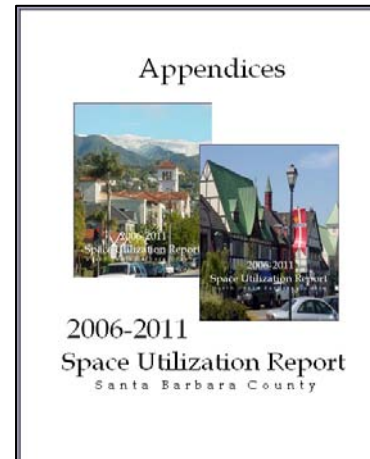
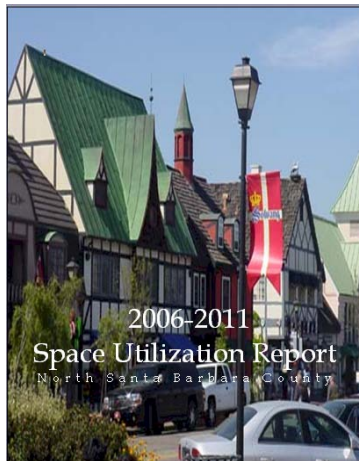
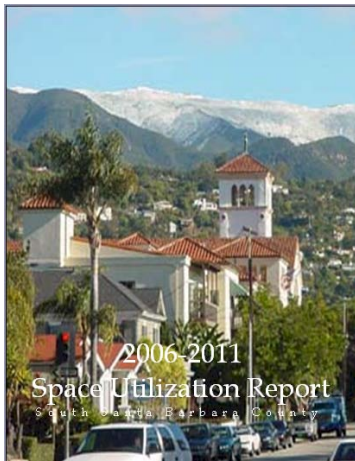


# Executive Summary



# 2006-2011 Space Utilization Report County of Santa Barbara

This document is designed to provide accurate and authoritative information in regard to the subject matter covered. The information presented in this document is subject to change. Every effort will be made to make proper notice to those affected by such changes. This plan will be implemented with all available funds identified for those projects resulting from this document, but does not represent a commitment on the part of the County if those funds do not materialize as expected.

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Cover Picture(s)  
Robert Ooley

# Executive Summary

2006-2011

# Space Utilization Report

C o u n t y o f S a n t a B a r b a r a



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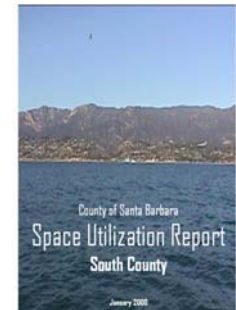
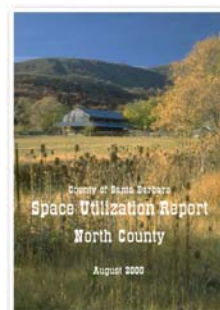
# Introduction

This *updated Space Utilization Report* has been compiled to represent three primary space utilization figures by department: first, the amount of *space currently occupied (CO)* by a department; second, the *current calculated need (CN)* and, lastly, the *future calculated need (FN)* in five years. These three figures are variables in the calculation of how much area a department may require to fulfill its function. Too little space increases the inefficiencies of department operations—too much space results in inequality across the entire organization as other departments struggle to operate in less than adequate space.

The figures in this update were then compared to those generated in 2000-2005 to understand what, if any, space improvements have been made over the five-year period.

**As stated in numerous locations in this report, the totals indicated in 2000-2005 failed to capture 100% of a departments needs.**

The primary reason for this was that an outside consultant completed the south county report with direction given to only report where departments expressed a need. At that time, the answer to the critical question: “*How much space does a department need and where those needs are?*” was the driver, not the complete occupied area or need of the departments. Unfortunately, that direction only gave a limited view of departmental needs, requiring a multitude of short-term studies to answer the broader question of total occupied space and future needs. When in-house facility planners undertook the north county report, a complete view of department needs in the region was collected but not reported. While the north county study was more complete than the south, the two reports have been at odds, making it difficult to compare the regional needs to each other. This is corrected in the 2006-2011 update with a few exceptions. The most notable exception is the Sheriff requirement for jail space. While accounting for the square footage of the jail operational areas is an important element to understanding how much total space the Sheriff requires, there was direction not to include those numbers. The total building area of jail space county-wide is 97,497 square feet (95,497 square feet in South County).



While the north county study was more complete than the south, the two reports have been at odds, making it difficult to compare the regional needs to each other. This is corrected in the 2006-2011 update with a few exceptions. The most notable exception is the Sheriff requirement for jail space. While accounting for the square footage of the jail operational areas is an important element to understanding how much total space the Sheriff requires, there was direction not to include those numbers. The total building area of jail space county-wide is 97,497 square feet (95,497 square feet in South County).

The 2006-2011 update reports all the space the departments occupy regardless of its use, location and future use. Because of the dynamic nature of department operations with what seems to be a constant moving target, the moment this *Space Utilization Report* is printed, it is out of date. It represents a “snap-shot” in time and should be used only as a general guide and not an absolute statement. The reader should realize that the results of any one department, a functional group and an entire region can fluctuate up or down by 15%. Again, the reported results are not intended to be an absolute representation of space occupancy or utilization.

**Policy & Executive**

- Board of Supervisors
- County Executive
- County Counsel

**Public Safety**

- Fire
- Probation
- Sheriff

**Resources & Facilities**

- Agriculture Commission
- Parks
- Planning and Development
- Public Works

**Law & Justice**

- District Attorney
- Public Defender
- Superior Court

**Health & Public Assistance**

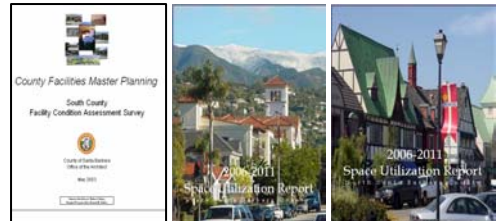
- Public Health
- Alcohol, Drug and Mental Health
- Social Services
- Child Support Services

**Support Services**

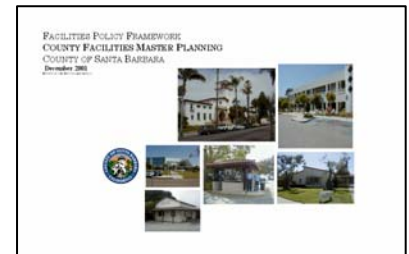
- Auditor-Controller
- County Clerk-Recorder-Assessor
- Housing & Community Development
- Human Resources
- General Services
- Treasurer - Tax Collector

## Background

In 1999 the County Board of Supervisor's instructed the General Services Department through the County Architect to inventory, survey and project how much space was being used by the various departments of the county. The effort to understand the facility inventory had been undertaken by the Facility Maintenance Group 1998 with a physical assessment of all county-owned or leased buildings. The Facility Assessment was then updated in 2003. The resulting Space Utilization Report(s), one for the South County and one for the North County has been used to understand department space needs on two important fronts. First, the final 2000-2005 reports were used in the verification of the Capital Improvement Program (CIP) requests by department's beginning in 2000; and, second, projects under feasibility and development review have benefited from the study data in the Space Utilization Reports as a verification of need during the architectural programming phase.



