

Facilities Planning Objectives

These *Objectives* have been formulated to incorporate the broad planning goals of each city in the county, county facilities goals and reflect appropriate long-range facilities planning to house county services effectively. In addition to local planning agencies, agencies from around the country were studied for relevant planning goals helpful in the counties long-range facilities planning efforts. These objectives and supporting policies will apply to county projects on county owned land and each of the ten study campuses in different ways.

Lands held by *Special Districts, restricted funding sources or other agencies with statutory restrictions*, may be exempt from these policies. Special consideration should be given such that long-range facilities goals can be reached with the best effective use of public funds.

There are eight facilities objectives below with 44 supporting policies, in addition to implementation measures (IM), they are as follows:

Objective One: Establish the basis for orderly and balanced campus development.

Policies

- 1.1. Where policies of County Planning and local City planning overlap, the policy that is most protective of resources (e.g., land, water, air, cultural, historic, etc.) shall take precedence.
- 1.2. Ensure that the type, location and intensity of land uses adjacent to any parcel designated open space, recreation or agriculture is compatible with the public resources on site and will not be detrimental to those resources.
- 1.3. Restrict county facilities development to between 45% and 55% of the gross available land area per campus.
- 1.4. Restrict non-county facilities development to between 10% and 20% of the gross available land area per campus.
- 1.5. Ensure that the maximum amount of open space be configured into useable passive or active areas wherever possible.

Implementation Measures (IM)

IM-1.1 for Policies 1.2 to 1.6: Develop and implement county campus design guidelines. These guidelines shall be implemented during the development stages of new projects by staff or consulting architects.

IM-1.2 for Policies 1.2 to 1.6: Use local agency Design Guidelines as Campus Design Guidelines, where such guidelines exist.

IM-1.3 for Policy 1.7: Work with County Parks to create open space/park master plans to insure policy 1.7 is implemented.

IM-1.4: Develop and implement Campus Specific Master Plans that identify the amount of potential development areas, direction of possible expansion and level of existing development density.

IM 1.5: Coordination of projects with local general/community plans will occur during consideration of Government Code 65401/02 findings by local Planning Commissions.

Environmental Consequences

The objective and policies for this area include direction for development of county facilities that guide and insure those facilities be compatible with surrounding structures by requiring compliance to Campus Design Guidelines. In downtown Santa Barbara, compliance to the City of Santa Barbara's Urban Design Guidelines will provide closer coordination of county facility development and City design goals by requiring projects to be reviewed by city agencies. Controlling campus development to not more than 75% of gross land area will insure that changes in the character of any campus will result in positive environmental consequences. The involvement and direction of City/County Parks regarding open space planning will provide proper oversight of available open space. The Office of the County Architect shall include project requests, whether funded or unfunded to the Capital Advisory Committee for consideration. These policies will provide the basis for orderly and balanced campus development, positive environmental consequences will be the result.

Objective Two: Conserve and Enhance the Natural, Historical and Manmade Resources on County Campuses.

Policies

- 2.1.Reduce the development density or intensity of a particular parcel or campus if warranted by site conditions such as topography, geologic or flood hazards, habitat areas or steep slopes.
- 2.2.Control and monitor all development on county campuses, including agriculture, housing and other non-county functions to avoid adverse impacts on identified resources.
- 2.3.Where sensitive areas are present, additional setbacks may be consider regarding drip lines of sensitive or protected trees, like: sycamores, oaks, willows and similar trees. A minimum of 10 (ten) feet from an established drip line shall be used where such protected trees are clustered or in combination with other sensitive environs.
- 2.4.New buildings shall be designed in such a way as to maximize sustainability of the project over its expected life-cycle.

Implementation Measures (IM)

- IM-2.1: Evaluate each campus for potentially sensitive areas and produce mapping that will guide the development of on-site projects.*
- IM-2.2: Utilize the California Environmental Quality Act (CEQA) to identify and avoid or reduce potential impacts to air and water quality, environmentally sensitive habitats (where present), riparian habitats, marine plants and animals (where present), and other environmental resources.*
- IM-2.3: Work with City/County agencies, such as Parks, Planning and Development and others during project formulation to identify areas of concern to be addressed during project development.*
- IM-2.4: Support environmental review and monitoring of natural resources by qualified professionals on an on-going basis, and as needed for development project review.*
- IM-2.5: For Policy 2.4 use US Department of Energy, EPA, LEEDS and other relevant sources of Sustainable design guidelines to insure that to the maximum extend possible new buildings constructed meet sustainable thresholds over the life-cycle of such new building.*

Environmental Consequences

The objective and policies for this area include direction to project planners and architects to insure that elements of concern can be identified, addressed and protected with the use of CEQA, consulting professionals and City/County cooperation during project reviews. Positive environmental consequences will result from the implementation of these policies.

