

**Successor Agency to the former Santa Barbara County
Redevelopment Agency
Draft Long-Range Property Management Plan
970 Embarcadero Del Mar - aka “The Medical Clinic”**

This portion of the Long-Range Property Management Plan (LRPMP) for the Medical Clinic Property located at 970 Embarcadero Del Mar (Attachment A – Map) includes all of the elements required by Health & Safety Code Section 34191.5(c) as well as the appropriate supporting documentation.

(A) The date of the acquisition of the property and the value of the property at that time, and an estimate of the current value of the property.

The property was acquired by the former Redevelopment Agency on May 15, 2008. The purchase price paid for the property, which represented its value at the time of purchase, was \$2,600,000. The estimated current value of the property is \$1,650,000, as further explained in Item (D) below.

(B) The purpose for which the property was acquired.

The property was purchased for the purpose of fulfilling the vision for the site identified in the Isla Vista Master Plan which was to provide parking in the downtown area and/or for the existing building to be demolished and the site to be unified with the surrounding Anisq ‘Oyo’ Park.

(C) Parcel data, including address, lot size, and current zoning in the former agency redevelopment plan or specific, community or general plan.

The property is 11,288 square feet in size, designated as Assessor's Parcel No. 075-163-014 and is addressed as 970 Embarcadero Del Mar. Attachment A provides a map showing the location of the property. The site is zoned C-2 (Retail Commercial).

(D) An estimate of the current value of the parcel including, if available, any appraisal information.

The estimated current value of the property is \$1,650,000. This valuation is based on an appraisal commissioned by the Successor Agency on July 10, 2013 and prepared by Steve Schott of Schott & Company. A copy of the current appraisal is attached as Attachment B.

(E) An estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.

The property generates \$3,100 per month in revenues derived from leasing a 3,110 square foot portion of the existing 9,000 square foot building to the Santa Barbara Neighborhood Clinic. There is no contractual requirement related to disposition of the revenues collected. These revenues are currently collected and distributed to the taxing entities.

(F) The history of environmental contamination, including designation as a brownfield site, any related environmental studies, and history of any remediation efforts.

There is no known history of contamination at the subject site.

(G) A description of the property's potential for transit-oriented development and the advancement of the planning objectives of the Successor Agency.

Because of its limited size and remote location distant from other transit facilities, the property has limited potential for transit-oriented development. The Isla Vista Master Plan specifies that the site be converted to park space and unified with the surrounding Anisq 'Oyo' Park.

(H) A brief history of previous development proposals and activity, including the rental or lease of property.

The clinic building was constructed prior to 1979 as a "Services Center". Several permit records subsequent to 1979 show additions to the original building and the establishment of a dental office and lab on the property. The site has been used for medical purposes since it was originally developed.

At the time the property was acquired by the former Redevelopment Agency on May 15, 2008, the medical clinic building was occupied by the Santa Barbara Neighborhood Clinics (SBNC). Upon purchase of the property, the former RDA entered into a lease agreement with SBNC for a portion of the existing building. The terms of the lease were amended twice prior to the RDA's dissolution. SBNC continues to lease approximately 3,110 square feet of the building at a cost of \$1 per square foot per month or a total of \$3,110 per month.

Use and Disposition [Health & Safety Code Section 34191.5(c)(2)]:

Address the use or disposition of all of the properties in the Community Redevelopment Property Trust Fund. Permissible uses include 1) Retention of the property for governmental use pursuant to subdivision (a) of Section 34181, 2) Retention of the property for future development, 3) Sale of the property, or 4) Use of the property to fulfill an enforceable obligation. The plan shall separately identify and list properties in the trust dedicated to governmental use purposes and properties retained for purposes of fulfilling an enforceable obligation. With respect to the use or disposition of all other properties, all of the following shall apply:

- (A) If the plan directs the use or liquidation of the property for a project identified in an approved redevelopment plan, the property shall transfer to the city, county, or city and county.*
- (B) If the plan directs the liquidation of the property or the use of revenues generated from the property, such as lease or parking revenues, for any purpose other than to fulfill an enforceable obligation or other than that specified in the bullet directly above, the proceeds from the sale shall be distributed as property tax to the taxing entities.*
- (C) Property shall not be transferred to a successor agency, city, county, or city and county, unless the long-range property management plan has been approved by the oversight board and the Department of Finance.*

Use and Disposition of the Property

1. Government Use [§34181(a)]

Agreement to Provide Medical Services to the Indigent with Santa Barbara Neighborhood Clinics

The County contracts with Santa Barbara Neighborhood Clinics (SBNC) to provide medical care to homeless people at the Medical Clinic at 970 Embarcadero Del Mar. The County is required to provide medical services to the indigent pursuant to California Welfare & Institutions Code 17000. In furtherance of this responsibility, the Santa Barbara County Public Health Department (SBCPHD) operates five public health care centers and three satellite health care centers based in homeless shelters and partners with five contracted community clinics in areas where the PHD does not operate centers. Combined, the system of care conducts more than 130,000 patient visits annually – regardless of patients’ ability to pay. In the Isla Vista area, the County PHD contracts with a local Federally Qualified Health Center (FQHC), SBNC (also referred to as the Isla Vista Neighborhood Clinic), through the Public Health Department’s Health Care for the Homeless Grant program to provide care for the area’s homeless at the Santa Barbara Neighborhood Clinic located at 970 Embarcadero Del Mar, i.e., the “Medical Clinic” property. Since the inception of the Health Care for the Homeless Grant with the PHD in 1989, County PHD has continuously contracted with SBNC or its predecessor Isla Vista Health Projects, Inc. at the Isla Vista location for primary care services for the homeless by providing funds to cover the costs of such services. This relationship was deemed even more essential when in 2010 the Isla Vista homeless population was formally designated a Medically Underserved Population (MSSA 181a). The “Scope of Work and Purchasing Detail for Cooperative Agreement between the County of Santa Barbara and the Santa Barbara Neighborhood Clinics” provides clear documentation of this contractual relationship between the County and SBNC and is included with this Long-Range Property Management Plan as Attachment C. This agreement shows that the Medical Clinic property is used for a governmental purpose as defined by Health & Safety Code Section 34181(a).

Use of the Building for Isla Vista Project Area Committee Meetings

The Isla Vista Project Area Committee (IVPAC) was formed by the County of Santa Barbara Board of Supervisors in January 15, 2002 to serve as a citizen’s advisory committee in preparation of the Isla Vista Master Plan (IVMP). The IVMP is an approved redevelopment plan and a community planning document adopted by the County Board of Supervisors in August of 2007 that articulates the future vision for the community and provides a policy framework under which future development projects in the Isla Vista area are evaluated. The IVPAC was a governmental body comprised of local constituents who met on a regular and ongoing basis to provide feedback directly from the Isla Vista community to the County Planning & Development Department on various planning related issues. IVPAC meetings were staffed, supported and funded by the former Redevelopment Agency. Over the course of their governmental service, the IVPAC formally convened their meetings in office space located within the Medical Clinic building at 970 Embarcadero Del Mar from September 2009 to February 2012. IVPAC meeting minutes documenting the IVPAC’s use of the 970 Embarcadero Del Mar location, and which demonstrate

the building was used for a governmental purpose, are included as Attachment D of this Long-Range Property Management Plan.

2. **Project Identified in an Approved Redevelopment Plan [§34191.5(c)(2)(A)] and Governmental Use [§34181(a)]**

Health & Safety Code Section 34191.5(c)(2)(A) provides for the retention of property for a project identified in an approved redevelopment plan. The following projects are included in the former Redevelopment Agency's approved redevelopment plans and also serve a potential future governmental purpose as defined in 34181(a).

a. Community Center and Non-Profit Uses

The approved 1990 Redevelopment Plan for the Isla Vista Redevelopment Project identifies the development of a community center as a possible project for the former Agency (Section V.G.1) as well as the establishment of "non-profit uses" such as the Santa Barbara Neighborhood Clinic. Section VI.C.2 states:

The Agency is authorized to permit, establish, or enlarge public, quasi-public, institutional, or non-profit uses, including schools, community centers, auditoriums, and civic center facilities, parking facilities, transit facilities, libraries, hospitals, and educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations.

Further, Exhibit C of the approved 1990 Redevelopment Plan contains a list of redevelopment public improvements projects, including Playgrounds, Developed Parks, Parking Facilities and a Community Center. Page 12 of the former Redevelopment Agency's Five-Year Implementation Plan for the period 2007 – 2011 describes the community center project as a "General Improvement Project".

b. Parking Facilities

The Isla Vista area has been historically plagued by insufficient on-street parking dating back to the 1970's. Numerous planning studies have identified a severe lack in available on-street parking spaces during UCSB's class schedule, particularly in the eastern portion of Isla Vista near the UCSB campus. In addition to Isla Vista residents, both student and staff commuters park in the community during school hours and students who reside in on-campus dorms store their cars in Isla Vista rather than parking on campus because the University charges a substantial fee to park on campus while parking in Isla Vista is free. Numerous planning documents and approved redevelopment plans for the Isla Vista area identify the ongoing parking issue and include policies or projects intended to help alleviate existing conditions. For example, the 1990 Redevelopment Plan for the Isla Vista Redevelopment Project identifies parking facilities as a possible project for the former Agency (Section V.G.1). Section V.G.2 states:

The Agency may develop any real property owned or acquired by it in accordance with the goals and actions of this Plan.... In connection with such development it may cause,

provide, undertake or make provisions with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, open space, playgrounds and other public improvements necessary for carrying out the Plan in the Project Area.

Additionally, Section VI.C.2 states:

The Agency is authorized to permit, establish, or enlarge public, quasi-public, institutional, or non-profit uses, including schools, community centers, auditoriums, and civic center facilities, parking facilities, transit facilities, libraries, hospitals, and educational, fraternal, philanthropic and charitable institutions or other similar associations or organizations.

Further, Exhibit C of the approved 1990 Redevelopment Plan contains a list of redevelopment public improvements projects including Playgrounds, Developed Parks, Community Center, and Parking Facilities.

