Master Plan.*
- Children's Museum, Stager-Beckwith Mansion, Cleveland, OH. Feasibility study for renovation of a historic estate.*
- Wyandot County Courthouse, Upper Sandusky, OH. Scope assessment of tower and envelope.*
- Carnegie Library, 8th & K, Washington, DC. Envelope study.*
- New Jersey Executive State House, Trenton, NJ. Envelope Repair and Preservation Plan.*

**Work performed at prior firm.*