During the study, data from many sources were used to cross-check department supplied data from completed questionnaires. These sources include adopted county budgets beginning in 1980. The use of data from the UCSB Economic Forecast Project in the overview charts where county population to county staff are compared. Finally, a series of important facility policies were adopted in 2001 in the form of the *Facility Policy Framework*. These policies guide the development of new or large remodel projects on county-owned lands.



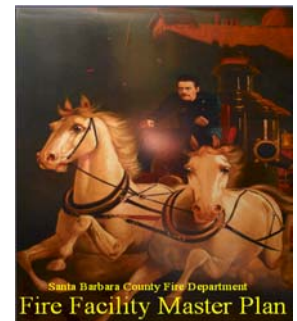
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## Utilization Report Organization

The *2006-2011 Space Utilization Report* has been organized into four volumes: an Executive Summary (this document), South County Assessments, North County Assessments and Appendix Materials. As indicated throughout this report, some department data has purposely not been included. The departments with space utilization numbers that could materially change the summary results in this report are the Courts, Sheriff and County Fire. With respect to Courts, the numbers reported in 2000-2005 have been repeated without update because all court facilities except the historic Santa Barbara Court Complex will be transferred to the State of California by 2007-2008.

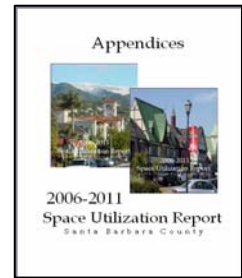
The South and North Assessment documents contain facility inventory and department general assessments. Detailed worksheets per department are on file with the County Architect for those interested in more detail than summaries.

With respect to the Sheriff, the North County Jail project has not been included because it is undergoing an independent review. Also, the south county square footage needs are not include either. County Fire is currently undergoing a 20-year facility master plan review. Once completed, that document will complete this 2006-2011 Space Utilization Report.





The Appendix contains the following: Adjacency Requirements, Area Calculation Guidelines, Questionnaire Forms and Staff Classifications to Workstation Mapping, Facility Site/Floor Plans, Master Listing of Facilities and Agency Reference Materials.



### **Future Versions**

Future versions of this report organization will continue to provide regional data because the facility information is best understood in that format. The facility and tenant data will be centralized into a Computer-Aided Facility Management System (CAFM). This effort will provide “down to the office” detail in the next update. The resulting data will be available to those seeking such information via a web interface.

### **Five-Year Comparisons**

The tables that follow illustrate the five-year summary of all the functional groups in this report for the previous and current study period. Detail and additional summary charts can be found in other sections of this report, by region. What is interesting is that while the departments did gain a significant amount of space, their projected need is not much more than their projected need in 2000-2005. This is partly due to a tighter calculation method and a closer look at departmental requests for space. A summary review by department follows this section.

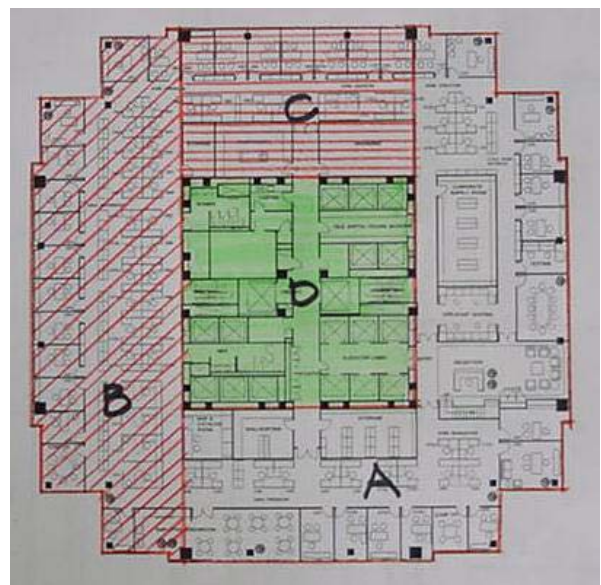
The Law & Justice and Public Safety continue to be the leaders in space need. During the 2000-2005 study, the operational needs of the Courts, Sheriff and Fire departments were not considered. The two departments partly excluded from this update are the Courts and Fire. As stated in other sections, the court facilities will ultimately be transferred to the State of California. The Fire department is currently undergoing a 20-year facility master plan review.

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## **Calculation Method**

The calculation method used in this report is widely used in the facility planning profession and is based upon ANSI/BOMA Z65.1 standard for calculation of building square footage. As the *Area Calculation Guidelines* section will indicate, the space is calculated on a range of sizes, giving flexibility to the resulting calculations. For the purposes of this report, the middle, or average was used to determine *Current Need (CN)* and *Future Need (FN)*. The *Current Occupied (CO)* number was determined using the Square Footage Database application. The database holds information regarding departments by building and occupied area.

Here is how the calculation works. Using the example floor plan to the right, areas A, B & C represent tenant spaces and D common area to the entire floor. There is also common areas for each tenant space and is represented in the worksheets as a percentage of the total net area. The higher the building common area percentage, the less efficient the building designs.



Gross Floor Area (A,B,C & D)	25,000
Gross Building Common Area (D) <i>(restrooms, Utility Closets, walls and columns, etc.)</i>	3,000
Net Staff Area (A,B or C)	2,000
Net Support Area (A,B or C)	3,000
<b>Net Combined Area</b>	<b>5,000</b>
Tenant Common Area	1,500
<b>Net Assignable Area</b>	<b>6,500</b>
Percent of Building Common Area	6,500/25,000=.26
<b>Assignable Building Common Area</b>	<b>3,000 x .26 = 780</b>
<b>Gross Assignable Area</b>	<b>7,280</b>

**Department Scorecards**

**Agriculture and Cooperative Extension**  
Space Needs Assessment

The following square footage is a combination of the space requirements of the following departments in the facilities of **AGC and AGCE** as of **1/2004**  
**Period: 1/2004 and 4/2005 (C, B, E, F, D)**

