

Exhibit 1

SANTA BARBARA COUNTY

STATE OF CALIFORNIA

ELECTION AND FORMATION PROCEDURE
FOR THE

ISLA VISTA REDEVELOPMENT
PROJECT AREA COMMITTEE

Approved by the Santa Barbara County Board of Supervisors
Resolution 01-316; September 25, 2001

PROCEDURE FOR ELECTION AND FORMATION OF PROJECT AREA COMMITTEE

I. [Section 100] GENERAL

A. [Section 101] Purpose

The purpose of this document is to set forth a Procedure, as required by the Community Redevelopment Law, California Health and Safety Code Sections 33000 *et. seq.* (the "Law") relating to the election and formation of a project area committee in connection with the adoption or amendment of the Redevelopment Plan for the Isla Vista Redevelopment Project (the "Project"). The Board of Supervisors of the County of Santa Barbara has directed the Redevelopment Agency of the County of Santa Barbara to form a project area committee. The Agency shall comply with this Procedure to form and select the project area committee.

B. [Section 102] Authority

This procedure has been adopted by resolution of the Board of Supervisors of the County of Santa Barbara, pursuant to Section 33385 of the Law.

II. [Section 200] DEFINITIONS

Whenever the following terms are used in this procedure, they shall have the meaning set forth below unless otherwise defined.

A. [Section 201] Agency

"Agency" means the Redevelopment Agency of the County of Santa Barbara and any officers, employees, contractors and agents, including those in County departments who may be assigned the duties and responsibilities for implementing this Procedure.

B. [Section 202] Business

"Business" means any lawful commercial activity conducted by an entity within the Project Area primarily:

(1) For the purchase, sale, lease, or rental of personal or real property, or for the manufacture, processing, or marketing of products, commodities, or any other personal property; or

(2) For the sale of services to the public.

C. [Section 203] Business Owner

"Business Owner" means any person or legal entity which owns and operates a Business from a facility within the Project Area.

D. [Section 204] County

"County" means the County of Santa Barbara, California.

E. [Section 205] Board of Supervisors

"Board of Supervisors" means the legislative body of the County.

F. [Section 206] Project Area

"Project Area" means the Isla Vista Redevelopment Project Area as set forth in the Isla Vista Redevelopment Plan.

G. [Section 207] Project Area Committee

"Project Area Committee" or "PAC" means the committee to be formed and selected pursuant to Section 33385 of the Law and in accordance with this Procedure.

H. [Section 208] Redevelopment Project

"Redevelopment Project" means the redevelopment project being undertaken pursuant to the Isla Vista Redevelopment Plan, which is being considered for amendment pursuant to the Law.

I. [Section 209] Resident

"Resident" means any person who owns, leases or rents a residential dwelling unit within the Project Area and occupies the same as his or her principle residence.

J. [Section 210] Residential Owner Occupant

"Residential Owner Occupant" means any Resident who owns all or a substantial fee interest in the dwelling unit which he or she occupies and which is located within the Project Area.

K. [Section 211] Residential Tenant

"Residential Tenant" means a Resident who occupies his or her dwelling unit by right under a lease or rental agreement.

L. [Section 212] Existing Community Organizations

"Existing Community Organizations" means those specific community organizations listed in Section 602 of this Procedure.

III. [Section 300] PUBLICIZING THE OPPORTUNITY TO SERVE ON THE PROJECT AREA COMMITTEE

The Agency shall publicize the opportunity to serve on the PAC.

A. [Section 301] Mailed Notice

The Agency shall provide written notice by first class mail to all residents, businesses and community organizations including religious institutions and other nonprofit

organizations within the Project Area at least 30 days prior to the formation of the Project Area Committee.

B. [Section 302] Posting Notice

The Agency shall post notice of the opportunity to serve on the PAC in the following locations:

- (1) Office of Planning & Development;
- (2) Public Notice Board of the County Administration Building;
- (3) Isla Vista Parks and Recreation Offices;
- (4) UCSB Isla Vista Community Liaison Offices;
- (5) Isla Vista Teen Center; and
- (6) Any other location the Agency deems appropriate.