The Isla Vista Master Plan (IVMP), adopted by the Board of Supervisors in August of 2007, established a goal of providing centralized parking in the downtown area of Isla Vista in order to help facilitate the development of private mixed-use projects and provide additional off-street parking for the downtown commercial core. The “Parking & Transit” Section of the IVMP beginning on page 2-28 includes numerous goals, actions and policies which encouraged the former Redevelopment Agency (RDA) to actively provide additional parking in the downtown area of Isla Vista. The IVMP anticipated the use of redevelopment powers and tax increment financing to implement the goals related to the development of public parking. In essence, the former RDA, acting as a governmental body, was envisioned to carry out this function:

***Parking and Transit Action 2.3:** The RDA shall seek funding sources for the design, construction, and maintenance of potential public parking facilities within Isla Vista. (page 2-29)*

Additionally, the former Redevelopment Agency’s Bond Projects document dated December, 2007, which detailed preliminary descriptions of projects to be carried out with future bond proceeds, included a “Proposed Bond Expenditures” table which lists “Parking Lot Acquisition” and “Parking Lot Improvements” on page 2, describing a potential future project as “Acquire and develop site for a downtown surface parking lot.” It also describes a project to “Acquire sites for downtown parking, park expansion, and for future land swaps” Further, the Bond Projects document has a full page describing Land Acquisition: Embarcadero Loop Properties, with the following statements: “Project Goal: Work with willing sellers to increase the downtown parking supply, provide a venue for community events, and create a visually prominent core for the community and downtown.

c. Park Facilities

The Medical Clinic property is located in the southern portion of the Embarcadero Loop and bounded by Anisq ‘Oyo’ Park directly to the north and People’s Park and Perfect Park to the east. The Isla Vista Master Plan envisioned expansion of the existing park space and unification of these three parks which are currently fragmented by the existing medical clinic building. In several sections, the IVMP discusses proposed improvements to Anisq’Oyo’ Park including:

Open Space and Parks Action 2.1: *The RDA should work with IVRPD to expand the function of Anisq 'Oyo' Park to create a visually prominent core for the community and downtown and to provide a venue for community events. (p. 3-2)*

Properties inside the Embarcadero Loop should be encouraged to form new strategic partnerships that would allow them to relocate – potentially to new, mixed-use buildings facing the park – in order to free up additional land for park expansion. (p. 3-8)

More specifically, the IVMP contains several illustrations on pages 3-8, 3-9 and 4-24 detailing the progressive conversion of the Medical Clinic property from its existing, commercial nature to recreational open space. The illustrations show the existing building being removed and then eventually the underlying parcel developed with various configurations of recreational improvements. The accompanying text discusses how the existing entities located within the park area should explore strategic partnerships to allow them to relocate outside the park in order to free up the underlying land for park expansion. The enhancement of Anisq 'Oyo' Park is one of the five “Guiding Principles for Downtown Planning” identified in the IVMP (p. 4-10 & 4-11)

Additionally, the 1990 Redevelopment Plan for the Isla Vista Redevelopment Project identifies parks as possible projects for the Agency (Section V.G.1). Section V.G.2 states:

The Agency may develop any real property owned or acquired by it in accordance with the goals and actions of this Plan.... In connection with such development it may cause, provide, undertake or make provisions with other agencies for the installation, or construction of parking facilities, streets, utilities, parks, open space, playgrounds and other public improvements necessary for carrying out the Plan in the Project Area.

Exhibit C of the 1990 Redevelopment Plan contains a list of redevelopment public improvements projects, including Playgrounds, Developed Parks, Community Center, and Parking Facilities.

The Agency's 2007 Bond Projects document has a full page describing Land Acquisition: Embarcadero Loop Properties, with the following statements: “Project Goal: Work with willing sellers to increase the downtown parking supply, provide a venue for community events, and create a visually prominent core for the community and downtown.”

Further, the Agency's Proposed Bond Expenditures table describes a project to “Acquire sites for downtown parking, park expansion, and for future land swaps.” (p.2)

3. Bond Restrictions

There are restrictions on the use of the property because it was purchased with tax-exempt bond proceeds (from the County's 2008 Certificates of Participation (COPs)). These restrictions are contained in federal law and the Tax Certificate tied to the 2008 COPs. The 2008 Repayment Agreement between the Successor Agency and the County tied to the 2008 COPs is an approved enforceable obligation of the Successor Agency. Government and 501(c)(3) non-profit uses are permissible and consistent with this enforceable obligation.

Conclusion

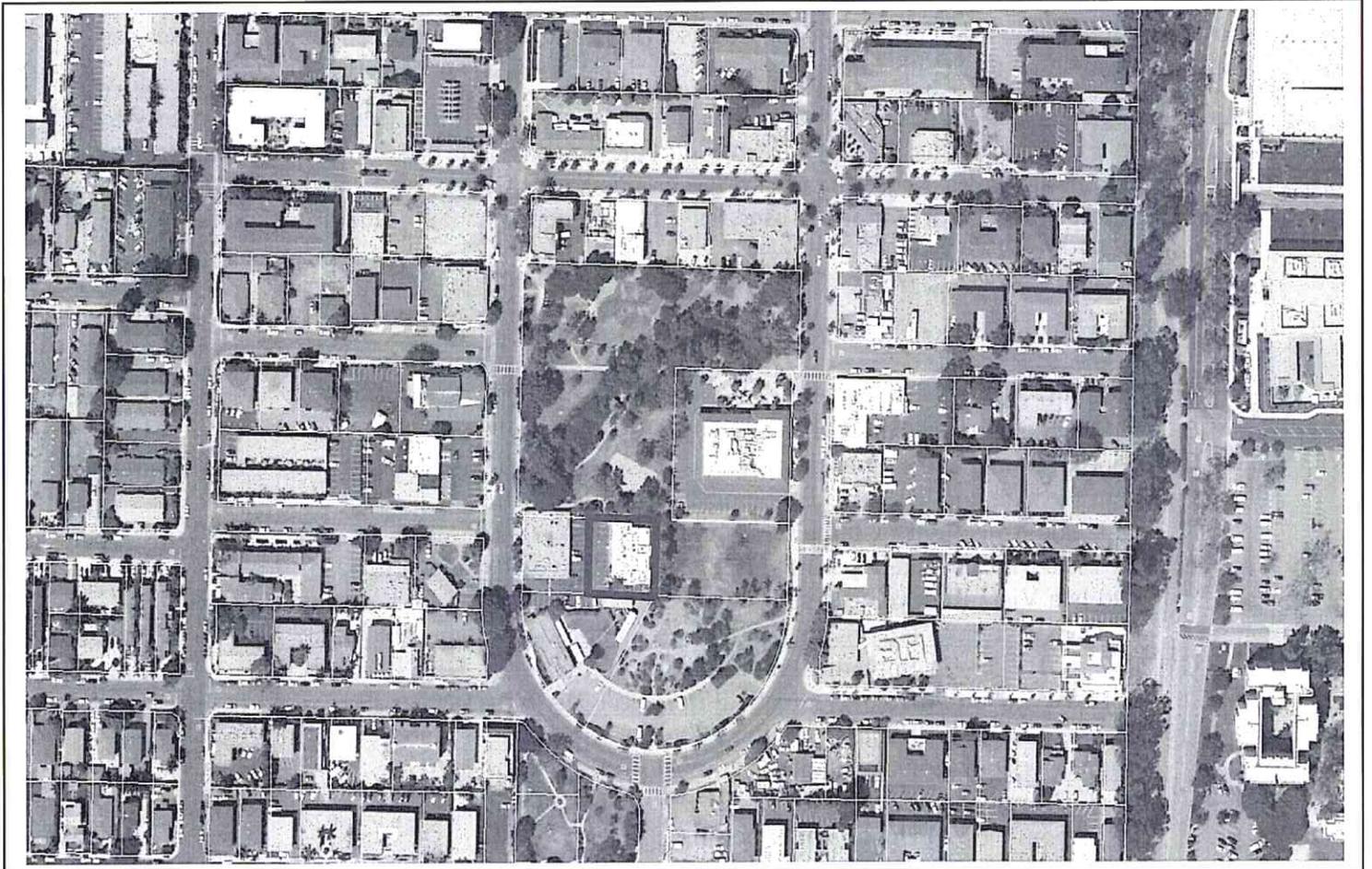
The Successor Agency directs that the Medical Clinic property be retained by the County of Santa Barbara for government use pursuant to Section 34181(a) at no cost to the County for the governmental purpose of providing medical services and/or other governmental purposes, as authorized pursuant to Health and Safety Code Sections 34181(a) and 34191.5(c)(2).

As an independent and alternative basis for a no-cost transfer of the Medical Clinic property to the County, the Successor Agency directs that the property be used for a potential project identified in an approved Redevelopment Plan, i.e. as a community center and/or park facilities and/or parking lots and/or nonprofit uses, as authorized pursuant to Health and Safety Code Section 34191.5(c)(2)(A).

Attachments:

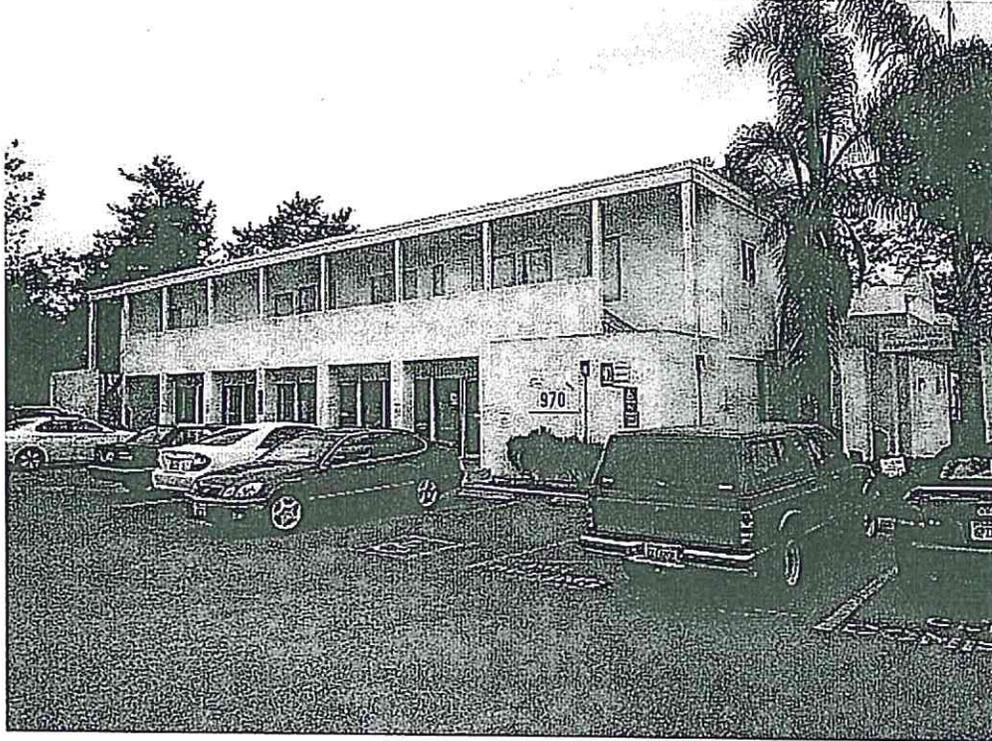
- A. Site Map
- B. Appraisal of Property dated July 10, 2013
- C. Scope of Work and Purchasing Detail for Cooperative Agreement between the County of Santa Barbara and the Santa Barbara Neighborhood Clinic
- D. Isla Vista Project Area Committee Minutes 2009 – 2012
- E. Isla Vista Master Plan hyperlink <http://www.countyofsb.org/ceo/rda.aspx?id=1656>
- F. 1990 Isla Vista Redevelopment Plan hyperlink
<http://www.countyofsb.org/ceo/RDA/docs/FinalRedevelopmentPlan2007.pdf>
- G. 2007 – 2011 5-year Implementation Plan hyperlink
http://www.countyofsb.org/uploadedFiles/ceo/RDA/ivrda5yrplan2007_2011.pdf
- H. 2012 – 2016 5-year Implementation Plan hyperlink
<http://www.countyofsb.org/uploadedFiles/ceo/RDA/RDA%205-Year%20Implementation%20Plan.pdf>
- I. 2007 Agency Bond Document hyperlink
<http://www.countyofsb.org/uploadedFiles/ceo/RDA/2007%20RDA%20Bond%20Projects%20Document.pdf>

Attachment A – Site Map



ATTACHMENT B

APPRAISAL REPORT:
MULTI-TENANT PROFESSIONAL AND MEDICAL OFFICE BUILDING



970 EMBARCADERO DEL MAR
ISLA VISTA, CALIFORNIA

Date of Value:
July 10, 2013

Date of Report:
July 26, 2013

Prepared For:
Don Grady
GS, Real Property
County of Santa Barbara
1105 Santa Barbara St.
Santa Barbara, CA 93101

SCHOTT & COMPANY

REAL ESTATE APPRAISAL & CONSULTING

July 26, 2013

Don Grady
GS, Real Property
County of Santa Barbara
1105 Santa Barbara St.
Santa Barbara, CA 93101

Reference: Real Estate Appraisal
Multi Tenant Professional and Medical Office Building
970 Embarcadero Del Mar
Isla Vista, California

Dear Mr. Grady:

As requested, I have proceeded with the work necessary to provide my opinion of the market value of the above referenced real property, as of July 10, 2013, the date that I inspected the property.