Staff Work Area	Square Feet
Personnel 1 (1.25 staff x 576)	71
Personnel 2 (1 staff x 576)	565
Personnel 3 (8 staff x 576)	792
Personnel 4 (8 staff x 1080)	8
Personnel 5 (2 staff x 1080)	888
Personnel 6 (1 staff x 2664)	264
<b>Total Staff Work Area</b>	<b>1,807</b>
Staff Support Area	Square Feet
Reception Waiting	172.4
Other Waiting	48
Conference/Training/Rooms	778
Lobby	545
File/Copier/Workroom	172
Supply Storage	172
Special Storage	172
Archive Files/Grand Files	480
Desk	4,044
Computer Room(s)	170
Archives Storage	588
Staff Break room	170
Archives (reference)	90
Restroom/Restroom Area	1,408.3
<b>Total Staff Support Area</b>	<b>6,691</b>
<b>Current Need (CN)</b>	<b>8,498</b>
<b>Additional Space Available 5 Years</b>	<b>11,674</b>
<b>Total Future Space Need (FN)</b>	<b>11,674</b>
<b>Current Space Occupied (CO)</b>	<b>7,728</b>
NPACE Surplus (D/B/C/E)	Square Feet
Current Space Deficit	(752)
Space Deficit (Total)	(1,940)
2003-2005 NPACE Surplus (D/B/C/E)	Square Feet
Current Space Deficit	(466)
Space Deficit (Total)	(466)

**DEPARTMENT SUMMARY**

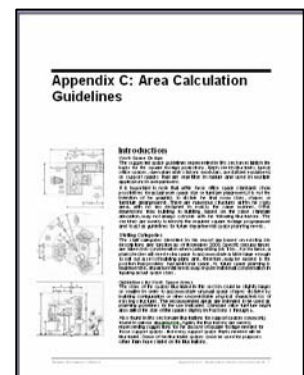
This department is headquartered at the County Office in a building constructed in the 1930's. Each support space is located on the east side of the main campus. The Cooperative Extension group moved from the main Administration Building into a modified second floor space of the "Hooper" building. The department is currently in the process of a renovation to solve the 5-year need.

In 2000-2005, the survey data was collected and entered into a series of Excel Worksheets. For this update, most data was imported to an Access database with final “number crunching” occurring in Excel. For the first time, we attempted to determine what building individual employees work in, not all departments reported this information, so a follow-up project will determine employee concentrations by floor by building by campus.

## Use of Standards

The creation of space standards in 1999 has served the county well as new facilities or major remodels were undertaken in the five-year period between 1999 and 2005. The trend of “packing” employees into the smallest possible space is beginning to turn around, however there is room for improvement. Industry studies by the private sector like; Herman Miller, Steelcase and others show that when employees have an appropriate amount of space in which to conduct their work, they tend to lead happier more productive work lives. Some of the factors included in these surveys are natural light, natural air and the ability to see directly or indirectly outdoors. If they are happier, they also tend to be more productive and effective.

The County of Santa Barbara has made great progress providing improved working conditions for its employees. The provision of these improved working environments is based largely upon the *Facility Policy Framework*. The Framework is the work-product of the Workplace Taskforce, comprised of representatives from all county departments. In the summer of 2001, the departments sent a representative to a one-day workshop held by the County Architect to create these standards. The Framework set out eight broad facility goals and 47 supporting policy statements. Since its creation, the Framework has guided the designing of all new buildings and major remodel efforts. Projects



that have benefited from the Framework during this time are: Casa Nueva, District Attorney Office, ADHMS Children’s Center, Lompoc Wellness and many remodels.

## Advances since 2000-2005

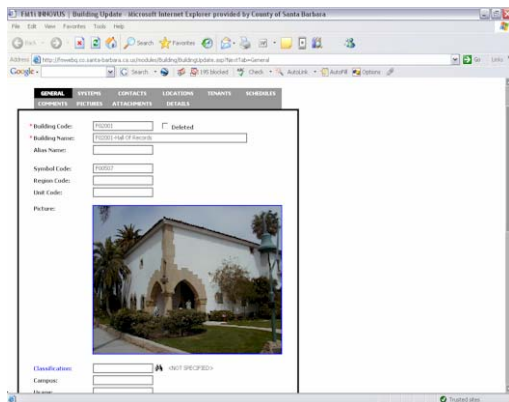


Figure 1: CAFM Interface

Over the course of the last five years process improvements within the Facilities Group has resulted in the creations of a county-wide square footage database, a centralized Computer Aided Facility Management (CAFM) system, County Facility Design Guidelines, Facility Policy Framework and greatly improved working conditions for most employees. We still have a ways to go and expect that over time all facilities will reflect the guidelines and goals of the Framework.

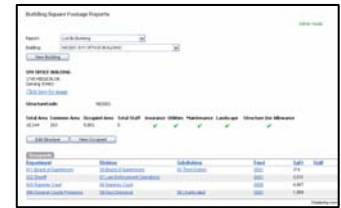


Figure 2: Square Footage Database Interface

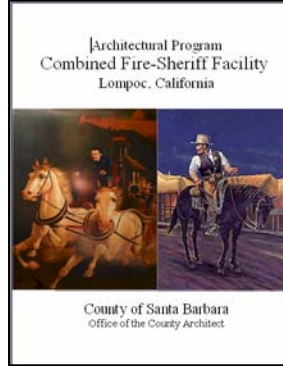
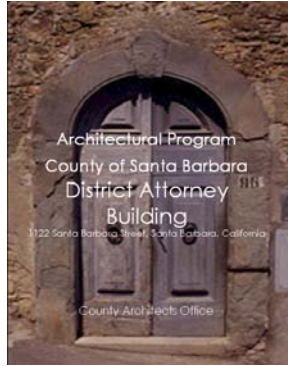
There have been three key documents contributing to the improved working conditions in Santa Barbara County: the first is a focused Capital Improvement Program (CIP), second is the COP’s Program and third, the Framework and Space Utilization Reports. The CIP has, over the years been focused on facilities to provide a realistic picture of department capital needs. The COP’s Program has provided the county with rational criteria from which projects can be prioritized for funding. The Framework and Space Studies help departments understand what they have, how much they might need now and what their future need is likely to be.



There have been a few projects resulting from the establishment of these standards, providing excellent examples of where the County should be going with its facility development. These projects are Casa Nueva, Lompoc Wellness Center and the historic restoration at the Hall of Records. The significant issue that connects these projects is the reduced environment footprint and lower life-cycle cost to the Taxpayers. The policies, principals and guidelines set forth during the previous five-year period are the driver making these improvements possible. Casa Nueva and the Hall of Records have received national attention as result of innovations incorporated into each project. The result of these policies is expressed in an architectural program. In the past, the county left the drafting of such documents to consulting architects. In many cases, the consulting firms have written these documents with no stake to enforce the goals of county government, but rather their own. Since 1995, the county has been drafting these documents which set the stage for how new facilities are designed. The facilities developed because of drafting facility architectural programs are Casa Nueva, District Attorney Office, Public Works Santa Maria Technical Service Center and the combined Fire-Sheriff Station in Lompoc.