Objective Three: Integration and Unification of the Campus Development Fabric with Community Fabric

Policies

- 3.1.Where possible new development shall occur contiguous to existing development.
- 3.2.The character of all development, whether remodeling, renovations or new construction of buildings and support structures and siting of other uses, shall conform to campus design goals.
- 3.3.Encourage the remodeling and revitalization of campus buildings where possible to echo the neighborhood scale and character.
- 3.4.Ensure the provision of adequate services and resources to serve the proposed development.
- 3.5.Setbacks should be created between agricultural, housing and other uses.
- 3.6.When considering neighborhood compatibility, a distance 1000 feet from any parcel line constituting a campus shall be considered. The scale, mass and character within this Campus Compatibility Area (CCA) shall help determine the scale, mass and character of any proposed development within the campus.
- 3.7.Development shall occur at densities and design qualities that are compatible within the CCA.
- 3.8.Reuse existing buildings where the Facilities Condition Index¹ is 0 to 15.

¹ The Facilities Condition Index is the percentage of Deficiency Cost divided by Replacement Costs

Implementation Measures (IM)

- IM-3.1 for Policy 3.1: Project architects shall evaluate placement of new facilities to insure that adjacent uses are compatible and complimentary.*
- IM-3.2 for Policy 3.2: Draft, adopt and implement campus design guidelines. Project architects shall use the Campus Design Guidelines to control building aesthetics and siting.*
- IM-3.3 where registered or structures of significance are concerned, use Department of Interiors Historic Structures Guidelines.*
- IM-3.4 for Policy 3.2: Use local agency (Urban) Design Guidelines as Campus Design Guidelines, where such guidelines exist.*
- IM-3.5 for Policies 3.3 to 3.7: Campus mapping shall identify constraints that may limit facility development.*
- IM-3.6 for Policy 3.8: Facility Condition reports shall be created for all campuses countywide and used to control facility development.*

Environmental Consequences

The objective and policies for this area include direction to project planners and architects to insure that design goals are consistent with community design goals found within local agency design guidelines. Where such guidelines do not exist, the creation of Campus Design Guidelines will provide such direction. City/County cooperation during project reviews will provide needed compliance checking with local guidelines. The creation of long-range campus plans will provide documentation regarding current constraints and facilities conditions which will result in thoughtful replacement of older structures and the placement of new replacement structures. These policies would provide better protection than exist and positive environmental consequences will be the result.

Objective Four: Improve and Enhance On-Site Transportation and Circulation.

- 4.1. Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the surrounding community and encourage alternative means of transportation.
- 4.2. Encourage development of county facilities near or adjacent to transportation nodes. If it is not possible to locate facilities near an existing transportation inter-modal node, explore incorporation of an inter-modal

node within the campus.

- 4.3. Configure and site buildings, parking and on-site circulation to encourage use of public transportation, shuttles and similar multiple passenger transportation modes.
- 4.4. When the opportunity presents itself, reorganize campus vehicular storage and movement away from buildings and passive or active open space.
- 4.5. Use local general/community plan circulation elements to coordinate transportation improvements where possible.
- 4.6. Parking structures shall replace surface parking whenever possible in order to preserve open space

Implementation Measures (IM)

- IM-4.1: Work with local transportation agencies where county campuses are located to create or implement transportation improvement plans where appropriate.*
- IM-4.2: Work with Santa Barbara County Association of Governments (SBCAG) for potential multi-modal transportation opportunities.*
- IM-4.3: Work City/County Public Works to improve/create circulation improvements through county campuses and surrounding communities.*
- IM-4.4: Coordinate building siting and parking facilities to insure these policies are implemented.*

Environmental Consequences

The objective and policies for this area include direction to project planners and architects to insure that on-campus and off-campus transportation concerns can be identified, addressed and planned so as to be coordinated with other regional transportation projects. Where appropriate, transportation planners will consult with project planners and architect during the early design stages to insure the greatest degree of coordination occur prior to final project direction being adopted. The Office of the County Architect shall include project requests, whether funded or unfunded to the Capital Advisory Committee for consideration. These policies would provide better protection than exist and positive environmental consequences will be the result.