The findings of my investigations are summarized on the following pages. Please refer to the Addenda of this letter for more specific property identification, definitions, assumptions, limiting conditions, and certification.

This is a Summary Appraisal Report. It is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, this letter presents only statements regarding the data, reasoning, and analyses that were used in the appraisal process to develop an opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in my files. The depth of discussion contained within this report is specific to the needs of the client and may be misleading to a disinterested third party. My work has included an inspection of the subject property, a survey of market data, and valuation analyses.

Introduction

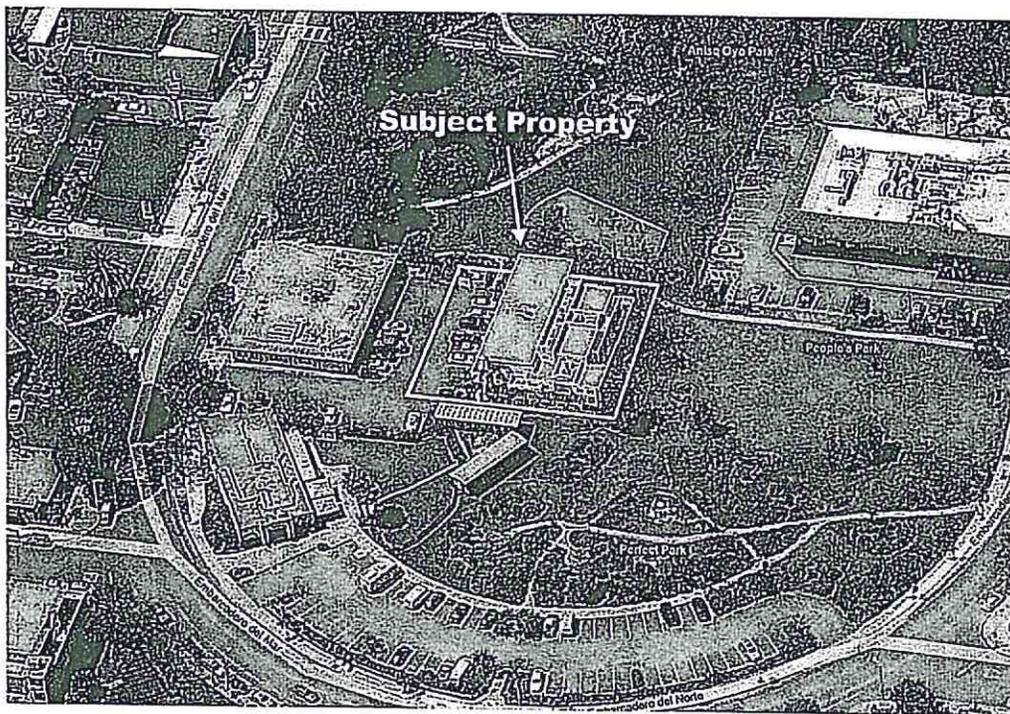
In 2012 and 2013 the South Coast has experienced robust real estate market conditions with both investors and owner-users active in the marketplace. Currently, values appear to be increasing.

Office vacancies in Goleta (the subject would be considered as part of the Goleta submarket) jumped to 12.4% in the first quarter of 2013 compared with 9.7% at the end of 2012. During the past 10 years, the vacancy rate has averaged approximately 9%. Currently, rental rates are falling slightly, likely as a result of reduced demand. The average asking rent for office space in Goleta is \$1.61 per square foot, gross.

The subject property consists of a commercially zoned parcel of land improved with a two story multi-tenant office building and parking lot. The property is located in the unincorporated community of Isla Vista, California.

Isla Vista is located along the South Coast of Santa Barbara County adjacent southerly to the City of Goleta and westerly of the City of Santa Barbara. Isla Vista is bounded by the University of California to the east, Goleta and the Santa Barbara Airport to the north, the Santa Barbara Channel of the Pacific Ocean to the south, and lightly improved lands owned by the University to the west. The community is approximately one half mile square. It is a small, densely populated, largely student occupied community.

Set out below is an aerial photograph of the subject property.



The primary influence on Isla Vista is the University of California at Santa Barbara. The University a public research university. It has an undergraduate population of approximately 19,800 students and a graduate student population of 3,050.

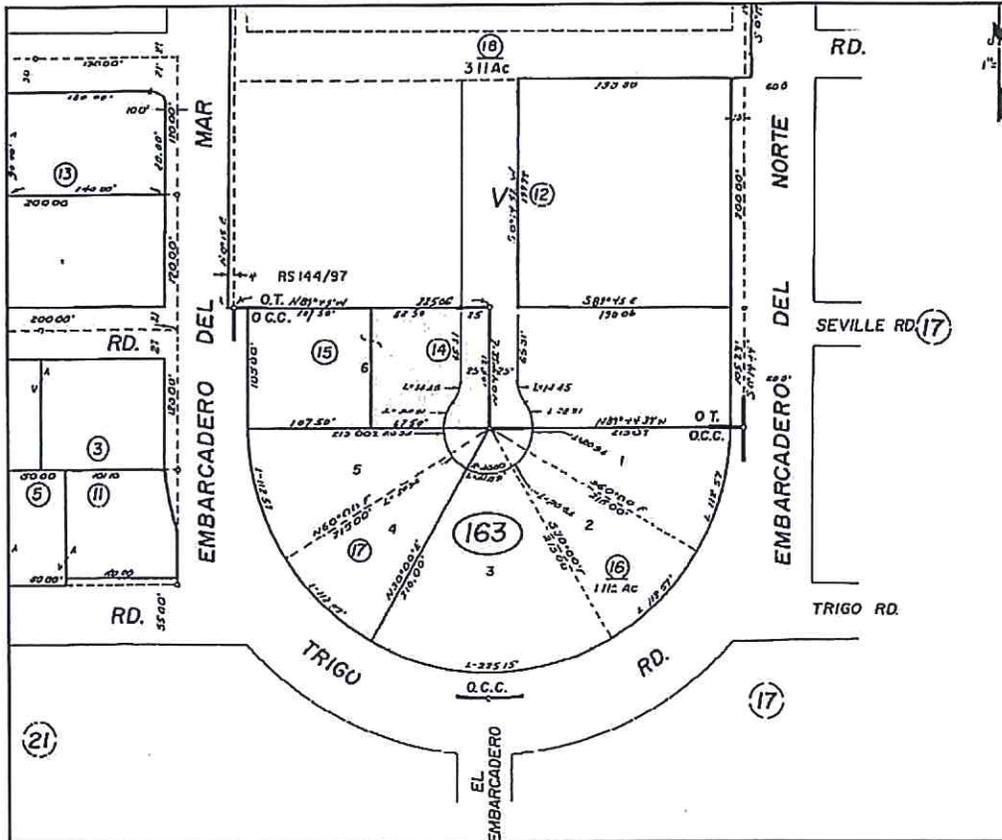
The bulk of Isla Vista was developed in the 1960s. From the early 1970's until 1998, there was a moratorium on new water meters due to the local water supply being over drafted. However, in 1998, local water agencies finished the construction of a pipeline that connected the area with the State Water System. This has allowed for a variety of new development in Isla Vista and, particularly, Goleta to take place. The majority of residential development in Isla Vista ranges from duplexes to fifty unit two and three story buildings. There is a small area of commercial development in

the area closest to the University. The subject is located within this area. There are four significant private redevelopment projects that were recently constructed in the subject neighborhood. These three and four story mixed-use developments have retail uses on the ground floor and residential apartments above.

The County of Santa Barbara's Master Plan for Isla Vista was updated and adopted several years ago and a major rezoning of much of the community is pending approval by the California Coastal Commission. If approved, higher density housing will be allowed in many areas and it is likely that the population of Isla Vista will grow at least modestly. The vision for Downtown Isla Vista, where the subject is located, consists of redevelopment of many of the properties with three story mixed-use structures with commercial space on the ground floor and apartment units on the second and third floors. This vision is beginning to be realized as four mixed use projects in the downtown area were recently constructed.

Site Description

The subject parcel is located on the easterly Embarcadero Del Mar behind another property. The subject parcel is highlighted in yellow in the parcel map set out below.



The site is rectangular in shape and level at street grade. It has no frontage on Embarcadero Del Mar and is accessed via an easement that encumbers the adjacent

parcel. Gross and net site area is 11,288 square feet. It appears that the paper street shown on the easterly side of the subject property has been abandoned.

Access to the subject site is via easements encumbering the southerly 10 feet and easterly 15 feet of the parcel adjacent westerly of the subject (APN: 75-163-015) and the northerly 10 feet of parcel that is adjacent southerly of the subject (APN: 75-163-017) . By the same token, the westerly 15 feet and southerly 10 feet of the subject parcel are encumbered with access easements that are appurtenant to the adjacent parcels.

The subject is zoned C-2 "Retail Commercial," under the jurisdiction of the County of Santa Barbara. This designation is intended to provide areas for a wide variety of commercial uses and mixed-use (residential/commercial) structures. There is no minimum lot size. Building height is limited to 35 feet. Required setbacks are 30 feet from the centerline and 10 feet from the right-of-way line of any street, no side yard setback, and 10% of the lot depth (10 feet max) for the rear setback. Required parking is generally two spaces per bedroom and one space per 500 square feet of commercial building area. It should be noted that recently approved mixed-use projects in downtown Isla Vista received modifications to allow for less onsite parking, no setbacks, and greater building height than is allowed under current zoning. The subject appears to be legally conforming to current zoning.

Improvement Description

General:	Improvements to the subject consist of a two story wood frame and concrete block structure with stucco siding. The building is used as professional and medical office space with associated site improvements.
Age:	The building appears to have been constructed in phases. The building is estimated to be approximately 30 years old.
Quality:	Average
Condition:	Average. It is estimated that the subject needs approximately \$10 per square (say \$100,000) in remodeling costs to attract tenants. This amount has been subtracted from the conclusion of the Income Approach to account for lease up costs.
Gross Building Areas:	
Ground Floor:	5,325 Square Feet
Second Floor:	<u>3,897</u> Square Feet
Total:	9,222 Square Feet

(Per Building Plans)

Interior Finish:

Floors: Carpet/Tile/Vinyl/Concrete
Walls: Drywall
Ceilings: Acoustic Panel

Interior Description:

The building is effectively apportioned into four potential tenancies (with further division easily achievable). Each tenancy has at least one restroom and multiple individual offices. The east half of the ground floor is used as a medical office space. This suite is apportioned into six exam rooms, four offices, a reception and waiter room and two restrooms.

Mechanical Equipment:

The building has seven restrooms, a two-stop 2,500 lb hydroelectric elevator, and is fully heated and at least partially air-conditioned.

Site Improvements:

Site improvements consist of an asphalt paved driveway and parking area, concrete walkways, stairways and decking, a trash enclosure, and landscaping. The subject has approximately 9 onsite parking spaces. The subject has a parking ratio of 1 space per 1,000 square feet of building area, a parking ratio that is inferior to many competing office buildings in the wider area.