Figure 3: Capital Improvement Program Documents



## Facilities Changes since 2000-2005

The County of Santa Barbara has been very busy improving the working conditions for its staff and customer service delivery to the public to whom it serves. The table below indicates the major projects completed between 2000 and 2006, resulting in the addition to the built facilities inventory of 287,270 square feet. The value of this new inventory is estimated at 115 million dollars. That is impressive! Of that number, the net gain is 159,171 square feet.

What is important to understand in review of the numbers below is the difference in square footage (sf), or net change to the total square footage. The leading departments in the “weight gain” are Probation at 42,950 sf, Sheriff at 12, 697 sf, Public Health at 13,814 sf, and District Attorney at 13,460 sf.

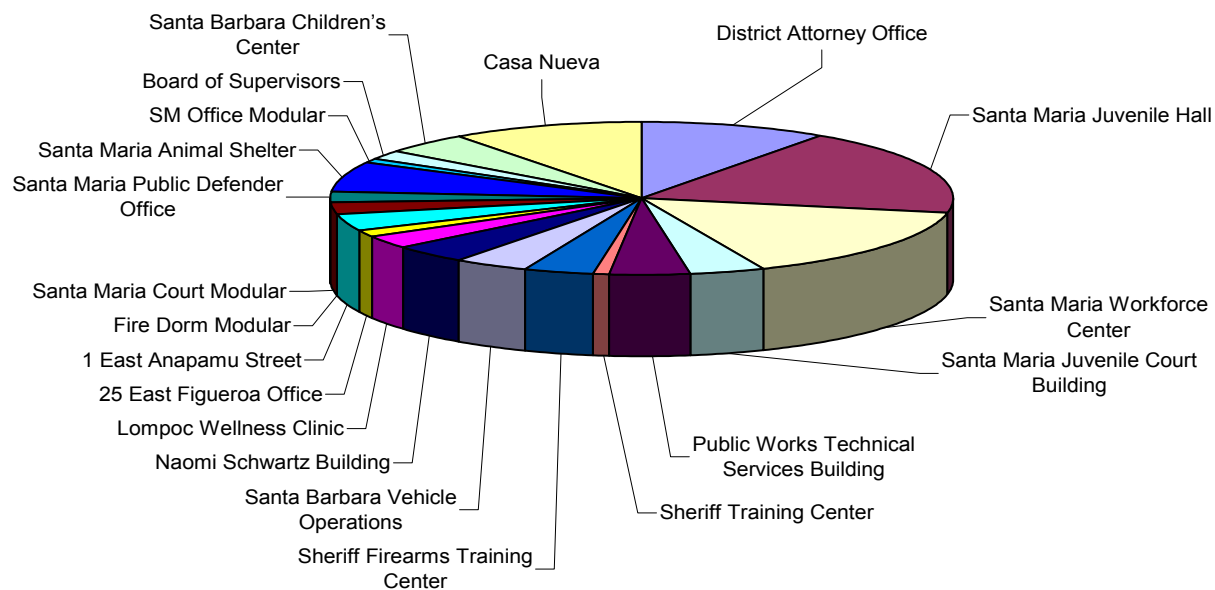
**In addition, it cannot be said enough that the overriding difference with the 2000-2005 and the 2006-2011 reports is the method of calculation and facilities inventories. In the 2000-2005 Space Utilization Reports, not all department space made the inventory and departments expressing a “no need” were not reported. Therefore comparing the added square footage below with the 2000-2005 numbers will not produce a usable result.**

To what degree did the additional square footage indicated below reduce the overall need of the listed department and were the numbers factored into this 2006-2011 update? Those are fair questions. The short answer is yes the numbers were taken into consideration. The square footage added over the last five or so years has resulted in a small net gain to the overall building inventory.

Yes, the additional square footage helped to reduce the overall needs of the listed departments. However, as indicated above in **bold** and elsewhere in this report, because not all the space was included in previous reports, the needs reported in this update can be startling to those trying to compare the two reports. What can be said with a certain degree of accuracy is that the gross available area to any given department for its operations have been inventoried, factored into the calculations in this report and can be relied upon for general facility planning purposes.

The department with the single largest increase is the Probation Department at 42,950 sf. The majority of this square footage is juvenile holding facilities in Santa Maria. In future years, the Santa Barbara Juvenile Hall will require a similar undertaking.

Gross Square Footage Added (GSF)



