ADVANCEMENT OF WOMEN AND GIRLS

SUMMARY OF THE ISSUE

We can be successful in improving the opportunities women and girls in Santa Barbara County have by supporting public policies that aim to bolster: women’s access to equitable health care, affordable and quality child care, economic and workplace advancement opportunities to close the gender-wage gap, and to better support survivors of domestic violence and human trafficking.

In California, women earn $0.86 for every dollar their male counterparts earn. For the average working woman that amounts to an annual wage gap of $7,227 according to the National Partnership for Women and Families. Women with children are more likely than their male counterparts to live in poverty, almost 500,000 statewide. And while cases of domestic violence and human trafficking are lower in Santa Barbara County than across the state, much can be done to better aid survivors and punish the perpetrators of violence against women.

REQUESTED ACTION

Support funding and legislation for programs and services that improve the lives of women and girls in the following areas:

- Women, Poverty and Economic Empowerment Opportunities
- Women, Working Families and the Workplace
- Women’s Access to Health Care
- Addressing Human Trafficking and Violence Against Women and Girls

PUBLIC BENEFIT/IMPACT

Supporting women and girls is essential. Economic inequality and increased risk of poverty has negative impacts across multiple generations. It has been proven that women make special and unique contributions to organizations (public, private and not-for-profit), and they offer perspectives often overlooked. The more opportunities women and girls are afforded full and equal access to opportunities compensation and support, the more our society will benefit.

COST TO GOVERNMENT

No direct cost at this time. Any financial cost will be more than recovered when women can equally meet their full economic capacity. Economic empowerment, legislation that helps working families, access to health care and addressing human trafficking and violence, will increase the productivity of women, and increase their access to higher paying work and success. In turn, they will be earning and spending more money and expand their tax contribution.

CONTACT

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COMPREHENSIVE IMMIGRATION REFORM

SUMMARY OF THE ISSUE
The challenges associated with our nation's broken immigration system has been an ongoing issue that has impacted all levels of our government, multiple sectors of the economy, wage-earners, taxpayers and families across the country. In many communities across the nation, including Santa Barbara County, we have seen the impacts of a broken immigration system on local communities, especially the agricultural industry that makes up a major part of the local economy. Various proposals for immigration reform have been discussed in recent years but have not resulted in the adoption of any legislation. The need for a bipartisan comprehensive immigration reform solution has created the opportunity for advocacy.

REQUESTED ACTION
Advocate for Congress and the President to enact comprehensive immigration reform that:
- Secures the borders of the United States;
- Includes a national strategy for coordination among federal, state, local and tribal authorities;
- Establishes a sensible and orderly guest worker program;
- Imposes no unfunded mandates on state and local governments;
- Includes no mandates on counties to enforce immigration laws;
- Preserves the eligibility of legal non-citizens for federal-funded health benefits, and provides sustainable funding streams to counties for their cost of providing health services to legal non-citizens who are denied federal-funded health benefits;
- Establishes an earned path to citizenship that includes registering, background checks, demonstrating employment, learning English and civics, paying back taxes and fees that may be required;
- Supports the continuation of the Deferred Action for Childhood Arrivals (DACA) program;
- Improves and simplifies the current legal immigration system, and
- Provides green cards for science, technology, engineering and mathematics students who have received a graduate degree from American universities.

PUBLIC BENEFIT/IMPACT
Legal immigrants, refugees, undocumented individuals and others enter and remain in this country as a result of federal action or inaction. Our current immigration system is confusing and complicated. Communities would benefit economically from comprehensive immigration reform based on the framework identified above.

COST TO GOVERNMENT
While immigration is a federal responsibility, counties are directly affected by the costs associated with the current immigration policies. Counties provide health, education and public safety to all residents, regardless of immigration status. Immigrants and their families, regardless of whether they are authorized or unauthorized to be in this country, contribute to the local economy. As an employer, the County may be impacted by the backlog of employer visas.

CONTACT
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ECONOMIC ENHANCEMENT/REVENUE DIVERSIFICATION

SUMMARY OF THE ISSUE

Economic enhancement offers local government, the private sector, the nonprofit sectors and residents the opportunity to work together to improve local economy. It aims to enhance competitiveness and thus encourage sustainable economic growth given the priorities for a specific area.