Objective Five: Improve and Enhance the Campus Environments.Policies

- 5.1. Pedestrian access between, around and through each campus shall be improved. This will improve safety, wayfinding and physical comfort of both the visiting public and staff.
- 5.2. Establish, enhance or reinforce pedestrian walking trails within the campus that connect to trails within the CCA.
- 5.3. Establish, enhance or reinforce bike paths within the campus that connect to bike paths within the CCA.
- 5.4. The addition, expansion or reorganization of active or passive open space on each campus shall be incorporated into each capital improvement project whose project plan anticipates site work.
- 5.5. Establish future building sites that extend and reinforce the design character of the campus and form new architectural edges to frame existing or new campus open spaces.
- 5.6. When the opportunity presents itself, reorganize campus vehicular storage and movement away from buildings and passive or active open space. Which means that providing desirable approaches to building entries presents opportunities to create courtyards, open spaces and recreational spaces while keeping vehicle traffic away from buildings. Accessibility to buildings shall not be affected by this policy.
- 5.7. Use of roof top areas can provide semi-private common use areas as outdoor meeting rooms, lunch areas or recreational uses.
- 5.8. Project should be designed for LEEDS certification.
- 5.9. Create and maintain a campus development impact account to fund improvements to campuses as a result of project impacts.
- 5.10. Create and maintain recycling centers on-campus and within buildings.
- 5.11. Wireless facilities, whether freestanding or located on a county structure shall comply with the wireless design guidelines as set forth by the Office of the County Architect.

Implementation Measures (IM)

- IM-5.1 for Policy 5.1 to 5.7: Create Campus Long-Range Development plans that indicate improvements to pedestrian movement around facilities.*
- IM-5.2 for Policies 5.8: With the consultation of City/County Public Works and transportation consultants, create countywide parking plans by campus.*
- IM-5.3 for Policy 5.9: Work with the County Administrator and Auditor to create methods to achieve long-range campus planning goal.*
- IM-5.4 for Policy 5.11: All applications for the installation of wireless facilities shall receive the design and materials review and approval of the County Architect prior to execution of a lease for said application. No installation shall occur until the wireless design material standards receives approval from the County Architect.*
- IM 5.4: Project Architects shall work with the County's Green Team to integrate recycling efforts into building projects and insure maximum recycling opportunities of buildings to be demolished.*

Environmental Consequences

The objective and policies for this area include direction that will result in improved circulation and transportation infrastructures on and around campuses. Project planners and architects will use long-range transportation plans and in consultation with local transportation agencies work to integrate the goals from those plans into projects whenever possible and appropriate. The Office of the County Architect shall include project requests, whether funded or unfunded to the Capital Advisory Committee for consideration. These policies would provide better protection than exist and positive environmental consequences will be the result.

Objective Six: Creation or Enhancement of Linkages with the CommunityPolicies

- 6.1. Where appropriate and possible, incorporate commercial or residential uses into facility development projects. This can be achieved where city general plans encourage commercial/retail/residential uses on street frontages. Siting of county facilities to allow the majority of street frontage to be used by public destinations should be encouraged. Placement of functions that generate less public foot traffic should occur above the

ground floor or to the rear of buildings.

- 6.2. Where development is proposed adjacent to residential, recreational or agricultural uses, those uses shall be enhanced or protected by appropriate setbacks and buffers. The setback or buffers shall be determined through the public review process in force within the subject City and in the case of unincorporated areas, the County public review process. At no point shall the setback or buffer be less than 50 feet from the element being protected.
- 6.3. Look for partnership opportunities in development of childcare facilities on county campuses, with priority given to county staff childcare needs. Other childcare related programs may also be appropriately placed on campus, projects will need to consider and incorporate space that can also be used by these programs.

Implementation Measures (IM)

IM-6.1: Inclusion of residential units can offset housing demand generated by county facilities. Such residential units shall be offered to county staff that meets the qualifications as set-forth by the Affordable Housing Program within such department as the program may be placed for management purposes.

IM-6.2: Working with City/County Parks departments and using CEQA as a means of public review of projects will insure that the appropriate setback and buffer be provided to adjacent uses and resources.

IM-6.3: The Office of the County Architect shall become a member of the Santa Barbara County Child Care Planning Council to insure that needs and opportunities are understood, evaluated and where appropriate, integrated into long range campus planning.

Environmental Consequences

The objective and policies for this area include direction that will result in improved campus environments with respect to support services being delivered to staff on-campus. As a result increase support services on-campus, demands placed upon the transportation system would be reduced. Inclusion of residential unit's on-campus can reduce the demand for off-campus residential units; provide a means for affordable housing to county staff or others. Project planners and architects will use local community plans/general plans as a means to determine level of inclusion of retail/commercial/residential units and in consultation with local agencies work to integrate the goals from those plans into projects whenever possible and appropriate. The Office of the County Architect

shall include project requests, whether funded or unfunded to the Capital Advisory Committee for consideration. These policies would provide better protection than exist and positive environmental consequences will be the result.