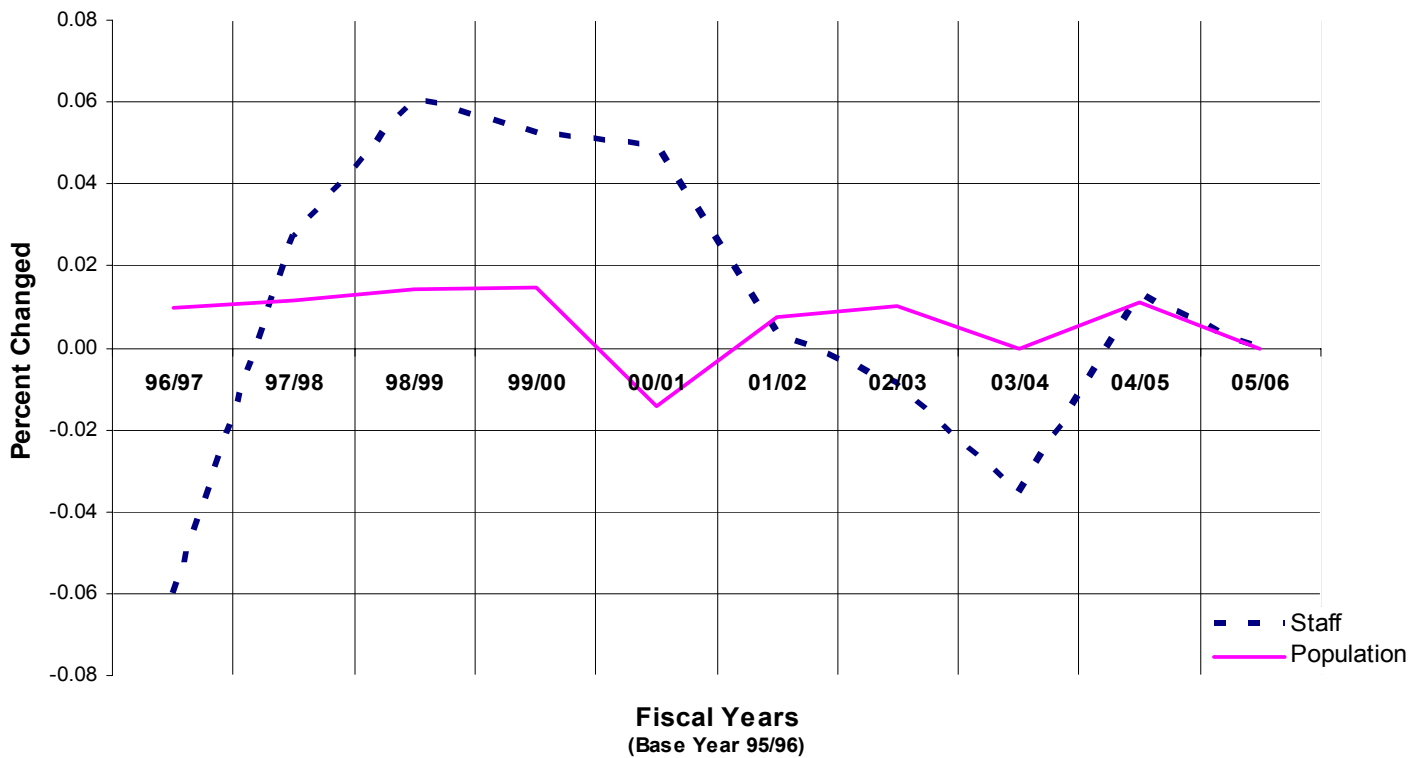
<b>Table 1: Added Square Footage</b>			
<b><u>Facility</u></b>	<b><u>Department(s)</u></b>	<b><u>Gross Square Footage Added (GSF)</u></b>	<b><u>Net Change (SF)</u></b> <small>2000-2005 to 2006-2011</small>
District Attorney Office	Consolidated DA	28,000	13,460
Santa Maria Juvenile Hall	Probation	52,611	42,950
Santa Maria Workforce Center	Social Services (43,680) Probation (425) ADMHS (75) Child Support (125)	44,305	6,000
Santa Maria Juvenile Court Building	Courts (6,841) Public Defender (1,946) District Attorney (1,776) Probation (1,106) County Counsel (144)	11,813	11,813
Public Works Santa Maria Technical Services Building	Public Works	11,500	4,986
Sheriff Training Center (Santa Barbara)	Sheriff	2,400	2,400
Sheriff Firearms Training Center (Santa Barbara)	Sheriff	10,497	10,297
Santa Barbara Vehicle Operations	General Services	11,580	3,886
Naomi Schwartz Building	Public Works and CRA (PW +2,000 CRA + 5,800)	11,000	7,800
Lompoc Wellness Clinic	Public Health	8,000	8,000
25 East Figueroa Office	County Executive Office— Comprehensive Planning	4,000	4,000
1 East Anapamu Street	County Executive Office—First Five (3,795) General Services—Risk (5,670)	9,815	5,670
Fire Dorm Modular	Fire	720	720
Santa Maria Court Modular	Courts	6,500	6,500
Santa Maria Public Defender Office	Public Defender	6,638	1,828
Santa Maria Animal Shelter	PHD	18,814	13,814
SM Office Modular	ADMHS	2,160	2,160
Board of Supervisors	Board	5,264	784
Santa Barbara Children's Center	ADMHS	13,000	950
Casa Nueva	DSS @ 8,310 APCD @ 14,326 SBCAG @ 6,017	28,653	11,153
<b>Total</b>		<b>287,270</b>	<b>159,171</b>

## County Staff/Population Trends

An indicator to staffing is the rise or fall in the county population. As a general rule as the population grows, so do department programs and thus staff to execute those programs. The chart below illustrates staffing and population countywide from 1996 to 2006. What is interesting about the chart below occurs in FY 04/05 onward. The data would suggest that performance based budgeting has an effect on the staffing trends of departments. Prior to this 04/05 period, staff levels are all over the place. In addition, what is interesting is how staff changes lag behind (or ahead) of the population numbers, until 04-05. The reader may or may not be aware that for the last half dozen years the county has been implementing performance based budgeting and as this continues to penetrate the organization, its effect is being translated to a “smoothing out” of the staffing levels.

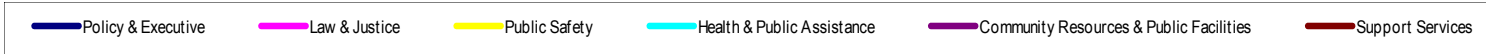
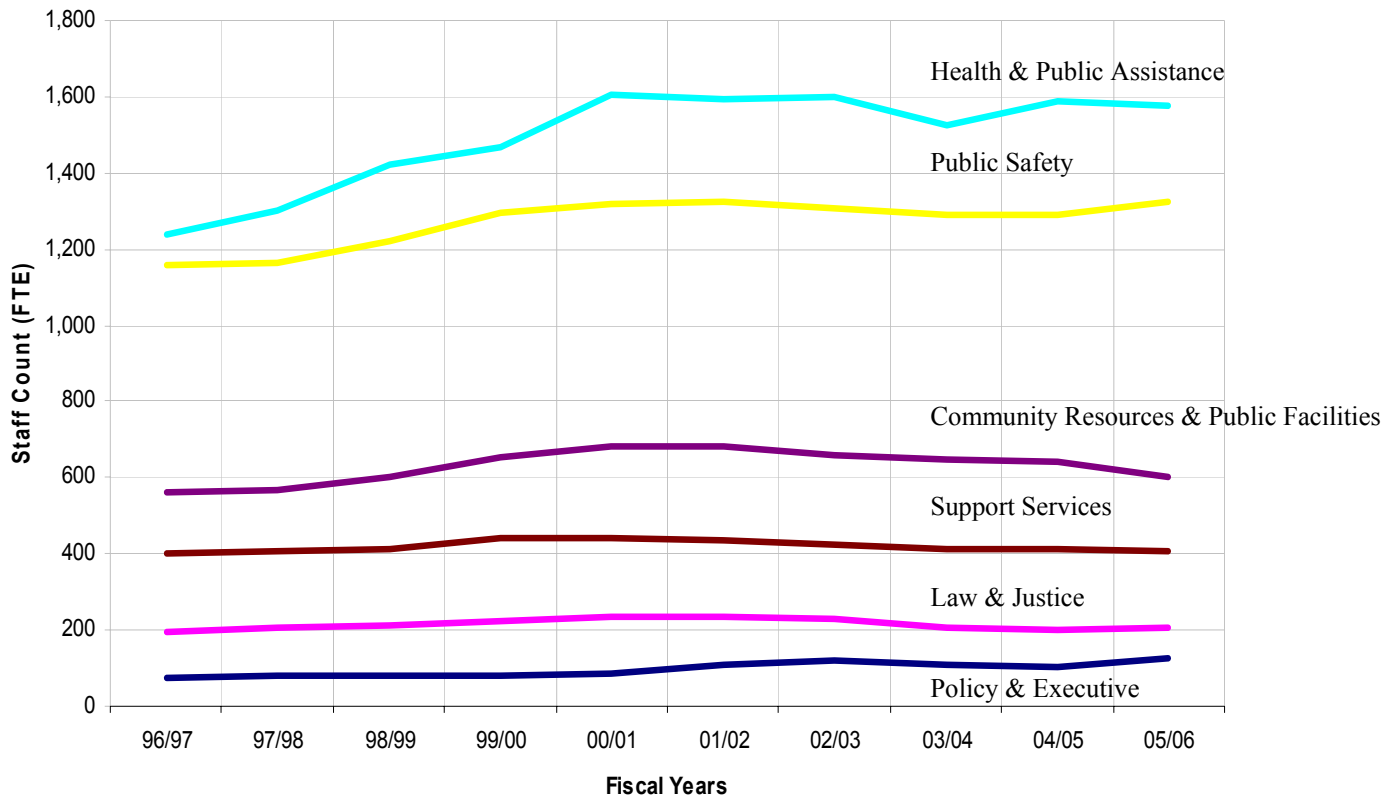
What does this have to do with facility development in the county? When the staff demand evens out, projecting future facility needs becomes much more rational; resulting in better long-term facility planning and development.