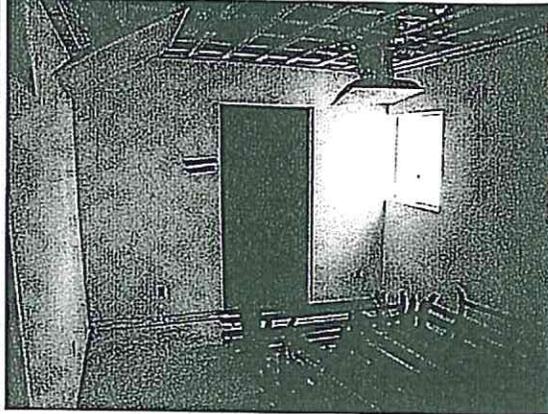
Front of Subject Building



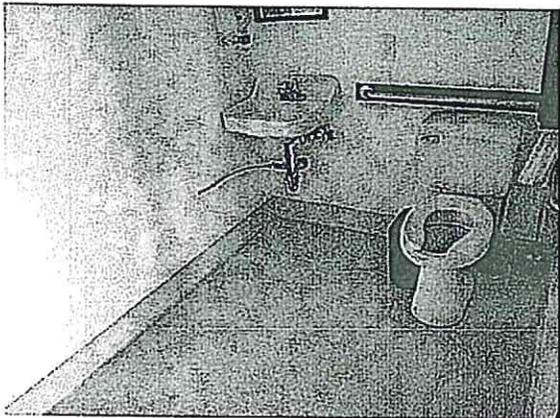
Side and Rear of Subject Building



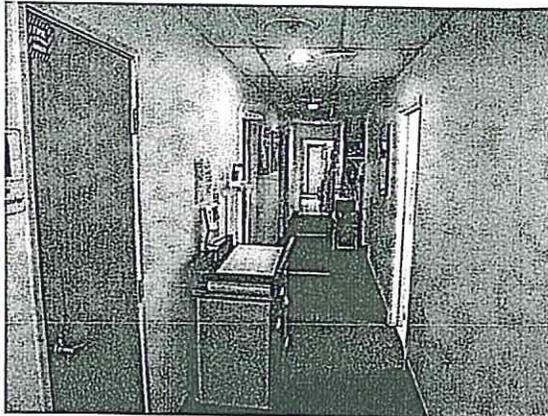
Interior of Subject Building



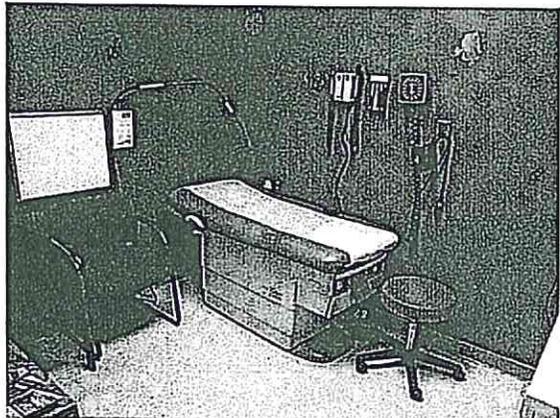
Interior of Subject Building



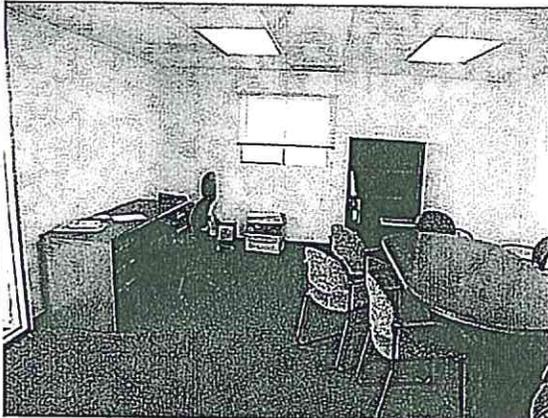
Interior of Subject Building



Interior of Subject Building

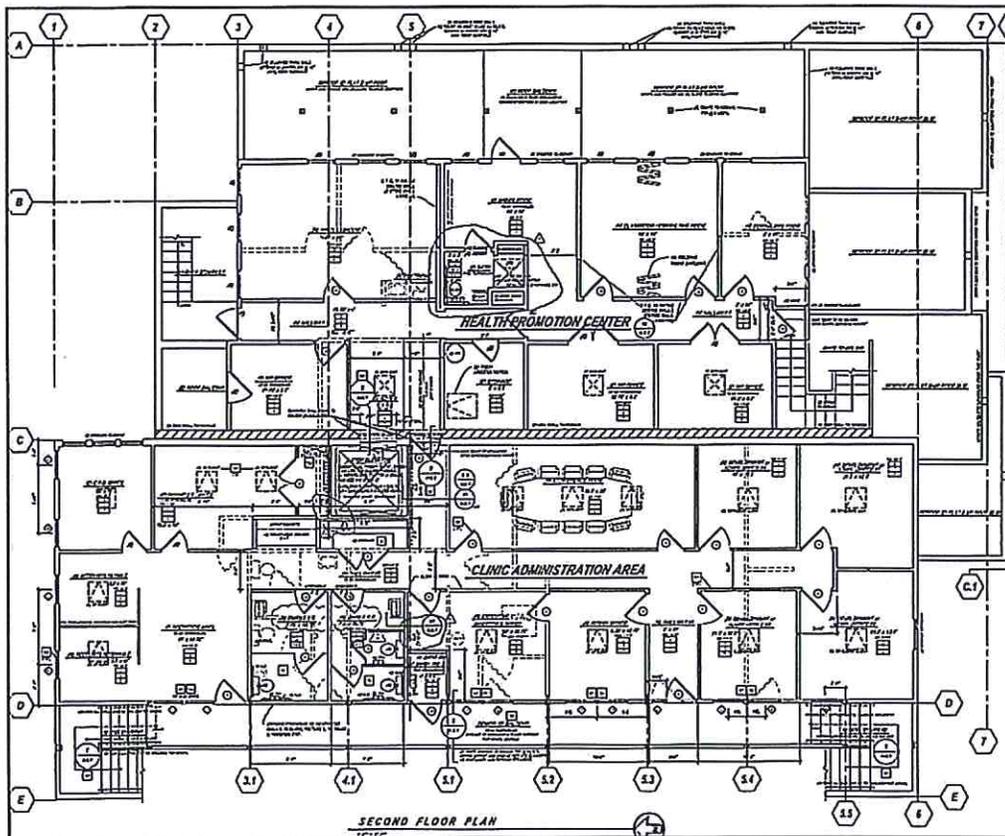
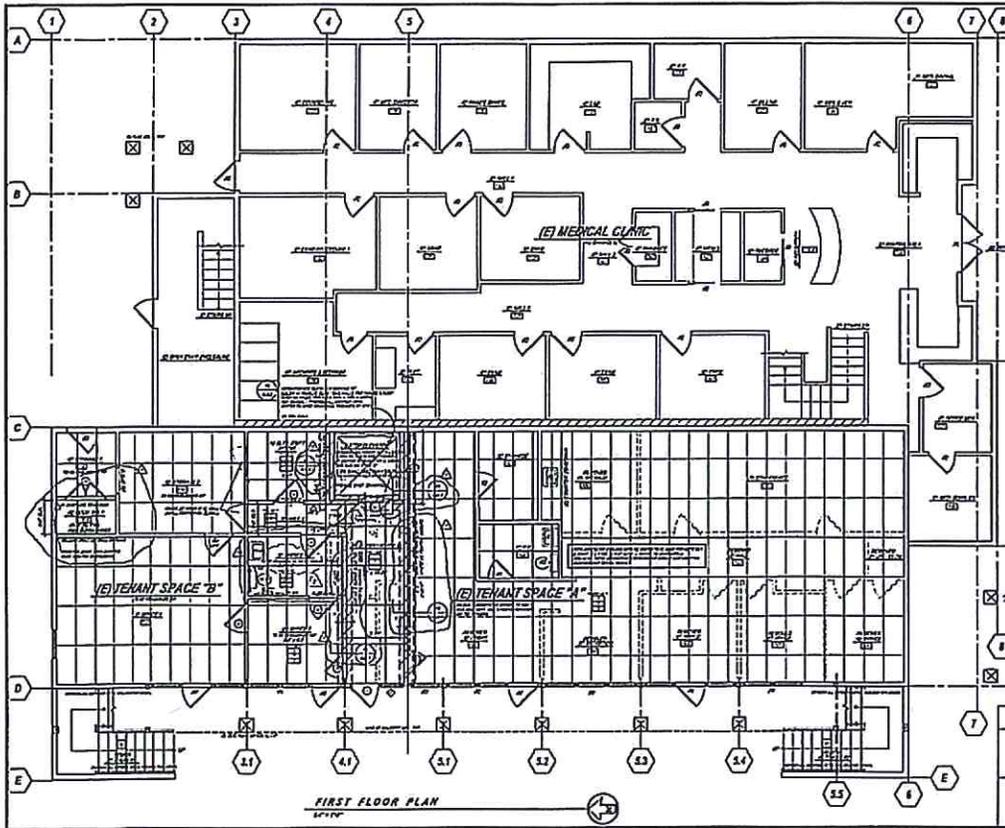


Interior of Subject Building



Interior of Subject Building

Set out below are copies of the subject floorplans:



Highest & Best Use (As Though Vacant)

Given current levels of demand and rental values in Isla Vista, it is likely that the highest and best use of the subject property “as though vacant” would be to develop a multi-story mixed-use (commercial/residential) project.

Highest & Best Use (As Improved)

As improved, the current use of the subject as an office building is a reasonable use. It is unlikely that an alternative use of the subject would result in a higher return. Therefore, the highest and best use, “as improved” of the subject property would be to continue the current office/medical office use.

Valuation

The valuation of the subject property will include an Income Approach and a Sales Comparison Approach. A Replacement Cost Analysis has not been performed due to the fact that this approach does not reflect the decision making process of the market participants and due to the difficulty of accurately estimating depreciation.

Income Approach

The Income Approach is an analysis of the present worth of anticipated future benefits. In a property such as the subject, the benefits are generally measured in terms of net operating income. This analysis is based on the assumption that income bears a fixed mathematical relationship to value.

As of the date of value, the subject was approximately 66% vacant with the remainder of the building occupied on a month to month basis. Santa Barbara Neighborhood Clinics occupies 3,110 square feet of the ground floor (on the east side of the building) on a month to month basis at a rate of \$1.00 per square foot, gross (with the tenant paying utility costs and the lessor paying all other fees).

For comparison purposes, if it were reassessed at the concluded value herein, the subject would have triple net expenses of approximately \$0.30 per square foot per month. In order to estimate market rent for the subject, a rental survey has been completed. Set out below is a summary of recent comparable commercial leases.

MARKET SURVEY – COMPARABLE RENTALS					
No.	Location	Area in Sq. Ft.	Date	Monthly Rent/SF	Terms
1.	5901 Encina Rd, A-1, Goleta	3,515	2/2013	\$1.20	NNN (84¢)
2.	26 Castilian Dr., Goleta	5,487	4/2013	\$1.20	NNN (31¢)
4.	900 Emb Del Mar, Isla Vista	588	Current	\$1.27	NNN Equiv.
4.	6489 Calle Real #C, Goleta	1,345	1/2013	\$1.30	NNN (35¢)

The comparable rental data listed above narrowly range in price from \$1.20 to \$1.30 per square foot on a triple net basis. Based on current market conditions, the data above, and considering the appeal of the subject, market rent is estimated to be \$1.25 per square foot, triple net.

Calculations to determine potential gross annual income at the subject based on market rent are as follows:

Subject Building Area (Sq. Ft.):	9,222
Market Rent/Mo./SF:	<u>x \$1.25</u>
Potential Gross Monthly Income:	\$11,528
Multiplied by Twelve Months:	<u>x 12</u>
Potential Gross Annual Income:	\$138,336

In order to estimate net operating income, property expenses must be subtracted from potential gross income. Lessor property expenses include vacancy and collection loss, management, and reserves for replacement of short lived building components. In this projection (where a triple net lease rate has been projected), property taxes, insurance, maintenance and repairs are paid for by the tenant.