REQUESTED ACTION

Advocate for enhanced funding and streamlined processes that will encourage the diversification, development, incubation, and growth of business determined to be of priority to California counties in general, and Santa Barbara County specifically. Support for funding and process improvements should include, but not be limited to, County’s access to:

- Establishing or expanding revolving economic development loan funds,
- Small business loans,
- Community Reinvestment Act, Community Development loans and investments, and
- Equity capital and tax relief for startup businesses.

This funding will enhance opportunities to increase economic vitality and diversify the county’s revenue base. In addition, the County supports efforts to secure, where appropriate, direct distribution of federal funds to local governments rather than state pass-throughs. Priority focus areas for Santa Barbara County include but are not limited to:

- Film and tourism
- Agriculture
- Wine Industry
- Green technology and manufacturing
- Education
- Healthcare Industry
- Aerospace
- Entrepreneurial development
- Developing hard and soft infrastructure to support economic growth
- Technology infrastructure improvements
- University/Governmental Research
- Clean energy

PUBLIC BENEFIT/IMPACT

Facilitating local job growth, economic enhancement and revenue diversification of local revenues, based on community priorities, creates an environmentally sustainable economy that improves the community’s ability to generate and retain local revenues, address priority needs, create jobs, and weather the swings in the economy.

COST TO GOVERNMENT

In the long term, costs to government are reduced as the private and nonprofit sectors expand and diversify.

CONTACT

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IMPROVING LOCAL GOVERNANCE: UNINCORPORATED POWERS

SUMMARY OF THE ISSUE
States grant cities and counties the ability to administer government at the local level. Santa Barbara County as a general law County operates under California Government Code Title 3, and other applicable California laws. General Law cities operate under California Government Code Title 4 and other applicable California laws.

In many counties in California, more than half of a county’s population is in an unincorporated area, as opposed to an incorporated city. Therefore, the county government is responsible for the provision of services and addressing infrastructure needs. Counties, however, do not enjoy the same taxing, revenue generation, and governing authorities as cities. In 2014, legislation was passed that allows voters in the unincorporated areas of a county to vote on a tax measure and the resulting revenue can only be applied within the unincorporated area. While this change provides for the imposition of sales and use tax within a specific unincorporated area, increasing of the opportunities available for revenue generation, a general law county’s ability to enjoy the full spectrum of governance powers provided to general law cities remains limited.

REQUESTED ACTION
Support legislation which provides general law counties all governance powers afforded general law cities in order to adequately address full spectrum of services and infrastructure needs in unincorporated areas. Work with the California State Association of Counties (CSAC) to fully assess spectrum of differences in powers of general law cities vs general law counties.

PUBLIC BENEFIT/IMPACT
Unincorporated areas of counties must have mechanisms in place to address service and facility needs. Residents of unincorporated areas of a county should not be limited in the ability to achieve goals and address needs as a result of a lack of governance powers provided via the State. Preserving, enhancing and managing the revenue base in addition to employing all tools currently available to cities is essential to govern effectively and address collective and community specific needs. Tools to be explored will include but are not limited to levying of all administrative fines, forfeitures and penalties.

COST TO GOVERNMENT
Counties will be better able to manage operating budgets if afforded the instruments to recover costs for services and infrastructure in unincorporated cities. Current services require funding sources that are acquired through indirect means. Using tools such as but not limited to fines, forfeitures and penalties will better equip counties with the potential for full cost recovery.

CONTACT
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PUBLIC SAFETY

SUMMARY OF THE ISSUE

The tenet of the public safety departments in the County of Santa Barbara is the protection of life and property through highly competent delivery of emergency response, fire prevention services, constitutional and effective law enforcement, custody, and rehabilitation services that provide a high level of safety to residents and visitors. The public is well served when victims of crime are protected and individuals charged with a crime have equal access to justice, are prosecuted and defended diligently and ethically, and all involved parties receive a fair and timely resolution of their case.

REQUESTED ACTION

Support funding and advocate for legislation that aligns with the goals of the County of Santa Barbara Public Safety Realignment Act FY 2017-18 Plan, including:

- Enhancing public safety by reducing recidivism through evidence-based and cost effective programming;
- Enhancing the use of alternatives to incarceration for appropriate offenders pre and post-trial;
- Providing services and treatment that aid offenders successful re-enter communities;
- Coordinating efforts to eliminate duplication, increase efficiencies and promote best practices.

Support continued State investment in local facilities and programs that will aid in addressing the “revolving door” problem in state and local detention facilities.

Support State funding that improves the delivery of inmate physical and mental health care services.