### County Staff to Population



The following chart illustrates staffing trends by functional group countywide. Of all functional groups, Public Safety and Health & Public Assistance are expected to realize the largest increase in staff. This will occur in the northern area of the county—a direct result of the faster population growth as opposed to the slower growth in the southern area of the county.

**Staff Count by Functional Groups**

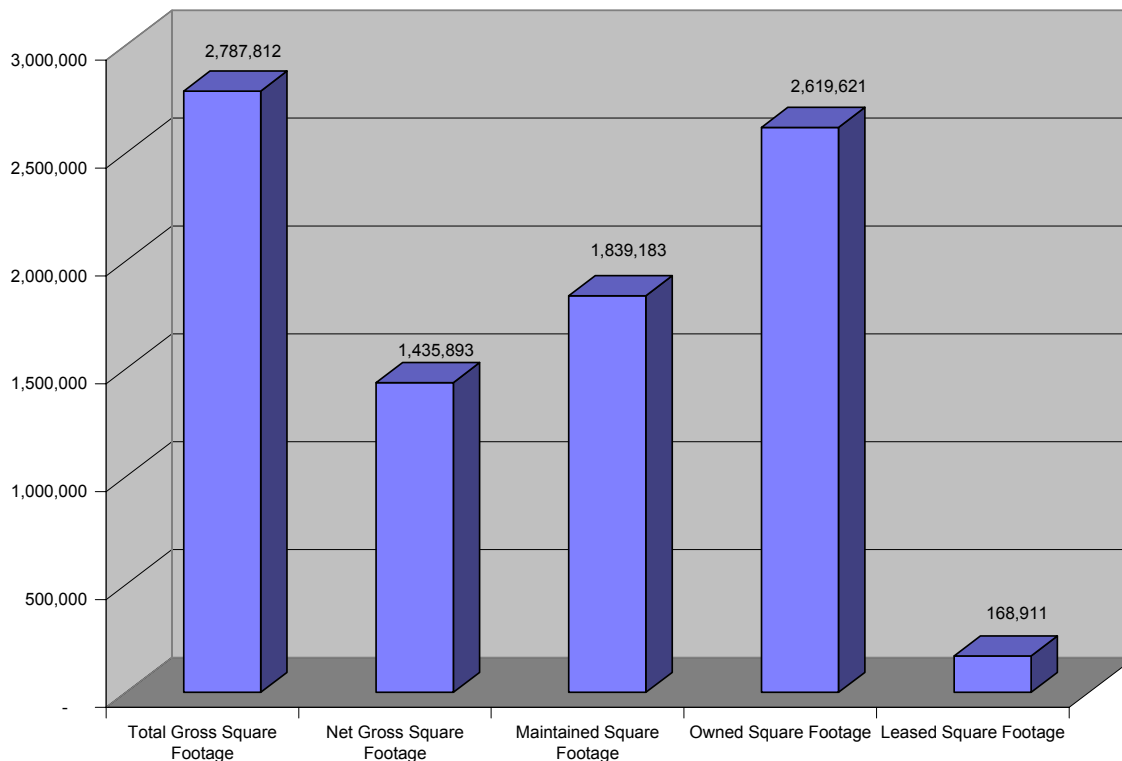




## County-Wide Summaries

Understanding to entire county facility inventory and then that portion covered by this report is an important factor in long-range facility planning. Three numbers help form our understanding in this matter. The Total Gross Square Footage (TGSF), Net Gross Square Footage (NGSF), and Maintained Square Footage (MSF) are the three numbers to compare. The table below illustrates the organizations occupancy at this macro level.

Square Footage Type	Area in Square Feet	Percent of Total Gross	Estimate Value of Assets <sup>1</sup>
Total Gross Square Footage	2,787,812	100	\$1,115,124,800.00
Net Gross Square Footage	1,435,893	52	\$574,357,200.00
Maintained Square Footage	1,839,183	66	\$735,673,200.00
Owned Square Footage	2,619,621	94	\$1,047,848,400.00
Leased Square Footage	168,911	6	\$67,564,400.00



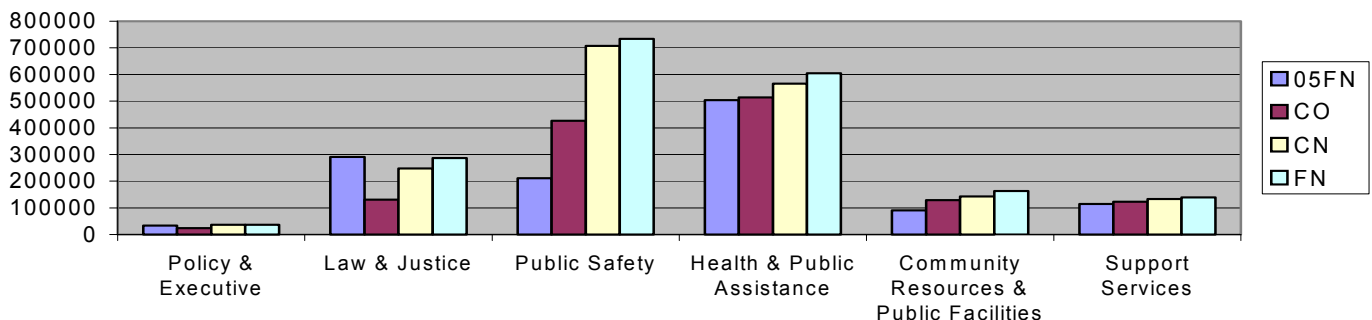
<sup>1</sup> Clerk-Recorder-Assessor places the average improved property value at \$400 per square.