C. [Section 303] Display Advertisement

The Agency shall place notice of the opportunity to serve on the PAC in a display advertisement in a newspaper of general circulation within the County.

D. [Section 304] Public Announcement

The Agency may make an announcement to the general public at any regular meetings held prior to any public meetings, hearing or plebiscites required by this Procedure, announcing the opportunity to serve on the PAC.

E. [Section 305] Other Mechanisms to Publicize Opportunity to Serve on PAC

The Agency may produce radio advertisements, distribute flyers or undertake such other action as it deems necessary or advisable to further publicize the opportunity to serve on the PAC.

F. [Section 305] Foreign Languages

The Agency may, if it determines it is necessary or advisable to effectively carry out the purpose of this Procedure, translate any of the notices or announcements required by this Procedure into another language.

IV. [Section 400] MEETINGS, HEARINGS AND PLEBISCITES

The Agency shall conduct meetings, hearings, and plebiscites as necessary or appropriate to explain and form the PAC.

A. [Section 401] Public Meeting to Explain the PAC

The Agency shall conduct a minimum of one (1) public meeting to explain the establishment of, functions of, and opportunity to serve on the PAC.

At such public meeting, the Agency shall distribute copies of the following documents:

- (1) this Procedure;
- (2) article 6.5 and Sections 33347.5 and 33366 of the California Community Redevelopment Law;
- (3) a description of the current Isla Vista Redevelopment Plan, the PAC's role in amending the current Redevelopment Plan;
- (4) copies of pertinent sections of the Isla Vista Redevelopment Plan; and
- (5) any other materials the Agency determines would be useful.

The number of copies to be made available at the meeting shall be sufficient to meet the estimated number of attendees anticipated. Additional copies of the materials shall be available to the public at a place or places designated by the Agency.

B. [Section 402] PAC Formation Meeting

After the Agency conducts the public meeting to explain the PAC as required in Section 401 of this Procedure, the Agency may hold such other meeting or meetings as may be necessary or appropriate to complete the formation and selection of the PAC.

V. [Section 500] NOTICE OF MEETINGS, HEARINGS, AND PLEBISCITES

The Agency shall provide notice of all meetings, hearings, or plebiscites conducted by, or on behalf of, the Agency or Board of Supervisors relative to the formation and selection of the PAC.

A. [Section 501] Publication

The Agency shall provide published notice of all meetings, hearings, or plebiscites conducted by, or on behalf of, the Agency or Board of Supervisors relative to the formation and selection of the PAC.

Each notice shall be published at least one (1) time in the Santa Barbara Newspress at least ten (10) days prior to the date established for the applicable meetings, hearing or plebiscite, and in the manner required by the Law.

In lieu of publishing separate notice for each such meeting, hearing, or plebiscite, the agency may publish combined notices setting forth all or some of the dates, times, and locations of such meetings, hearings and plebiscites.

B. [Section 502] Notice by Mail

The Agency shall provide written notice to all residents, businesses and community organizations in the Project Area of all meetings, hearings, or plebiscites conducted by, or on behalf of, the Agency or Board of Supervisors relative to the formation and selection of the PAC. The notice shall be mailed by first-class mail, but may be addressed to "occupant".

In lieu of providing separate notice for each meeting, hearing, or plebiscite, the Agency may provide combined notices pursuant to this Section stating all or some of the dates, times, and locations of such meetings, hearings and plebiscites.

If the Agency has acted in good faith to comply with the notice requirements of this Section, the failure of the Agency to provide the required notice to residents or businesses unknown to the Agency or whose addresses could not be obtained at a reasonable costs, shall not, in and of itself, invalidate the formation or actions of the PAC.

C. [Section 503] Other Forms of Notice

The Agency may post notices, distribute flyers or undertake such other actions as it deems necessary or advisable in order to further inform Residential Owner Occupants, Residential Tenants, Business Owners, and Existing Community Organizations within the Project Area of the formation and selection of the PAC.