Current vacancy for office in Goleta is approximately 12%. Considering historic vacancy levels (which have averaged approximately 9% over the past 10 years) for Goleta, a figure of 9% of potential gross income has been selected as the appropriate stabilized vacancy and collection loss rate for the subject. Management of properties like the subject generally falls within the range of 4% to 6% of effective gross income. A figure of 5% has been selected for the subject. Reserves for replacement are estimated at 1% of effective gross income. Set out below is a summary of historic and projected stabilized operations at the subject.

Potential Gross Annual Income (PGI):	\$138,336
Less Vacancy & Collection Loss (9% of PGI):	<u>(\$12,450)</u>
Effective Gross Income:	\$125,886
Less Management (5% of EGI):	<u>(\$6,294)</u>
Less Reserves (1% of EGI):	<u>(\$1,259)</u>
Net Operating Income:	\$118,333

At its simplest, the overall capitalization rate is a reflection of the perceived balance between exposure to risk and potential for gain. A survey of recent transactions in the wider local area involving the sale of income producing properties is summarized below.

OVERALL CAPITALIZATION RATE SURVEY

No.	Location	Property Type	Sale Price	Net Income	Sale Date	Overall Rate
1.	29 E. Victoria St. Santa Barbara	Retail	\$2,600,000	\$114,725	5/2013	4.41%
2.	1111 Coast Village Road Santa Barbara	Retail/Office	\$3,190,000	\$158,363	4/2013	4.96%
3.	25 W. Anapamu St. Santa Barbara	Office/Retail	\$3,475,000	\$172,302	12/2012	4.96%
4.	18 E. Ortega Street Santa Barbara	Restaurant	\$2,900,000	\$153,700	11/2012	5.30%
5.	102-104 W. Mission St. Santa Barbara	Commercial/ Apartment	\$990,000	\$52,880	4/2013	5.34%
6.	1046 Coast Village Rd. Santa Barbara	Multi-Tenant Retail	\$10,200,000	\$553,237	12/2012	5.42%
7.	427 E. Carrillo St. Santa Barbara	Office	\$3,175,000	\$172,349	3/2013	5.43%
8.	3759 State St. Santa Barbara	Single Tenant Retail	\$35,000,000	\$1,907,500	12/2012	5.45%
9.	3204 State St. Santa Barbara	Retail/ Apartment	\$805,000 + Costs	\$47,266	Escrow	5.53%
10.	518 E. Haley St. Santa Barbara	Warehouse/ Retail	\$2,275,000	\$126,187	5/2013	5.55%
11.	740 State St. Santa Barbara	Office/Retail	\$11,245,148	\$624,525	12/2012	5.56%
12.	210 E. Ortega St. Santa Barbara	Commercial	\$1,107,000	\$62,252	3/2013	5.62%
13.	5392 Hollister Ave. Goleta	Mixed-Use Retail/Apt	\$1,350,000	\$75,849	6/2012	5.62%
14.	1515 State #2 Santa Barbara	Dental Condominium	\$445,000	\$25,989	12/2012	5.84%
15.	24 E. Cota St. Santa Barbara	Office/Retail	\$2,740,000	\$161,137	12/2012	5.88%
16.	1001 Mark Ave. Carpinteria	Office	\$4,400,000	\$258,986	5/2013	5.89%
17.	52 N. Fairview Ave. Goleta	Retail	\$2,190,500 + Leasing Costs	\$139,738	2/2012	6.01%
18.	310-316 N. Milpas St. Santa Barbara	Retail	\$2,600,000	\$156,677	1/2012	6.03%
19.	99 Aero Camino Goleta	Lt. Industrial	\$3,415,000	\$213,178	11/2012	6.24%
20.	2720 De La Vina St. Santa Barbara	Retail	\$1,300,000	\$81,586	10/2012	6.28%
21.	212 Cottage Grove Santa Barbara	Office/ Apartment	\$1,500,000	\$95,149	4/2012	6.34%
22.	3609-3617 State St. Santa Barbara	Multi-Tenant Retail	\$3,900,000	\$249,037	12/2012	6.38%
23.	433 E. Canon Perdido Santa Barbara	Office	\$4,200,000 +Leasing Costs	\$287,916	3/2012	6.62%

The overall rates of the commercial data summarized above range from approximately 4.4% to 6.6%. Variations among the overall rates demonstrated by the sales indicate not only differences in the quality, quantity, and durability, of the properties' income streams, but also the specific needs and desires of the buyers and sellers in each transaction. All of the data were either cash sales or cash equivalent. The subject income stream is based on market rent and, therefore, has average risk characteristics. However, given the fact that the rent is projected and that there will be costs associated with locating a tenant, the appropriate overall capitalization rate for the subject is estimated to be near the high end of the range indicated above. Considering the data and discussion above, the appropriate overall capitalization rate for the subject is estimated to be 6.5%.

Using the estimates arrived at above, an indication of value can be derived as follows. Lease up costs include tenant improvement allowances, leasing commissions, and rent loss during lease up. I estimate that three to nine months of vacancy will be required to reach stabilized occupancy. A rent loss of \$69,165 has been projected for the subject. This is based on six months' loss for 9,222 square feet at \$1.25 per square foot per month (\$1.25 x 9,222 SF x 6 months). Lease commissions are based on an estimated three year lease term and a 5% leasing commission on the 9,222 square feet of vacant space or \$20,750 (\$1.25 x 9,222 SF x 36 months x 5%):

Net Operating Income:	\$118,333
Overall Rate:	÷ 0.065
Subtotal:	\$1,820,508
Less Remodeling Costs/Tenant Improvements:	(\$100,000)
Less Rent Loss During Lease Up:	(\$69,165)
Less Leasing Commissions:	(\$20,750)
Value Conclusion:	\$1,630,593

VALUE INDICATED BY
INCOME APPROACH, Rounded: \$1,630,000

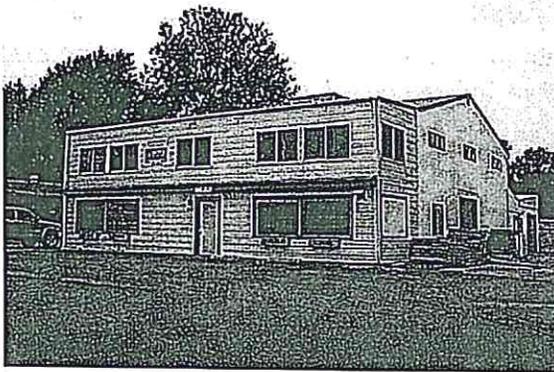
Sales Comparison Approach

In the Sales Comparison Approach to value, sales of comparable properties are analyzed for the purpose of indicating what a typical well-informed buyer and/or seller would consider in forming an opinion of the worth of the subject property as of the date of value. This valuation concept is based on the theory of substitution in which a basic premise is that a typical buyer would not pay more for a particular property than the cost to acquire an alternative property that similarly satisfies his wants and needs.

I have investigated sales that are deemed to be comparable to the subject. The unit of comparison used in the following analysis is price per square foot of gross building area. Set out below is a summary of the most pertinent data.

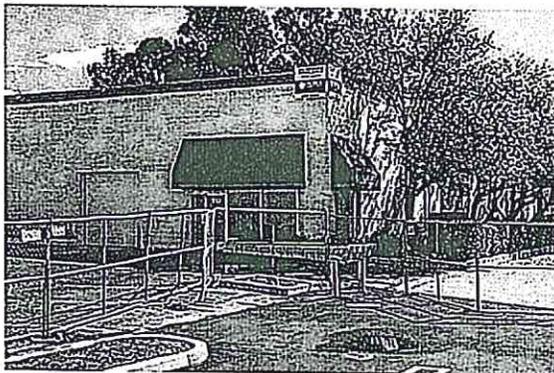
MARKET SURVEY – IMPROVED SALES						
No.	Location	Bldg. Sq. Ft.	Land Sq. Ft.	Sale Date	Sale Price	Price/Sq. Ft.
1.	439-449 Kellogg Way, Goleta	5,622	23,087	8/2012	\$600,000	\$107
2.	510 S. Fairview Ave, Goleta	10,191	20,038	6/2012	\$1,600,000	\$157
3.	1001 Mark Ave. Carpinteria	19,131	43,560	5/2013	\$4,400,000	\$230
	Subject	±9,222	11,288	6/2008	\$2,601,229	\$282

Discussion of Market Data



Data No. 1 (439-449 Kellogg Way; \$107/Sq. Ft.) is the mid-2012 sale of a vacant below average quality office building located in a peripheral location in Goleta. Improvements to this property are estimated to be 50 years old and were in fair condition at the time of sale. This property sold to an adjacent property owner who paid cash. This data is inferior to the subject in terms of quality

and condition as well as market conditions. It is judged to indicate a value of more than \$107 per square foot for the subject.

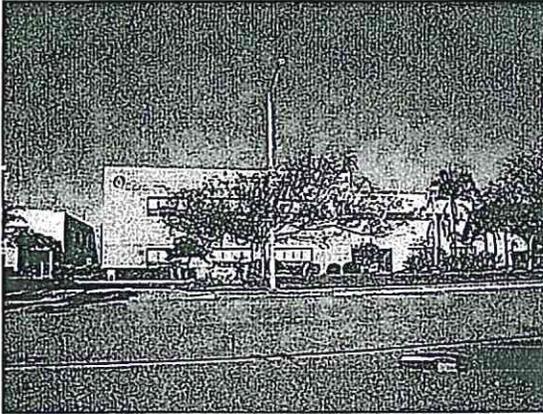


Data No. 1 (510 S. Fairview; \$157/Sq. Ft.) is the mid-2012 sale of a single tenant light industrial building located in Goleta. This property has no street frontage and is behind other buildings which reduced its visibility and hampered its marketing. Improvements consist of a one and two story concrete block structure that is 44% office space. This building

was constructed in 1970 and is of average quality construction and condition. It has a clear height of 18 feet and one grade level roll up door. This property has a parking ratio of 2.75 spaces per 1,000 square feet of building area. This property is zoned M-RP. This data sold with conventional financing from US Bank and Trust.

This data is inferior to the subject in terms of quality of construction and market conditions. It is judged to indicate a value of more than \$157 per square foot for

the subject.



Data No. 3 (1001 Mark Ave., \$230/Sq. Ft.) is the mid-2013 sale of a newly remodeled office building in an R & D park in Carpinteria. This building was constructed in 1989 but completely remodeled in 2012. This building has a parking ratio of 3.0 spaces per 1,000 square feet of building area. The property was fully leased and sold to an investor who paid cash. This property is superior to

the subject in terms of quality and condition. On balance, despite being twice the size of the subject, this data is judged to indicate a value of less than \$230 per square foot for the subject.

Conclusion

The data range in price per square foot from \$107 to \$230. Data Nos. 1 (\$107/Sq. Ft.) and 2 (\$157/Sq. Ft.) indicated higher values for the subject. Alternatively, Data No. 3 (\$230/Sq. Ft.) was judged to indicate a lower value for the subject. Therefore, considering the market data and discussion above, market conditions as of the date of value, and the appeal of the subject, a value of between \$170 and \$190, say \$180 per square foot, is judged to be indicated for the subject. Value calculations are as follows:

Subject Building Area (Sq. Ft.):	9,222
Value Factor:	<u>x \$180</u>
Indicated Value:	\$1,659,960

VALUE INDICATED BY
SALES COMPARISON APPROACH: \$1,660,000

Value Conclusion

The Income Approach resulted in an estimate of value of \$1,630,000. The Sales Comparison Approach resulted in a slightly higher value of \$1,660,000. The Income Approach best reflects the decision making process of an investor type buyer. Alternatively, the Sales Comparison Approach best reflects the decision making process of an owner-user type buyer. The subject would appeal to either an investor or an owner-user. Thus, the approaches are judged to have equal applicability. The quality of the data used in each approach was judged to be equal. Therefore, equal weight has been placed on the conclusions of the two approaches and a value from near the midpoint of the range has been selected as the final opinion of value for the subject.