## Summary by Functional Group

The overall county current need (CN) is 448,193 square feet of space in addition to the current need (CN) space of 1,435,893 square feet for a combined current need of 1.8 million square feet of space. As indicated in other sections of this report, the largest needs occur in Public Safety, Health & Public Assistance and Community Resources & Public Facilities. Countywide the amount of available square feet rose slightly with the construction of a number of office buildings in the south and primarily juvenile justice facilities in the north. The net result between increased square footage and footage removed from inventory is 159,171 square feet. The Current Need in the table below is also close to the current maintained square footage of 1.8 million square feet.

For the most part only office space was inventoried and only for departments stating a need in 2000-2005. In this update, an attempt is made to catalog all the footage used or occupied by departments with judgments made to include the minor structures in the Facilities Section of this report. Therefore, while the reader may not find all facilities listed in that section, the total number includes all buildings used by a certain department. While there is a need by the Sheriff's Department for additional holding capacity, the proposed North County Jail facility is not represented in this because the resulting number would skew the total to unusable.

Functional Group (county-wide)	2000-2005 Projected Five-Year Need (05FN)	Current Occupied (CO)	Current Need (CN)	Five Year Need (FN)
Policy & Executive	33,402	23,673	36,551	36,551
Law & Justice	269,457	131,088	247,676	287,267
Public Safety	222,715	426,304	564,592	590,776
Health & Public Assistance	491,353	514,371	565,300	604,970
Community Resources & Public Facilities	90,516	129,285	143,160	162,739
Support Services	115,473	123,009	132,688	138,566
<b>Total Space Needed</b>	<b>1,222,916</b>	<b>1,347,730</b>	<b>1,689,967</b>	<b>1,820,869</b>
<b>Total Current Space</b>	<b>761,778</b>		<b>1,347,730</b>	<b>1,347,730</b>
<b>Surplus (Deficit)</b>	<b>(416,138)</b>		<b>(342,237)</b>	<b>(473,139)</b>



## Summary by Department

The following tables are provides yet another way to view the data. These tables show the overall county department needs grouped by their functional groups. In addition, data from the 2000-2006 Space Utilization report is provide as a comparison. It is important to remember that the 2000-2005 Space Utilization Reports did not report 100% of department occupied space. In some cases (noted in the report, tables and graphs), some department space is not included in the calculations. Including or not including such space has no material affect upon this report. As an example, not including the thousands of square feet in park structures, like comfort stations, has no affect upon the total space utilized by the Parks Department because the park could function with or without the comfort station.

The greatest square footage needs are within the following departments: Public Health, Probation and Sheriff. While the area for the Fire will be included at a later date (Fire Facility Master Plan), it is anticipated that the square footage needs will be in the hundreds of thousand of square feet.

<u>Policy &amp; Executive</u>	2006-2011 Report			2000-2005 Report		
	CO	CN	FN	CO	CN	FN
Board of Supervisors	7,604	11,222	11,666	7,284	11,352	11,412
County Executive Officer	13,058	16,643	16,643	5,780	10,820	11,358
County Counsel	6,976	14,608	14,608	6,600	9,867	10,150
<b>Total</b>	<b>27,638</b>	<b>42,473</b>	<b>42,917</b>	<b>19,664</b>	<b>32,039</b>	<b>32,920</b>

CO: Current Occupied CN: Current Need FN: Future Need

<u>Law &amp; Justice</u>	2006-2011 Report			2000-2005 Report		
	CO	CN	FN	CO	CN	FN
District Attorney	45,198	48,022	51,484	34,058	40,230	54,765
Public Defender	17,706	27,730	35,255	23,073	31,161	43,351
Courts <sup>2</sup>	95,559	162,327	186,262	95,559	162,327	186,262
<b>Total</b>	<b>158,463</b>	<b>238,079</b>	<b>273,001</b>	<b>152,690</b>	<b>233,718</b>	<b>284,378</b>

CO: Current Occupied CN: Current Need FN: Future Need

<u>Public Safety</u>	2006-2011 Report			2000-2005 Report		
	CO	CN	FN	CO	CN	FN
Fire <sup>1</sup>	15,775	45,765	49,287	9,120	32,208	34,230
Probation	269,404	329,919	334,919	60,326	66,844	84,222
Sheriff <sup>3</sup>	154,371	441,063	466,805	65,269	96,806	107,381
<b>Total</b>	<b>439,550</b>	<b>816,747</b>	<b>851,011</b>	<b>134,715</b>	<b>195,858</b>	<b>225,833</b>

CO: Current Occupied CN: Current Need FN: Future Need

<sup>2</sup> Court space is reported with no change because of the pending transfer of court facilities to the California Judicial Council.

<sup>3</sup> Main Jail square footage removed from report (3-26-2007)

<b>Health &amp; Public Assistance</b>	<b>2006-2011 Report</b>			<i>2000-2005 Report</i>		
	<b>CO</b>	<b>CN</b>	<b>FN</b>	<i>CO</i>	<i>CN</i>	<i>FN</i>
Alcohol Drug & Mental Health	<b>90,046</b>	<b>109,117</b>	<b>124,238</b>	<i>57,840</i>	<i>81,697</i>	<i>105,865</i>
Child Support Services <sup>4</sup>	<b>30,386</b>	<b>35,192</b>	<b>35,192</b>	<i>0</i>	<i>0</i>	<i>0</i>
Public Health	<b>215,029</b>	<b>251,413</b>	<b>256,711</b>	<i>138,870</i>	<i>158,986</i>	<i>174,744</i>
Social Services	<b>178,970</b>	<b>181,904</b>	<b>201,158</b>	<i>114,074</i>	<i>136,340</i>	<i>172,509</i>
<b>Total</b>	<b>514,431</b>	<b>577,626</b>	<b>617,299</b>	<i>310,784</i>	<i>377,023</i>	<i>453,118</i>