VI. [Section 600] PAC MEMBERSHIP

A. [Section 601] Elected Categories

The PAC shall include elected individuals from the following categories of membership:

- Tenants - residential - (1)¹
- Owners - business - (2)
- residential - (1)

B. [Section 602] Existing Community Organizations

¹ Number in parenthesis indicates number of elected PAC members from each category

The following Existing Community Organizations shall have the opportunity to appoint a representative to the PAC:

Isla Vista Association - (1)

Isla Vista Property Owners Association - (1)

Isla Vista Youth Projects - (1)

Isla Vista Tenants' Union - (1)

Storke Ranch Association - (1)

Associated Students Representative - (1)²

Graduate Student Association Representatives - (1)²

Santa Barbara Housing Cooperative (Isla Vista)

Isla Vista Teen Center

C. [Section 603] The PAC shall contain thirteen (13) members.

VII. [Section 700] ELIGIBILITY FOR ELECTED MEMBERSHIP IN THE ISLA VISTA PROJECT AREA COMMITTEE

A "Business Owner," "Resident," "Residential Owner Occupant," or "Residential Tenant" as defined in Section 200 are eligible for election to the Isla Vista Project Area Committee.

In addition to four elected members, each Existing Community Organization identified in Section 602, may appoint one of its members to the Project Area Committee. This Procedure sets forth only the procedures for the election of elected members. Existing Community Organizations may appoint members according to their own procedures.

VIII. [Section 800] FILING FOR ELECTION

Any person may be considered for election to the Project Area Committee if he/she is a member of one or more of the categories set forth in Section 601.

The name of such person will be placed on a nomination list, provided such person submits their name, address, phone number, signature and eligibility category or categories from which they seek election as set forth in Section 602, to the Agency in writing prior to October 23, 2001.

IV. [Section 900] PROCEDURES FOR PUBLICIZING THE ELECTION

The Agency shall publicize the date and time of the election using the procedures set forth in Sections 300, 301, 302, 303, 304, 500, 501, 502, and 503 of this Procedure.

X. [Section 1000] METHOD, TIME AND PLACE OF ELECTION

The election shall be held by secret ballot on October 30, 2001 between noon and 8:00 p.m., at a location in Isla Vista to be determined.

XI. [Section 1100] REVIEW OF DISPUTED ELECTIONS

Any Challenge to an election or an electoral procedure shall be filed with the Clerk of the Board of Supervisors no more than 15 days after the election. The Board of Supervisors shall hear and decided upon the challenge within 30 days following the date of the election.

XII. [Section 1200] FILLING VACATED SEATS

In the event a vacancy or vacancies occur in the elected positions on the Project Area Committee at any time prior to its dissolution, the remaining members of the PAC shall fill such vacancy by the appointment of an eligible member of the category in which the vacancy occurred within 30 calendar days after the vacancy occurs. If there is a vacancy in an appointed position by an

² Representatives from UCSB Associated Students and UCSB Graduate Student Association must be a Resident in the Isla Vista Redevelopment Project Area

Existing Community Organization, the Existing Community Organization may re-appoint a new representative.

XIII. [Section 1300] PROHIBITION AGAINST APPOINTMENT BY BOARD OF SUPERVISORS

No Project Area Committee member may be appointed by the Board of Supervisors, either in its capacity as legislative body or Redevelopment Agency, or by any member of the Board of Supervisors.

XIV. [Section 1400] CROSSOVER VOTING PROHIBITED

A person eligible to vote in the election may vote only for those candidates in the same category as the voter. For example, a "Business Owner" can vote for a "Business Owner" representative, but cannot vote for a "Residential Tenant" representative.

XV. [Section 1500] FINDING THAT ELECTION PROCEDURES WERE FOLLOWED

Within 15 days of the date of the election, the Board of Supervisors shall adopt a Resolution confirming the membership of the Project Area Committee, and finding that all the Election Procedures as set forth herein were followed.

XVI. [Section 1600] GENERAL PROVISIONS

A. [Section 1601] Agency Costs

The Agency may charge fees to persons purchasing or leasing property from the Agency in the Project Area and to persons participating in redevelopment of the Project Area under an owner participation agreement to defray any cost to the Agency or the Board of Supervisors of complying with this Procedure.