Therefore, the opinion has been formed that the market value of the Leased Fee Estate in the subject property, based on assumptions, limiting conditions and certification stated, as of the date of value, was the sum of \$1,650,000

ONE MILLION SIX HUNDRED FIFTY THOUSAND DOLLARS

I hope the information contained within this summary appraisal report is sufficiently explanatory. Should you have any questions or require further detail, please feel free to contact me.

Sincerely,



Stephen G. Schott, MAI
CA #AG024150

ADDENDA/USPAP REPORTING REQUIREMENTS

Ownership Information

The owner of record for the subject property is the Santa Barbara County Redevelopment Agency. There are no sales of the subject property within the past three years.

Assessors Parcel Number

Book 75, Page 163, Parcel 014

Pertinent Conditions of Title

A title report for the subject issued by Chicago Title and dated June 20, 2008 has been reviewed. Aside from those discussed herein, it is an assumption of this appraisal that there are no existing easements, liens or encumbrances that could adversely affect the value or use of the subject property.

Type of Value and Date of Appraisal

This appraisal sets forth my opinion as to the *market value* of the leased fee estate in the real property described herein. Opinions and other matters expressed in this report are stated as of July 10, 2013.

Function of Appraisal

The function of this appraisal is to provide valuation information to the client for decision making purposes.

Intended Use & User

The intended use of this appraisal report is for decision making purposes. The intended user is the owner of the property.

Scope of Appraisal

Generally, a valuation analysis has been completed including an inspection and description of the subject property and surrounding area, consideration of highest and best use, and the application of valuation analyses. Insofar as is practical, every effort has been made to verify as factual and true all data set forth in this report. However, no responsibility is assumed for the accuracy of any information furnished by others. This is a Summary Appraisal Report.

Exposure Time

The estimated exposure time (the time prior to the date of value that the property would have needed to have been marketed for in order for it to sell) for the subject property would have been six months, assuming a realistic asking price.

Definition of Terms

MARKET VALUE

Market value is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined. A current economic definition agreed upon by federal financial institutions in the United States of America is:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus.

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (a) Buyer and seller are typically motivated;
- (b) Both parties are well informed or well advised, and acting in what they consider their best interest;
- (c) A reasonable time is allowed for exposure in the open market;
- (d) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (e) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Uniform Standards of Professional Appraisal Practice (of the Appraisal Foundation)

LEASED FEE ESTATE

The term "leased fee estate", as used in this report is defined as follows:

A property held in fee with the right of use or occupancy conveyed by lease to others. A property consisting of the right of ultimate repossession at the termination of the lease.

FEE SIMPLE ESTATE

The term, "fee simple estate", as used in this report, is defined as follows:

An absolute fee; a fee without limitations to any particular class of heirs or restrictions, but subject to the limitations of eminent domain, escheat, police power, and taxation. An inheritable estate.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions:

- 1) This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
- 2) No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
- 3) The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
- 4) Responsible ownership and competent property management are assumed unless otherwise stated in this report.
- 5) The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
- 6) All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
- 7) It is assumed that there are no hidden or non-apparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- 8) It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.

- 9) It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.
- 10) It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
- 11) Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.
- 12) It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.
- 13) The appraisers are not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
- 14) Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

- 15) Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.
- 16) The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
- 17) Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with property written qualification and only in its entirety.
- 18) Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinion, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment is not contingent upon developing or reporting predetermined results
- my compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- that this appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- my analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation and in accordance with the Code of Professional Ethics and the standards of Professional Practice of the Appraisal Institute.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this report.
- that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

As of the date of this report, I have completed the requirements under the continuing education program of the Appraisal Institute.



STEPHEN G. SCHOTT, MAI
CA#AG024150

ATTACHMENT C

SBNC Scope of Work

EXHIBIT A-SCOPE OF WORK

Effective Date: July 1, 2013 – June 30, 2014

PURPOSE: The Public Health Department (PHD) (COUNTY) has a contract with the federal government; HRSA (Health Resource Service Administration) HRSA Health Care for the Homeless Resources (<http://bphc.hrsa.gov>) to provide comprehensive, culturally competent, quality primary health care services to medically underserved communities and vulnerable populations. The specific grant, Healthcare for the Homeless Program reaches out to homeless individuals and families and provides primary care and substance abuse services.

Therefore, the COUNTY develops contracts with community partners to comply with the extensive grant requirements. Compliance with the tenets of the grant is imperative; therefore data to support this contract is required.

CONTRACTOR has an obligation, under the terms of this agreement to see all patients regardless of their ability to pay whether or not they are insured by a third party.

1. Name of Agency:	Santa Barbara Neighborhood Clinics (SBNC)
2. Name of Program:	Healthcare for the Homeless (HCH)
3. Type of Service:	Primary Care Outpatient Services
4. Target Population:	Individuals who are homeless and living in Santa Barbara County.
5. Program Description/ Services to be provided:	<p>A. Identification and Definition of a Homeless Patient</p> <p>B. CONTRACTOR shall develop a process to screen all patients and identify eligible homeless individuals.</p> <p>C. Homeless Definition: CONTRACTOR is required:</p> <ol style="list-style-type: none"> 1. To utilize the federally defined definition for "homeless" (Reference: PAL 99-12 - Principles of Practice - A Clinical Resource Guide for the Health Care for the Homeless Programs, Page 5 (ftp://ftp.hrsa.gov/bphc/docs/1999PALS/PAL99-12.PDF) and http://bphc.hrsa.gov/technicalassistance/tareources/hchfaupdated.pdf) 2. Identify patients as homeless regardless of financial class 3. Registration and Identification. CONTRACTOR shall: 4. Provide registration staff in-service training on what constitutes a homeless individual and how to document that fact. 5. Provide training and/or feedback to leadership on a regular basis on identification of patients or clients. 6. Evaluate results of identification of homeless by comparing data from different time periods. <p>D. Increase awareness of services to homeless patients by printed and oral communication: (1) CONTRACTOR shall make printed materials pertaining to Homeless patients available for COUNTY's review.(2) CONTRACTOR shall communicate health-care services available for homeless individuals and continue to have available for wide-distribution, the existing "homeless resource" pocket card that identifies locations of medical services, hours of operation, and phone numbers.</p> <p>E. Medical record documentation: CONTRACTOR shall ensure communication of homeless status to the treatment team so that the homeless</p>

	<p>patient's special health care needs are included in the evaluation and treatment plan.</p> <p>F. CONTRACTOR shall ensure a patient's homeless status is reflected in the providers' notes or plan.</p> <p>G. CONTRACTOR shall ensure that provider notes reflect interventions and/or referrals for case management and other enabling services.</p> <p>H. Consumer input focus groups: CONTRACTOR shall collect, and share with CONTRACTOR, feedback from patients at each of CONTRACTOR's service locations to obtain homeless patient input on service delivery needs, identification of barriers to care, and assessment of service acceptability and problems with care delivery. Results will be shared at least annually in aggregate form and indicate health center board review and approval.</p> <p>I. CONTRACTOR will participate in the HCH advisory meetings.</p>
6. Dates/Times services to be provided:	J. Services shall be accessible at minimum Monday-Friday 8:00-5:00 pm. Additional service hours that take into consideration the special needs of people who experience homelessness are strongly encouraged.
7. Number of unduplicated clients to be served:	K. Approximately 600
8. Location(s) where services will be provided:	<p>Eastside Neighborhood Clinic 915 N. Milpas St, Santa Barbara, CA 93103</p> <p>Isla Vista Medical Clinic 970 Embarcadero del Mar, Isla Vista, CA 93117</p> <p>Westside Neighborhood Clinic L. 628 W. Micheltorena St., Santa Barbara, CA 93101.</p>
9. Contractor's Qualifications:	<p>A. CONTRACTOR is a sub grantee outpatient client and,</p> <p>B. CONTRACTOR has experience working with people who experience homelessness in a variety of living situations; i.e. shelters, streets, camps, cars and,</p> <p>C. CONTRACTOR employs or contracts with CA licensed medical professionals who are properly insured to provide the services.</p>
10. Reporting Requirements and Performance Measures:	<p>CONTRACTOR shall capture data relative to the homeless patient population and be able to identify and report on homeless patients across payment sources.</p> <p>CONTRACTOR shall comply with reporting requirements as specified in the Health Resources & Services Administration, Bureau of Primary Health Care Uniform Data System (UDS) manual. Reporting shall be across CONTRACTOR's agency and may include breakdowns by service location. (http://bphc.hrsa.gov/uds/)</p> <p>CONTRACTOR shall submit to COUNTY, no later than February 1, calendar year reports. Each year, no later than January 5, CONTRACTOR will submit a list of patients served for the previous calendar year to the COUNTY with identifying demographics to create a unique patient list: first, middle and last name, date of birth, social security number, and address will be provided in a spreadsheet. The COUNTY will compare the list with the patients established at COUNTY Health Care Centers (HCCs) to create a unique patient list. The unique patient list will be provided to the CONTRACTOR in order to report unique patient counts according to UDS guidelines. Duplicate patient information will be provided where indicated in the UDS guidelines based on all patients treated at the CONTRACTOR facilities.</p>

	<p>CONTRACTOR is responsible to follow all UDS requirements and to familiarize staff where necessary for reporting requirements.</p> <p>CONTRACTOR is encouraged to attend annual conferences sponsored by HRSA, UDS, and BPHC to stay abreast of changes on the federal program.</p> <p>The <u>Calendar Year-To-Date</u> reporting requirements include, but are not limited to:</p> <ol style="list-style-type: none"> 1. Zip Codes of patients served. The BPHC requires identification of residence by zip code for all patients served, but it is understood that residence information may not be available for all patients. This is particularly true for centers that serve transient groups: <u>Homeless Patients</u>. While many homeless patients live in shelters, transitional housing, and other locations for which a zip code can be obtained, others – especially those living on the street -- do not know or will not share an exact location. Where a zip code location cannot be obtained or the location offered is questionable, grantees should use the zip code of the location where the patient is being served as a proxy. 2. Services Offered 3. User Demographics <ul style="list-style-type: none"> o Users by Age and Gender o Users by Race/Ethnicity/Language 4. User Socioeconomic Characteristics <ul style="list-style-type: none"> o Income as Percent of Poverty Level. o Principal Third Party Insurance Source 5. Selected Diagnoses and Services Rendered <ul style="list-style-type: none"> o Number of Visits o Number of Patients <p>*UDS data collection requirements are provided each year and the CONTRACTOR is expected to be in compliance with the data collection/reporting requirements. Failure to follow stated guidelines may jeopardize future funding/contracts.</p>
<p>11. Compensation and Invoicing:</p>	<p>CONTRACTOR should properly assess each Homeless patient's financial status, enroll patients in applicable programs, and bill all third party payment sources. The COUNTY will reimburse for services to homeless patients only when all of the following conditions are met: 1) The patient has been adequately screened for homelessness, meets the federal definition of homeless, and a homeless certification form is on file; and 2) the patient does not qualify for other programs or principal third party insurance sources after making application, 3) the organization has exhausted their EAPC funds. Federal homeless funds paid through the County must be the payer of last resort for homeless patients.</p> <p>COUNTY shall pay CONTRACTOR the rate of \$71.50 per visit for Primary Care services. Visit, as defined by HRSA-UDS Reporting Manual 2012. <i>“Visits are defined as documented, face-to-face contacts between a patient and a provider who exercises independent professional judgment in the provision of services to the patient. To be included as a visit, services rendered must be documented in a chart in the possession of the grantee.”</i></p> <p>Source: http://bphc.hrsa.gov/healthcenterdatastatistics/reporting/2012udsmanual.pdf (Page 7, 17 May 2013)</p> <p>For reimbursement on qualifying patients, CONTRACTOR shall submit an electronic file of each service performed for all qualifying patients. Data that is normally submitted on form HCFA 1500 (patient name, birth date, date of visit,</p>