Support the national Stepping Up Initiative efforts to safely reduce the number of adults with mental and co-occurring substance use disorders in jail by connecting them to community-based treatment and services when possible.

Support State funding and policies in adult probation that build a continuum of intervention, prevention and supervision services for adult offenders.

Support State funding and policies that fully support Juvenile Justice Crime Prevention Act (JJCPA) initiatives.

Advocate for increased juvenile placement options due to further restriction of group homes, especially residential and intensive outpatient treatment for the most seriously disturbed or at-risk youth, that are child welfare involved or clients of Behavioral Wellness.

PUBLIC BENEFIT/IMPACT

Improving the means and tools for the Public Safety Departments will allow them to provide quality public service to the people in Santa Barbara County by:

- Safeguarding them from the impacts of crime, fires, medical emergencies, and disasters;
- Providing information and recommendations to the Courts;
- Enforcing the laws and providing correctional services;
- Enforcing court orders and post-release community supervision conditions;
- Requiring offender responsibility and accountability;
- Delivering safe and effective juvenile detention, treatment, and rehabilitation services;
- Prosecuting the guilty, protecting the innocent, and preventing crime;
- Ensuring constitutional rights of all; and
- Delivering effective and timely law enforcement services.
COST TO GOVERNMENT

Public safety services can be very costly and demanding on local government budgets. This plank aims to seek out additional funding and resources without negatively impacting the County’s budget. There is no immediate or additional cost incurred directly.

CONTACT

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TELECOMMUNICATIONS LEGISLATION

SUMMARY OF THE ISSUE

Section 332(c)(7) of the Federal Telecommunications Act of 1996 prevents local governments, including the County of Santa Barbara, from opposing the placement and regulation of personal wireless service facilities on the basis of the environmental effects of radio-frequency emissions to the extent that the proposed facilities comply with the Federal Communications Commission (FCC) regulations concerning such emissions. The California Public Utilities Code also limits the authority of local governments to regulate wireless facilities in public rights of way.

There is ongoing debate within the scientific community regarding how thoroughly the long-term health effects of low-frequency electromagnetic and radio-frequency emissions are understood. Questions remain regarding how well the existing regulations established by the FCC protect more vulnerable populations such as school-aged children, and how well they protect against the cumulative effect of radio-frequency emissions on people who live or work in close proximity to multiple cellular facilities. Currently, the ability of local governments to include a consideration of the health and environmental effects of these facilities when deciding whether or not to approve the construction or modification of a cellular communications facility is limited. Existing regulations regarding telecommunication facilities also hamper local agencies' ability to protect the visual quality of their communities. Protecting a high quality visual environment is vitally important to community residents; it is equally important to protect the desirability of an area as a tourist destination.

In addition to regulating the scope of local review, local jurisdictions are limited by federal and state law, in the time they have to review and process, including environmental review and permits for telecommunications facilities. The planning review process must be complete in 60 days for modifications to existing facilities, 90 days for collocated facilities, and 150 days for new facilities or the facilities are deemed approved.

REQUESTED ACTION

Support state and federal legislation that repeals limitations on state and local authority imposed by federal and state law that infringe upon the authority of local governments to regulate the placement, construction, and modification of telecommunications towers and other personal wireless service facilities on the basis of the health and environmental effects of these facilities.

Oppose sections of the Act that preempt local control and prevent local governments from considering health effects.

Advocate for the FCC to work in cooperation with the FDA and other relevant federal agencies to revisit and update studies on potential health concerns arising from wireless emissions in light of the national proliferation of wireless use. In particular, the County believes it is imperative that the FCC undertake longitudinal health studies to determine whether its existing exposure limits are adequate to protect public health. The longitudinal studies should encompass a broad demographic (i.e. children, people with compromised health, etc.) in order to fully protect public health. It is significant to note that the exposure limits allowed by the FCC appear to exceed the levels considered permissible by most other countries.¹

Advocate that the FCC revise the processing deadlines for new telecommunication facilities to insure that local agencies have adequate time to fully evaluate proposed projects under CEQA to address siting and design options to minimize visual and site disturbance impacts and protect a high quality visual environment.