Objective Seven: Where county-owned property has been determined to be partly or in whole, developable, such property shall be given priority of use to support county facility development upon it's being considered surplus.

Policies

- 7.1. An internal review process shall be implemented to insure that all relevant County needs regarding County owned land, or portions of developable County owned land have been evaluated against facilities needs in existing operational areas prior to disposition of any such surplus land.
- 7.2. When reviewing county development projects within the context of potential surplus lands, consideration for public/private collaboration, land swapping, trading or co-development shall be fully explored. The Workplace Task Force and County Architect shall make recommendations to the County Administrator prior to the potential surplus property being deemed surplus by the Board of Supervisors.
- 7.3. The County may consider mixed use (i.e., residential/industrial or residential/commercial) with county facilities development, on campuses designated Public Facilities or otherwise, if it has found either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of a campus would result in the production of affordable housing.
- 7.4. Lands held by special funds, districts or constrained by other statutory limits may be exempt from the internal review process and may not be considered during the surplus land analysis relative to facilities needs.

Implementation Measures (IM)

IM-7.1: Working with other County Agencies, the Office of the County Architect shall seek to create a reference document outlining the steps involved to determine a parcel surplus and how the policies above would apply to such determination.

IM-7.2: With the creation of campus long range plans, those portions county-owned lands not planned for construction of facilities or used as open space, may be considered non-county functions as long as the proposed uses are compatible with county uses.

IM-7.3: When considering surplus land, land adjacent to campus edges shall be candidates for surplus prior to the interior portions.

IM-7.4: Coordination with Special Districts and those holding lands purchased with restricted funding sources should occur prior to disposition of lands held by those agencies, if such lands could be used for county facility needs.

IM-7.5: Special Districts and those holding lands purchased with restricted funding sources should utilize such property prior to being allocated other county-owned lands for such use.

Environmental Consequences

The objective and policies for this area include direction that will result in improved coordination of land uses, the disposition of lands and long range planning of public facilities on and around campuses. Project planners and architects will use long range facilities plans and in consultation with local agencies work to integrate the goals from those plans into projects whenever possible and appropriate. The Office of the County Architect shall include project requests, whether funded or unfunded to the Capital Advisory Committee for consideration. These policies would provide better protection than exist and positive environmental consequences will be the result.

Objective Eight: Where agency programs, functions or departments request use of all or a portion of county-owned property, such request shall be in compliance with the Facilities Policy Framework and Facilities Master Plan(s) as determined by the County Architect.

Policies

8.1. The County Architect for a consistency finding with the Facilities Policy Framework and Facilities Master Plan(s) shall review all easement requests on county-owned land. Easement agreements shall not proceed until such finding is made.

8.2. The County Architect for a consistency finding with the Facilities Policy

Framework and Facilities Master Plan(s) shall review all lease agreements regarding county-owned land. Land lease agreements shall not proceed until such finding is made.

8.3. All lease agreements regarding county-owned facilities shall be reviewed by the County Architect for a consistency finding with the Facilities Policy Framework and Facilities Master Plan(s). Facility lease agreements shall not proceed until such finding is made.

8.4. All department development projects on county-owned land shall be reviewed by the County Architect for a consistency finding with the Facilities Policy Framework and Facilities Master Plan(s). Development shall not proceed until such finding is made.

Implementation Measures (IM)

IM-8.1: A procedure shall be created and adopted by the County Administrator that insures these policies are followed, which in turn insures that long range planning and proposed uses remain compatible and consistent with long-range plans.

IM-8.2: A Facilities Policy Framework and Master Plan consistence finding shall be made on projects submitted to the Capital Advisory Committee, prior to the Capital Improvement Plans adoption. The County Planning Commission would accomplish this when the Government Code 65401/02 hearing takes place.

Environmental Consequences

The objective and policies for this area include direction that will result in improved coordination of land uses, the disposition of lands and long range planning of public facilities on and around campuses. Project planners and architects will use long range facilities plans and in consultation with local agencies work to integrate the goals from those plans into projects whenever possible and appropriate. The Office of the County Architect shall create procedures to include with CIP project requests to insure Facilities Policy Consistency is incorporated into the CIP review process. These policies would provide better protection than exist and positive environmental consequences will be the result.