	<p>servi code, financial class, etc) for each er: inter performed the <u>previous month</u>. Data shall be emailed to the HCH Program Administrator with an invoice by the 15th of the month following provision of services.</p> <p>Invoice must be on agency letterhead and must include your contract number that will be found on the purchase order contract and will begin with the letters "CN". The following language must also be included on the invoice: I, _____ certify under penalty of perjury that I am an official of and am duly authorized to sign the certification and that to the best of my knowledge and information, I believe each statement and amount in the accompanying invoice to be true, correct, and in compliance with applicable state and federal laws.</p> <p>Failure to provide such information, in this form, on visits rendered under this Agreement shall constitute an incomplete claim which cannot, therefore, be processed by COUNTY for payment. The Program Administrator shall evaluate the appropriateness of the information/ billing codes and if found to be satisfactory shall initiate payment processing. Invoices will not be paid without the required reports/data.</p> <p>For clean claims that are more than 90 days old, reimbursement will be reduced to 75% of the reimbursement rate or \$53.62. For claims more than 120 old, reimbursement will be reduced to 50% or \$35.75.</p>
12. Site Visits	<p>COUNTY will conduct regular site visits to assist CONTRACTOR with administrative compliance, Quality Improvement and medical chart reviews to ensure quality and compliance with the Health Center standards in accordance with HRSA's Health Center Site Visit Guide (http://bphc.hrsa.gov/policiesregulations/centerguide.html) CONTRACTOR will provide compliance materials to the COUNTY as requested in order to document compliance with HRSA guidelines.</p> <p>CONTRACTOR is responsible to be in compliance with all HRSA Health Center Program Requirements, Policy Information Notices (PIN) and Program Assistance Letters (http://bphc.hrsa.gov/index.html)</p> <p>The COUNTY is available to consult with the CONTRACTOR and may have access to additional resources for Technical Assistance.</p>
13. County Designated Representative:	<p>Elizabeth Snyder, Deputy Director Primary Care and Family Health Division, Public Health Department 300 N. San Antonio Rd Bldg 1, Santa Barbara, California 93110 Phone: (805) 681-5252 Fax: (805) 681 5200 Email: Elizabeth.Snyder@sbcphd.org</p>
14. County Contract Contact:	<p>Jennifer Paulson, Contracts Unit, Public Health Department 300 N. San Antonio Rd, Bldg 8, Santa Barbara, California 93110 Phone : (805) 681-5119 Fax: (805) 681-5191 Email: phdcu@sbcphd.org</p>
15. Indemnification and Insurance:	<p>COUNTY Standard Terms and Conditions for Independent Contractors apply to this Agreement.</p> <p>CONTRACTOR, by entering into this agreement, is attesting that neither the CONTRACTOR, CONTRACTOR staff or CONTRACTOR subcontractors is currently not excluded or debarred from any federal or state program participation as described above.</p>

	<p>CONTRACTOR shall immediately notify COORDINATOR if any CONTRACTOR, its staff, or subcontractors become excluded from federal and state program participation as described above.</p>
<p>16. Compliance with HIPAA:</p>	<p>CONTRACTOR is expected to adhere to Health Insurance Portability and Accountability Act (HIPAA) regulations and to develop and maintain comprehensive patient confidentiality policies and procedures, provide annual training of all staff regarding those policies and procedures, and demonstrate reasonable effort to secure written and/or electronic data. The parties should anticipate that this Agreement will be modified as necessary for full compliance with HIPAA</p>

- SBNC Purchasing Detail

Purchasing Detail for Record #: CN15658

Order #: CN15658 Replacement# OR Req#: 034

Vendor: 05 NEIGHBORHOOD CLINICS TaxID: Not Viewable
 1500 STATE ST., STE G
 SANTA BARBARA, CA
 93101
 Ph: (805)517-7800
 FAX: (805)896-2000
 Contact: EXECUTIVE DIRECTOR

Order Date: 8/27/2013

Contract Term: 8/28/2014

Purchasing Contact: GLORIA (805-558-3651)

-BILLING- Fund: 0043 Dept: 041 LAcc#: 7450 Proj: 1351 Org: 0003 Proj: 0300
 SIGNED

Bill To
 300 N SAN ANTONIO RD
 SANTA BARBARA, CA
 93110

Ship To
 HCH PROGRAM ADMINISTRATOR
 HOMELESS PROGRAM
 300 N SAN ANTONIO RD
 SANTA BARBARA, CA
 93110

Data Line 1

Description: 05 Neighborhood Clinics - Vendor#10056 - Medical Services

Renewal of SERVICE CONTRACT

SPECIAL NOTICE TO SUPPLIER: THIS CONTRACT REPLACES YOUR PREVIOUS YEAR CONTRACT #CN13343 WHICH EXPIRES ON JUNE 30TH, 2013. YOU MUST SIGN & RETURN THIS REPLACEMENT CONTRACT, AND YOU MUST REFERENCE THE NEW NUMBER ON ALL INVOICES & CORRESPONDENCE RELATED TO THE DESCRIBED WORK EFFECTIVE JULY 1, 2013.

GENERAL: To provide primary care in Santa Barbara Neighborhood Clinics (Eastside, Westside and Isla Vista) to people who are homeless as outlined in Exhibit A dated July 1, 2013.

CONTRACT PERIOD: July 1, 2013 through June 30, 2014.

LIMITATIONS: Total expenditures for shall not exceed \$30,000.00.

STANDARD TERMS & CONDITIONS FOR INDEPENDENT CONTRACTORS (ver. 06/24/04) as previously submitted.

Insurance documents are on file with Purchasing Division.

NOTE TO CONTRACTOR: Prior to performance it is mandatory that you SIGN (see X below) AND IMMEDIATELY MAIL OR FAX THIS DOCUMENT TO COUNTY PURCHASING (FAX #805-558-2705).

Accepted By: OKL _____

Print Name/Title: _____ Date: _____

Applicable License # (Medical Contractor/Etc): _____

Value: \$30,000.00

Tax: \$0.00

Sub-Total: \$30,000.00

Grand Total: \$30,000.00

Signed Purchasing Agreement

JUL-15-2013(MON) 13:03 SBNC 'min (FAX)805.898.2002 P.001/008
 JUL-01-2013(MON) 09:20 SBNC Admin (FAX)805.898.2002 P.001

Transaction Report						
Send						
Transaction(s) completed						
No.	TX	Date/Time	Destination	Duration	P.#	Result Mode
119	JUL-01	09:19	G/S/ PURCHASING	0*01'00"	007	OK N ECM

To: JENNIFER 681-5191



COUNTY OF SANTA BARBARA

PURCHASING AGENT
 105 EAST ANAPAMU ST. RM. 304
 SANTA BARBARA, CA 93101

ORDER	
CN15658	
Page No. 1 of 2	PO Date JUN/27/2013

REFER INQUIRIES TO BUYER:
 GLORIA NESS
 Phone: 805-568-2691
 Fax: 805-568-2705

SHIP-TO: PUB HLTH, HOMELESS PGM
 HCH PROGRAM ADMINISTRATOR
 HOMELESS PROGRAM
 300 N SAN ANTONIO RD
 SANTA BARBARA, CA 93110
 Phone: 805/881-5417

SUPPLIER: Attn: EXECUTIVE DIRECTOR
 SB NEIGHBORHOOD CLINICS
 1800 STATE ST., STE G
 SANTA BARBARA, CA 93101

BILL TO: PUB HLTH, GEN ACCTG
 ACCTG TECH SUPERVISOR
 300 N SAN ANTONIO RD
 SANTA BARBARA, CA 93110
 Phone: 805/881-4628

Phone: (805)-617-7850
 Fax: (805)-898-2002

TERMS	QUANTITY	SUPPLIER CODES	DELIVERY DATE	REQUESTED BY	REQ. NO.
NET 30		10556	JUN/30/2014	PHD CONTRACTS	094

LN	QUANTITY	UOM	DESCRIPTION	PRICE UNIT	EXTENSION
1	1 LOT		0042+041+7460+1361+0000+0000 SB Neighborhood Clinics - Vendor #10556 - Medical Services	30,000.00 /LOT	30,000.00

Renewal of SERVICE CONTRACT

SPECIAL NOTICE TO SUPPLIER: THIS CONTRACT REPLACES YOUR PREVIOUS YEAR CONTRACT #CN13949 WHICH EXPIRES ON JUNE 30TH, 2013. YOU MUST SIGN & RETURN THIS REPLACEMENT CONTRACT, AND YOU MUST REFERENCE THE NEW NUMBER ON ALL INVOICES & CORRESPONDENCE RELATED TO THE DESCRIBED WORK EFFECTIVE JULY 1, 2013.

GENERAL: To provide primary care in Santa Barbara Neighborhood Clinics (Eastside, Westside and Isla Vista) to people who are homeless as outlined in Exhibit A dated July 1, 2013.

CONTRACT PERIOD: July 1, 2013 through June 30, 2014.

LIMITATIONS: Total expenditures for shall not exceed \$30,000.00.

STANDARD TERMS & CONDITIONS FOR INDEPENDENT CONTRACTORS (ver. 08/24/04) as previously submitted.

Insurance documents are on file with Purchasing Division.

NOTE TO CONTRACTOR: Prior to performance it is mandatory that you SIGN (see X below) AND IMMEDIATELY MAIL OR FAX THIS DOCUMENT TO COUNTY PURCHASING (FAX #805-568-2705).

Accepted By: (X) Emma Maye KCFD

Print Name/Title: EMMA MAYE KCFD Date: 7/1/13

Applicable License # (Medical/Contractor/Etc): 05 0000 173, 050000089, 050000091

Continued on next page...

Signed Purchasing Agreement

JUL-15-2013(HON) 13:03

SBHC 'ain

(FAX)805 898 2002

P.002/000



COUNTY OF SANTA BARBARA

PURCHASING AGENT
105 EAST ANAPAMU ST. RM. 304
SANTA BARBARA, CA 93101

ORDER	
CN15658	
Page No. 1 of 2	PO Date JUN/27/2013

REFER INQUIRIES TO BUYER:
GLORIA NESS
Phone: 805-568-2691
Fax: 805-568-2705

SUPPLIER: Attn: EXECUTIVE DIRECTOR
SB NEIGHBORHOOD CLINICS
1900 STATE ST., SYE G
SANTA BARBARA, CA 93101

Phone: (805)-617-7850
Fax: (805)-898-2002

SHIP-TO: PUB HLTH, HOMELESS PGM
HCH PROGRAM ADMINISTRATOR
HOMELESS PROGRAM
300 N SAN ANTONIO RD
SANTA BARBARA, CA 93110
Phone: 805/681-5417

BILL TO: PUB HLTH, GEN ACCTG
ACCTG TECH SUPERVISOR
300 N SAN ANTONIO RD
SANTA BARBARA, CA 93110
Phone: 805/681-4628

TERMS	FOB	SUPPLIER CODE	DELIVERY DATE	REQUESTED BY	REQ NO
NET 30		10558	JUN/30/2014	PHD CONTRACTS	094

LN	QUANTITY	GL ACCOUNT DESCRIPTION	PRICE/UNIT	EXTENSION
1	1 LOT	0042+041+7460+1361+0000+0000	30,000.00 /LOT	30,000.00

SB Neighborhood Clinics - Vendor #10556 - Medical Services

Renewal of SERVICE CONTRACT

SPECIAL NOTICE TO SUPPLIER: THIS CONTRACT REPLACES YOUR PREVIOUS YEAR CONTRACT #CN13949 WHICH EXPIRES ON JUNE 30TH, 2013. YOU MUST SIGN & RETURN THIS REPLACEMENT CONTRACT, AND YOU MUST REFERENCE THE NEW NUMBER ON ALL INVOICES & CORRESPONDENCE RELATED TO THE DESCRIBED WORK EFFECTIVE JULY 1, 2013.