¹ See Reference:
http://www.rivm.nl/Documenten_en_publicaties/Algemeen_Actueel/Uitgaven/Milieu_Leefomgeving/Comparison_of_international_policies_on_electromagnetic_fields
The 2016-17 NACo American County Platform and Resolutions supports the County’s position: “Counties need to be concerned about retaining authority as trustees of public property and as protectors of public safety and welfare. The 1996 Telecommunications Act acknowledges the balance among federal, primarily through the Federal Communications Commission (FCC), and state and local authority. NACO opposes any actions that would undermine this shared responsibility and any federal or state preemption of counties’ traditional powers in these areas.”

PUBLIC BENEFIT/IMPACT

Health advocates have worried for decades that exposure to frequencies emanating from telecommunications sources might be harmful. There are increasing health and environmental effects resulting from the location of certain cell phone towers and antennas, especially in regards to the cumulative effect of radio-frequency emissions on people who live or work in close proximity to multiple cellular facilities. Longitudinal studies need to be conducted to determine whether the exposure levels currently allowed by the FCC are safe or whether they may cause adverse health effects to any population group. Citizens would be better served by allowing local government greater flexibility to regulate the placement of cellular facilities near areas such as residences, schools, daycares, or parks. Longer processing times would give local agencies the opportunity to evaluate alternative locations and designs in order to maximize the protection of a high quality visual environment.

COST TO GOVERNMENT

This is largely a regulatory function to allow local governments’ greater discretion to decide how, when, and where cellular facilities should be sited.

CONTACT

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TRIBAL GAMING COMPACTS & LAND USE

SUMMARY OF THE ISSUE

The County of Santa Barbara supports government-to-government relations that recognize the role and unique interests of tribes, states, counties, and other local governments to protect all members of their communities and to provide governmental services and infrastructure beneficial to all. In addition, the County recognizes and respects the tribal right of self-governance to provide for tribal members and to preserve traditional tribal culture and heritage. In similar fashion, the County recognizes and promotes self-governance by counties to provide for the health, safety, and general welfare of all members of our communities. In order to provide for full participation by all community members, the County supports the full involvement of local government agencies on issues and activities taking place on tribal fee or trust lands which may create impacts to public health, safety or the environment.

The County of Santa Barbara recognizes that gaming on tribal land in California is governed by a unique structure that combines federal, state, and tribal law. While the impacts of gaming fall primarily on local communities and governments, policy is largely directed and controlled at the state and federal level. However, consistent with the legislative platform adopted by the California State Association of Counties (CSAC), many impacted counties find that the compacts as well as distribution of funds via the Special Distribution Fund (SDF) fail to adequately address these impacts and/or to provide meaningful and enforceable mechanisms to prevent or mitigate impacts.

REQUESTED ACTION

Support the restoration of full funding of the county share as a direct contribution of the annual Indian Gaming Special Distribution Fund with letters of support, as well as, the appearance and testimony of County lobbyists.

In the spirit of developing and continuing government-to-government relationships between federal, tribal, state, and local governments; the County of Santa Barbara will coordinate work with CSAC, NACo, and the legislative delegation to improve existing and future Compact language in the following areas:

1. A Tribal Government constructing or expanding a casino or other related businesses or development that impacts off-reservation land will seek review and approval of the local jurisdiction to construct off-reservation improvements consistent with state law and local ordinances including the California Environmental Quality Act (CEQA).

2. A Tribal Government operating a casino or other related businesses or development will mitigate all off-reservation impacts caused by project. In order to ensure consistent regulation, public participation, and maximum environmental protection, Tribes will promulgate and publish environmental protection laws that are at least as stringent as those of the surrounding local community and comply with CEQA.

3. A Tribal Government operating a casino or other related businesses or development will be subject to the authority of a local jurisdiction over health and safety issues including, but not limited to, water service, sewer service, fire inspection and protection, rescue/ambulance service, food inspection, and law enforcement, and reach written agreement on such points.

4. A Tribal Government operating a casino or other related businesses or development will pay to the local jurisdiction the Tribe’s fair share of appropriate costs for local government services. These services include, but are not limited to, water, sewer, fire inspection and protection, rescue/ambulance, food inspection, health and social services, law enforcement, roads, transit, flood control, and other public infrastructure.
5. The Indian Gaming Special Distribution Fund, created by Section 5 of the Tribal-State Compact will not be the exclusive source of mitigation, but will ensure that counties receive some funding to mitigate off-reservation impacts caused by tribal gaming.

