

ORDINANCE NO. 4452

AN ORDINANCE OF THE COUNTY OF SANTA BARBARA
STATE OF CALIFORNIA

AN ORDINANCE APPENDING THESE REGULATIONS TO SANTA BARBARA COUNTY CODE CHAPTER 12A REQUIRING COUNTY FACILITY PLANNING AND CONSTRUCTION TO COMFORM TO THE FACILITY POLICY FRAMEWORK AND CAMPUS MASTER PLANS.

THE BOARD OF SUPERVISORS ORDAINS AS FOLLOWS:

SECTION 1. Article IV is added to Chapter 12A of the Santa Barbara County Code, as follows:

Article IV. County Facilities Policy Framework and Master Planning

Sec. 12A-17. Purpose of regulations; applicability of article.

The board of supervisors declares that these regulations, relating to long-term “campus” planning and facilities planning of county-owned property described in the *Facility Policy Framework* are necessary for: a) the consistent, long-term planning of county functions, b) the allocation of land and facilities, c) a process to resolve conflicts of use between county needs, d) planning for the needs of non-county public benefit functions, e) the orderly use of public facilities, and f) to preserve public facilities for the mutual benefit of staff and the general public. The county-owned property referred to in this section is described as the grounds and buildings identified in the facilities property database; generally referred to as: New Cuyama Campus, Cook & Miller Campus, Betteravia Campus, Foster Road Campus, Lompoc Civic Center, Laurel & R Campus, Mission Street Campus, Calle Real Campus, Cathedral Oaks Campus, Hollister Avenue Campus, and Downtown Santa Barbara Campus, and other individual parcels as might be owned by the county, but not enumerated herein. This Ordinance shall not apply to lands held by special districts, designated open space, parks or recreations lands, or road right-of-way.

Sec. 12A-18. Facilities Policy and Master Plan Conformance.

No department shall construct or cause the construction or alteration of any county-owned lands or facilities described in section 12A-17 of this Code, without first seeking and obtaining a Facilities Policy/Master Plan Conformance Statement from the County Architect. No department shall allocate any portion of county-owned lands or facilities described in section 12A-17 of this Code to a non-county agency, without first seeking and obtaining a Facilities Policy/Master Plan Conformance Statement from the County Architect. All space allocations, proposed improvements to lands or facilities and other similar activities shall be presented in drawing form of at least 11”x17” paper with written descriptions as may be required to communicate the work being proposed. The County Architect should take not longer than ten (10) working days to render a conformance statement. If the requesting agency’s project is not in conformance with the

Facilities Policy Framework and Master Plans, then such project shall not be approved. In no event shall the proposed allocation or project be implemented without the *Facilities Policy/Master Plan Conformance Statement*. The County Administrator, on appeal of the project applicant, may issue a *Facilities Policy Framework/Master Plan Conformance Statement*, when it is determined that a statement of non-conformance by the County Architect would impact service delivery.

Sec. 12A-19. Use of County Land/Facilities by non-county agencies.

The allocation of county-owned land or facilities to non-county agencies shall be restricted to that amount stated within the *Facilities Policy Framework (latest adopted version)*. The County Real Property Division of the General Services Department shall track non-county allocations by lease agreement. If a non-county agency receives an allocation of space and subsequently vacates that allocated space, the allocation terminates and may not be transferred without prior approval of the County and issuance of a *Facilities Policy/Master Plan Conformance Statement*.

Sec. 12A-20. Non-County Agencies—Land Use/Building Permit Issuance.

Where non-county agencies propose improvements to county-owned land and permits are required, such permits shall be issued in accordance with the applicable planning and building regulations of Santa Barbara County or the city having jurisdiction. In no event shall a non-county agency have the right to seek the issuance of such permits to make improvements to county-owned lands or facilities, without the authorization of General Services. The board designates the General Services Department as the responsible agency to insure the policies contained in this article and *Facilities Policy Framework/Master Plan(s)* are implemented.

Sec. 12A-21. Construction of Improvements.

In no event shall improvements be made by county or non-county agencies to county-owned lands or facilities, without first obtaining the approval of the County Architect by way of a *Facilities Policy Framework/Master Plan Conformance Statement*. The County Architect may consult with other county agencies as may be required before issuing a *Facilities Policy Framework/Master Plan Conformance Statement*. This section shall not be interpreted to compel the County Architect to grant approval. Projects not in compliance with the *Facilities Policy Framework* or *Master Plans* shall not be approved.

//
//
//

SECTION 2.

This Ordinance shall take effect thirty (30) days after its adoption subject to the provisions of this Ordinance Amendment.

The County Clerk shall cause this Ordinance to be posted within fifteen (15) days after its passage in three (3) public places within said County.

First read at a regular meeting of the Board of Supervisors of the County of Santa Barbara held on the _____ day of _____, 2002, and finally adopted and ordered posted at a regular meeting of said Board of Supervisors held on the _____ day of _____, 2002.

The County Clerk shall certify the adoption of this ordinance and shall cause the same to be published once in the Santa Barbara News-Press.

PASSED, APPROVED AND ADOPTED on this _____ day of _____, 2002, by the following vote:

AYES:

NOES:

ABSENT:

ATTEST:
MICHAEL F. BROWN
CLERK, THE BOARD OF SUPERVISORS

Chair, Board of Supervisors

By: _____

APPROVED AS TO FORM:
STEPHEN SHANE STARK
COUNTY COUNSEL

APPROVED AS TO FORM:
ROBERT W. GEIS, CPA
AUDITOR-CONTROLLER

By: _____

By: _____