GENERAL: To provide primary care in Santa Barbara Neighborhood Clinics (Eastside, Westside and Isla Vista) to people who are homeless as outlined in Exhibit A dated July 1, 2013.

CONTRACT PERIOD: July 1, 2013 through June 30, 2014.

LIMITATIONS: Total expenditures for shall not exceed \$30,000.00.

STANDARD TERMS & CONDITIONS FOR INDEPENDENT CONTRACTORS (ver. 08/24/04) as previously submitted.

Insurance documents are on file with Purchasing Division.

NOTE TO CONTRACTOR: Prior to performance it is mandatory that you SIGN (see X below) AND IMMEDIATELY MAIL OR FAX THIS DOCUMENT TO COUNTY PURCHASING (FAX #805-568-2705).

Accepted By: (X) Emma May Jr CFO

Print Name/Title: EMMA MAY JR CFO Date: 7/1/13

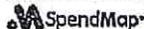
Applicable License # (Medical/Contractor/Etc): 05 0000113, 050000089, 050000091

Continued on next page...

- (1) The order number and Bill to depl. name shown above must appear on all invoices, shipping papers, packages and correspondence.
- (2) Mail invoices to the "bill to" address.
- (3) All duty and/or taxes must be shown separately on invoice where applicable.
- (4) This order is subject to the terms and conditions stated, including non-discrimination in employment, hazardous chemicals and equipment safety standards, that are available for viewing at www.countyofsb.org

Maui McCreone
COUNTY OF SANTA BARBARA

This order is being tracked by:



Supplier

ATTACHMENT D

ISLA VISTA REDEVELOPMENT AND MASTER PLAN

Project Area Committee (PAC) &
General Plan Advisory Committee (GPAC)

MEETING AGENDA

Wednesday, September 30th, 2009, 6:30 PM
Redevelopment Agency Field Office
970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

1. Welcome and Introductions (5 minutes)
2. Public Comment (15 minutes)
3. Administrative Items (30 minutes)
 - Adoption of minutes from the April 29th PAC/GPAC meeting
 - Project Updates
 - El Colegio Phase I – Campus West Gate to Los Carneros (Complete)
 - El Colegio Phase II – Los Carneros west to Camino Corto
 - Pardall Road Enhancements (Complete)
 - Downtown Parking Lot
 - Façade Program
 - Outdoor Dining Program
 - MTD Shuttle Route
 - Car Share Program

DISCUSSION ITEMS

4. Potential Relocation of Skatepark (30 Minutes)
 - Agency staff presentation
 - Questions and comments
5. UCSB San Clemente Conditions (15 Minutes)
 - Agency staff presentation
 - Questions and comments
6. Future Agenda Items

ISLA VISTA REDEVELOPMENT AND MASTER PLAN

Project Area Committee (PAC)

MEETING AGENDA

Wednesday, January 27th, 2010, 6:00 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

1. **Welcome and Introductions (5 minutes)**
2. **Public Comment (15 minutes)**
3. **Administrative Items (20 minutes)**
 - Adoption of minutes from the September 30th PAC/GPAC meeting
 - Project Updates
 - Outdoor Dining Program
 - MTD Shuttle Route Ridership – Line 27
 - Car Share Program
 - 6700 Block - Mid-Block passages
 - Alcohol CUP
 - Sergeant Erik Raney, Isla Vista Foot Patrol

DISCUSSION ITEMS

4. **UCSB Urban Design Fellow Presentation (10 Minutes)**
 - Seetha Raghupathy presentation
 - Questions and comments
5. **Concept for El Embarcadero Improvements “Gateway to the Sea” (20 Minutes)**
 - Agency staff presentation
 - Questions and comments
6. **Sidewalk Improvement Plan (15 Minutes)**
 - Agency staff presentation
 - Questions and comments

ACTION ITEM

7. **Del Playa Opportunities (10 Minutes)**
 - Agency staff presentation
 - Questions and comments
8. **Future Agenda Items**

ISLA VISTA REDEVELOPMENT AND MASTER PLAN

Project Area Committee (PAC)

SPECIAL MEETING AGENDA

Wednesday, April 7th, 2010, 6:00 PM
Redevelopment Agency Field Office
970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

1. **Welcome and Introductions (5 minutes)**
2. **Public Comment (15 minutes)**
3. **Administrative Items (20 minutes)**
 - Adoption of minutes from the January 27th PAC/GPAC meeting
 - Project Updates
 - Car Share Program
 - El Colegio Road Improvement Project, Phase II
 - Outdoor Dining Program
 - Solar Car Park
 - El Embarcadero Improvements

ACTION ITEM

4. **PAC Vacancy (20 Minutes)**
 - Agency staff presentation
 - Presentation of Candidates
 - PAC Action
5. **PAC Appointments (20 Minutes)**
 - Agency staff presentation
 - Nominations for Chair and Vice Chair
 - PAC Action

DISCUSSION ITEMS

6. **Santa Barbara Student Housing Co-op URC Presentation (10 Minutes)**
 - Santa Barbara Student Housing Co-op presentation
 - Questions and Comments
7. **Pardall Road Banner Program (15 Minutes)**
 - Agency staff presentation
 - Questions and comments
8. **People's Park Kiosk (10 Minutes)**
 - Isla Vista Community Relations Committee presentation
 - Questions and comments
9. **Future Agenda Items**

ISLA VISTA
REDEVELOPMENT AGENCY

Project Area Committee (PAC)

SPECIAL MEETING AGENDA

Wednesday, July 28th, 2010, 6:00 PM
Redevelopment Agency Field Office
970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

1. **Welcome and Introductions (10 minutes)**
2. **Public Comment (15 minutes)**
3. **Administrative Items (30 minutes)**
 - Adoption of minutes from the April 7th PAC/GPAC meeting
 - Update on RDA transition to Planning and Development
 - Background on New RDA Management
 - Project Updates
 - El Colegio Road Improvement Project, Phase II
 - El Embarcadero Improvements
 - Madrid & Picasso Sidewalk Infill Project
 - Solar Car Park
 - RDA Redevelopment Plan 1-year extension

ACTION ITEMS

4. **Election of New Business Owner PAC Representative (20 minutes)**
 - Introduction of candidates for Business Owner Representative
 - Candidate Presentations
 - PAC vote to elect new Business Owner Representative
5. **Storke Ranch PAC Representative Vacancy (5 minutes)**
 - Introduction of new Storke Ranch Representative
 - PAC recognition of new PAC Member

DISCUSSION ITEMS

6. **Goleta Community Plan Update (10 Minutes)**
 - P&D staff presentation
 - Questions and comments

7. Homeless Shelter (10 Minutes)
 - Presentation by Arthur Kennedy
 - Open Discussion

8. Future Meeting, Schedule, and Topics (20 minutes)
 - Select next meeting date
 - Topics:
 - Selection of new PAC Officers
 - Other items (TBD)

Notice of Public Meeting

SANTA BARBARA COUNTY REDEVELOPMENT AGENCY

Isla Vista Project Area Committee (PAC)

Wednesday, November 10th, 2010, 6:00 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Administrative Items**
Adoption of Minutes from the July 28th PAC/GPAC Meeting
Announcements
Public Works and Redevelopment Agency Project Updates
4. **Pardall Road Special Events Procedures**
Discuss draft procedures, receive public input
5. **Election of New PAC Representatives**
Elect Business Owner PAC Representative
Recognition of new PAC appointments
6. **Homelessness Briefing**
Staff presentation of Redevelopment Agency role in homelessness
7. **Future Meeting Schedule and Topics**
8. **Adjourn**



Notice of Public Meeting

Isla Vista Project Area Committee (PAC)

Wednesday, February 16th, 2011, 6:00 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Administrative Items**
Adoption of Minutes from the November 10th PAC/GPAC Meeting
Announcements
Redevelopment Agency Project Updates
4. **Election of New PAC Representatives**
Elect Business Owner PAC Representative
Elect Residential Tenant PAC Representative
Recognition of new PAC appointments
5. **Election of Chair & Vice-Chair PAC Representatives**
Elect Chair & Vice-Chair PAC Representative
6. **Park Improvements**
Isla Vista Recreation & Park Staff presentation
7. **5-Year Implementation Plan**
Discuss draft Plan, receive public input
8. **Future Meeting Schedule and Topics**
9. **Adjourn**



Notice of Public Meeting

Isla Vista Project Area Committee (PAC)

Wednesday, March 30th, 2011, 6:00 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Administrative Items**
Adoption of Minutes from the February 16th PAC/GPAC Meeting
Announcements
Redevelopment Agency Updates
4. **Election of New PAC Representative**
Elect Business Owner PAC Representative
5. **5-Year Implementation Plan**
Discuss draft Plan, Receive Public Input
6. **Future Meeting Schedule and Topics**
7. **Adjourn**



Notice of Public Meeting

Isla Vista Project Area Committee (PAC)

Wednesday, April 20th, 2011, 6:30 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

AGENDA

1. Welcome and Introductions
2. Public Comment
3. Administrative Items
Adoption of Minutes from the March 30th PAC/GPAC Meeting
Announcements
4. Election of New PAC Representative
Elect Business Owner PAC Representative
5. Brown Act Training
Agency Staff Presentation
6. Icon Gardens Project
Presentation on Project Concept Design
7. Housing Authority of Santa Barbara County Project
Agency Staff Presentation on Project Concept Design
8. Fiscal Year 2011-12 Budget Discussion
Discuss Draft Budget, Receive Public Input
9. 5-Year Implementation Plan
Discuss Draft Plan, Receive Public Input
10. Future Meeting Schedule and Topics
11. Adjourn



Notice of Public Meeting

Isla Vista Project Area Committee (PAC)

Wednesday, November 2nd, 2011, 6:30 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Administrative Items**
Adoption of Minutes from the April 20th PAC/GPAC Meeting
RDA Status Update
Announcements
4. **Election & Recognition of New PAC Representatives**
Elect Business Owner PAC Representatives
Recognize of new PAC appointments
5. **Brown Act Refresher**
Agency Staff Presentation
6. **Project Updates – ICON Gardens, Pescadero Lofts, El Embarcadero II**
Agency Staff Presentation
7. **Draft Parking Program**
Agency Staff Presentation
8. **Future Meeting Schedule and Topics**
9. **Adjourn**



Notice of Public Meeting

Isla Vista Project Area Committee (PAC)

Wednesday, February 22, 2012, 6:30 PM

Redevelopment Agency Field Office

970 Embarcadero Del Mar, Isla Vista (1st Floor of IV Medical Clinic Building)

AGENDA

1. **Welcome and Introductions**
2. **Public Comment**
3. **Administrative Items**
Adoption of Minutes from the November 2nd PAC/GPAC Meeting
Announcements
4. **Redevelopment Agency Dissolution**
5. **Adjourn**