The County of Santa Barbara continues to support the policy and platform positions of CSAC and NACo stating that judicially enforceable agreements between counties and tribal governments must be required in order to ensure that potential impacts resulting from projects are fully analyzed and mitigated to the satisfaction of the surrounding local governments. These agreements would fully mitigate local impacts from a tribal government’s business and development activities and fully identify the governmental services to be provided by the county to that tribe. Furthermore, the County will continue to work in conjunction with the CSAC Housing, Land Use & Transportation Committee to assist in the development of information and policy positions for consideration by CSAC.

PUBLIC BENEFIT/IMPACT

Involvement of the local government, general public and technical consultants in matters pertaining to future land use and potential development is critical to the overall review of any project to ensure compliance with Community Plans and the County’s General Plan. Failure to fully engage critical stakeholders in project development and review impairs the ability of a local government to seek appropriate mitigation and/or provide critical public services which may have long term impacts on a region as a whole.

COST TO GOVERNMENT

The County of Santa Barbara previously received a distribution from the SDF of approximately $1.4 million annually. The State has not made funds available for gaming impact mitigation grants since FY 2013-14. These funds were previously utilized to fund fire, law enforcement, and capital projects. In addition development which occurs on lands taken into fee to trust are taken off property tax rolls thus critical revenue to address service and infrastructure related impacts are lost to a local government in perpetuity.

CONTACT

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HOMELESSNESS

SUMMARY OF THE ISSUE

The County of Santa Barbara in partnership with cities and community organizations drafted the "Bringing Our Community Home: The Santa Barbara County-wide 10-Year Plan to End Chronic Homelessness" plan in 2006. The County continues to work on these and other efforts in partnership with the Central Coast Collaborative on Homelessness or C3H. The County seeks funding support to implement this plan, including financing a comprehensive system of housing, services and treatment to help prevent homelessness.

REQUESTED ACTION

Support existing and new legislation to address the issue of homelessness.

Support funding of housing, services and treatment programs to end chronic homelessness. Specifically, the County requests the Federal delegation’s support for funding McKinney-Vento Homeless Assistance Grants, including the Emergency Solutions Grant (ESG) Program, and the Continuum of Care (CoC) Program. These programs are authorized under the McKinney-Vento Homeless Assistance Act, as amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act of 2009.

Support the inclusion of provisions which allow for additional flexibility in the use of Federal funds on the local level to address housing for the homeless. The County also requests continuing support for the Community Development Block Grant (CDBG) program and the HOME program. These two programs provide additional public services, capital improvements, and new affordable housing, which work together to reduce homelessness and prevent additional persons and families from becoming homeless.

PUBLIC BENEFIT/IMPACT

Each year more than 6,300 people in Santa Barbara County experience homelessness; on any given night, nearly 2,000 people are homeless. Of the people who are homeless, 45% or as many as 913 people are chronically homeless. Santa Barbara County’s chronically homeless population is composed of single adults and families with children who have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years, have a disabling condition and have been sleeping in a place not meant for human habitation (e.g. living on the streets) or in an emergency shelter during that time. Many of these individuals have serious mental illnesses; two-thirds of all people with serious mental illness have been homeless or have been at risk of being homeless at some point in their lives.

COST TO GOVERNMENT

Chronically homeless people may consume more than 50% of all the services provided to homeless people due to their continued movement through the service system without obtaining the help they need. Chronically homeless individuals are also frequent users of other costly public services, such as hospital emergency rooms, psych emergency wards and the criminal justice system. Chronic homelessness is expensive, but these costs can be reduced and chronic homelessness can be ended through the provision of permanent supportive housing. Studies have demonstrated that providing people with permanent supportive housing is the most humane and cost-effective way to end chronic homelessness.

CONTACT

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AIR QUALITY – MARINE VESSEL EMISSIONS

SUMMARY OF THE ISSUE
In Santa Barbara County, the thousands of marine vessels that travel along the 130 miles coastline produce significant emissions of nitrogen oxides (NOx), particulates, air toxics, and greenhouse gases. The Santa Barbara County Air Pollution Control District has estimated that more than half of the smog-forming NOx emissions in the County are from marine vessels transiting the Santa Barbara Channel (Channel). Emissions threaten air quality and public health, and constrain the County’s ability to meet federal and state standards pertaining to ozone and particulates. In the summer of 2014, The Santa Barbara County Air Pollution Control District worked with partners to institute a small-scale trial incentive program to reduce ship speeds in the Channel to gather data and help establish the foundation for a larger scale program.

While progress has been made in efforts such as the trial program, and in achieving regulations such as the California Air Resources Board fuel rule, and engine and fuel rules associated with the International Maritime Organization (IMO) designating 200 miles off the coast of North America as an Emission Control Area (ECA), there are four areas that still need to be addressed, namely:

1. Responding to challenges to the ECA and its rules that need to be addressed by the U.S. Delegation to the IMO;
2. Efforts to reduce emission from existing engines;
3. Quantifying air quality impacts associated with the existing shipping lanes in the Channel; and
4. Identifying funding and/or regulatory options to implement a large-scale vessel speed reduction plan in the Channel to reduce ship speeds down to 12 knots or less, providing air quality (and whale protection) benefits.

REQUESTED ACTION
Support securing economic incentives to accelerate the retrofit of engines and funding for research and development of new technologies, and strategies to control shipping emissions.

Support ongoing funding for a large-scale vessel speed reduction program in the Santa Barbara Channel. Such a program could be structured as a voluntary incentive program (with an identified source of funding, for example, State Cap-and-Trade auction revenues).

PUBLIC BENEFIT/IMPACT
Ships contribute to worldwide emissions of nitrogen oxides, particulate matter, sulfur, air toxics, and greenhouse gases. These emissions represent a serious threat to air quality and public health. Moreover, local control is diminished as federal and state laws (Federal and California Clean Air Acts) require adherence to air quality standards, and local jurisdictions have limited authority over regulating shipping vessels. Ship speed reduction to 12 knots will reduce emissions of all pollutants by up to 50% annually and would increase the protection of endangered whales and other marine mammals.

COST TO GOVERNMENT
There may be indirect costs to local governments that are required to maintain federal and state standards for air quality and greenhouse gas reductions, despite having no local control over shipping vessels’ emissions.

CONTACT
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HISTORIC SANTA BARBARA COUNTY COURTHOUSE

SUMMARY OF THE ISSUE

The Santa Barbara Courthouse is owned by the County of Santa Barbara and serves as a community resource for the area's civic groups, non-profit groups, and other residents. However, this aging building is in need of funding to correct deficiencies and undertake historic rehabilitation of the structure for it to continue serving the community going forward. The historic (City Landmark, State Historic Landmark, and National Historic Landmark) Santa Barbara Courthouse, constructed in 1929, is a 156,000 square foot complex of buildings and home to the Superior Court of California and Civic Government.

REQUESTED ACTION

Request $10 million in funding, over the next five years, for the continued conservation and preservation of this iconic National Historic Landmark through the Department of the Interior, National Endowment for the Arts, Housing and Community Development, Homeland Security, or direct Budget Appropriation.

PUBLIC BENEFIT/IMPACT

The complex is occupied by multiple offices, courtrooms, and historic rooms that are able to accommodate hundreds of people. Moreover, it serves as a vital component of civic society, primarily as a gathering place for community celebrations in the area. The Courthouse hosts multiple weddings, private or public celebrations, and serves as a backdrop in commercial ad projects. There is a strong public-private partnership of fund raising with the help of the Courthouse Legacy Foundation and Courthouse Docent Council. These organizations have raised almost $3,000,000 over the previous five years for projects at the Santa Barbara Courthouse. This has allowed the County of Santa Barbara to leverage public resources to assist with the many projects underway at the Santa Barbara Courthouse annually.

COST TO GOVERNMENT

The County has estimated the cost of life-safety, conservation, preservation and restoration projects to be approximately $55 million, which includes:

- ADA upgrades including ramps, restroom upgrade, handrails, signage installation ($2,235,000)
- Life-Safety upgrades including installation of exit sign, fire rated doors and related hardware, fire alarm and fire sprinkler system ($6,000,000)
- Architectural Conservation: stone and cast store restoration, leather and furniture restoration, painted ceiling restoration, draperies and textile restoration, wrought-iron, ceramic tiles and general plaster repairs ($25,000,000)
- Structural upgrades, retrofitting and stabilization of non-bearing elements ($2,775,000)
- Mechanical upgrades to existing heating and plumbing systems ($6,475,000)
- Electrical upgrades including replacement of circuitry and re-wiring of building elements ($3,760,000)
- Hazardous material abatement including asbestos, lead paint abatement, and organic material destroying organisms ($4,600,000)
- Exterior modifications including repair of existing sidewalks, curbs and gutters and hard/soft landscaping elements ($4,000,000)

CONTACT

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