CO: Current Occupied CN: Current Need FN: Future Need

<b>Community Resources &amp; Public Facilities</b>	<b>2006-2011 Report</b>			<i>2000-2005 Report</i>		
	<b>CO</b>	<b>CN</b>	<b>FN</b>	<i>CO</i>	<i>CN</i>	<i>FN</i>
Agriculture & Cooperative Extension	<b>24,531</b>	<b>24,613</b>	<b>26,242</b>	<i>19,252</i>	<i>19,958</i>	<i>23,158</i>
Housing & Community Development <sup>5</sup>	<b>2,062</b>	<b>4,272</b>	<b>6,272</b>	<i>0</i>	<i>0</i>	<i>0</i>
Parks <sup>6</sup>	<b>27,710</b>	<b>25,795</b>	<b>29,295</b>	<i>5,685</i>	<i>6,696</i>	<i>7,696</i>
Planning & Development	<b>26,561</b>	<b>40,408</b>	<b>52,658</b>	<i>23,788</i>	<i>38,888</i>	<i>43,726</i>
Public Works <sup>7</sup>	<b>85,345</b>	<b>85,345</b>	<b>85,345</b>	<i>24,432</i>	<i>24,461</i>	<i>25,795</i>
<b>Total</b>	<b>166,209</b>	<b>180,433</b>	<b>199,812</b>	<i>73,157</i>	<i>90,003</i>	<i>100,375</i>

CO: Current Occupied CN: Current Need FN: Future Need

<b>Support Services</b>	<b>2006-2011 Report</b>			<i>2000-2005 Report</i>		
	<b>CO</b>	<b>CN</b>	<b>FN</b>	<i>CO</i>	<i>CN</i>	<i>FN</i>
Auditor-Controller	<b>12,584</b>	<b>12,512</b>	<b>12,512</b>	<i>9,180</i>	<i>10,468</i>	<i>10,998</i>
Clerk-Recorder-Assessor	<b>48,623</b>	<b>43,495</b>	<b>46,873</b>	<i>35,014</i>	<i>41,390</i>	<i>41,675</i>
General Services	<b>47,199</b>	<b>49,961</b>	<b>49,961</b>	<i>23,450</i>	<i>38,315</i>	<i>40,470</i>
Human Resources	<b>11,888</b>	<b>16,091</b>	<b>16,901</b>	<i>2,946</i>	<i>7,829</i>	<i>8,928</i>
Treasurer-Tax Collector-Public Administration	<b>9,308</b>	<b>10,995</b>	<b>13,595</b>	<i>9,183</i>	<i>12,545</i>	<i>14,373</i>
<b>Total</b>	<b>129,602</b>	<b>133,054</b>	<b>139,842</b>	<i>79,773</i>	<i>110,547</i>	<i>116,444</i>

CO: Current Occupied CN: Current Need FN: Future Need

<sup>4</sup> This department was part of the District Attorney's Office in 2000.

<sup>5</sup> This department did not exist in 2000.

<sup>6</sup> The gross total square footage for this department can be determined by the master building listing in the Appendix. Not all space used by the department is counted because staff do not require park amenities to function.

<sup>7</sup> Data has been proportionalized across all regions due to lack of detailed response by department.

# Regional Summaries

This section only summaries the data by functional group. To see the data by department only, please refer to that regional area detail.

## North County

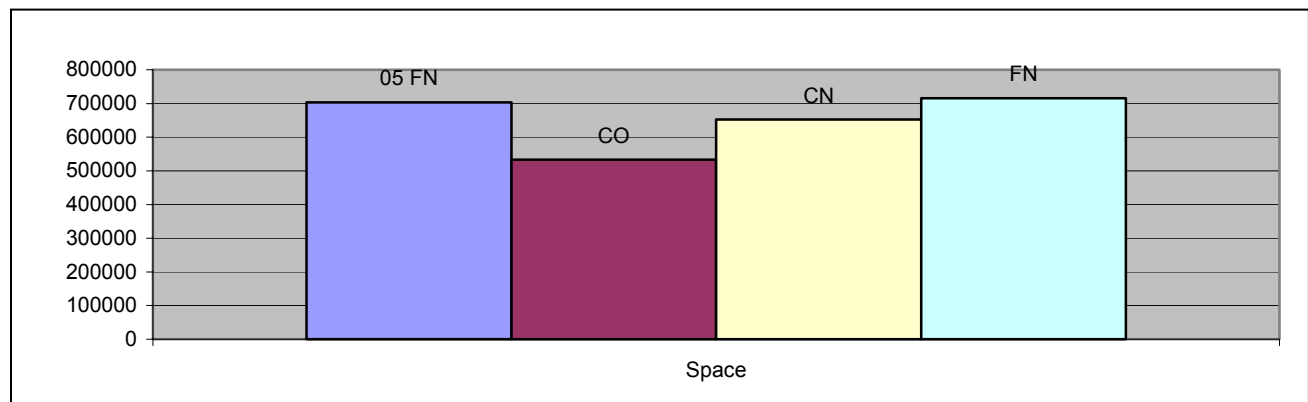
The north county current needs (CN) indicate an increase from (2000-2005) 576,571 to 651,914 square feet or 12%. The increase is primarily driven by the Public Safety Group and in particular the Fire Department.

### Summary by Functional Group

In general, the north county is experiencing a faster population growth than that of the south county. As a result, facility and county staff growth is also increasing in the area. Another factor to facility development is the continued aging of the facilities in the area. The table below summarizes the three locations in the north county: Lompoc, Santa Maria and Other Locations.

Functional Group	2000-2005 Projected Five-Year Need (05FN)	Current Occupied (CO)	Current Need (CN)	Five Year Need (FN)
Policy & Executive	7,984	3,589	7,813	7,813
Law & Justice	216,288	101,790	180,013	208,543
Public Safety	117,200	131,531	164,869	169,531
Health & Public Assistance	307,841	245,911	246,110	267,574
Community Resources & Public Facilities	32,989	31,684	30,176	38,079
Support Services	20,756	19,894	22,933	24,433
<b>Total Space Needed</b>	<b><u>703,058</u></b>	<b><u>534,399</u></b>	<b><u>651,914</u></b>	<b><u>715,973</u></b>
<b>Total Current Space</b>			<b><u>534,399</u></b>	534,399
<b>Surplus (Deficit)</b>	<b>(339,653)</b>		<b>(117,515)</b>	<b>(181,574)</b>
<b>(Numbers in Chart)</b>	703,058	534,399	651,914	715,973

FN: Future Need CO: Current Occupied CN: Current Need

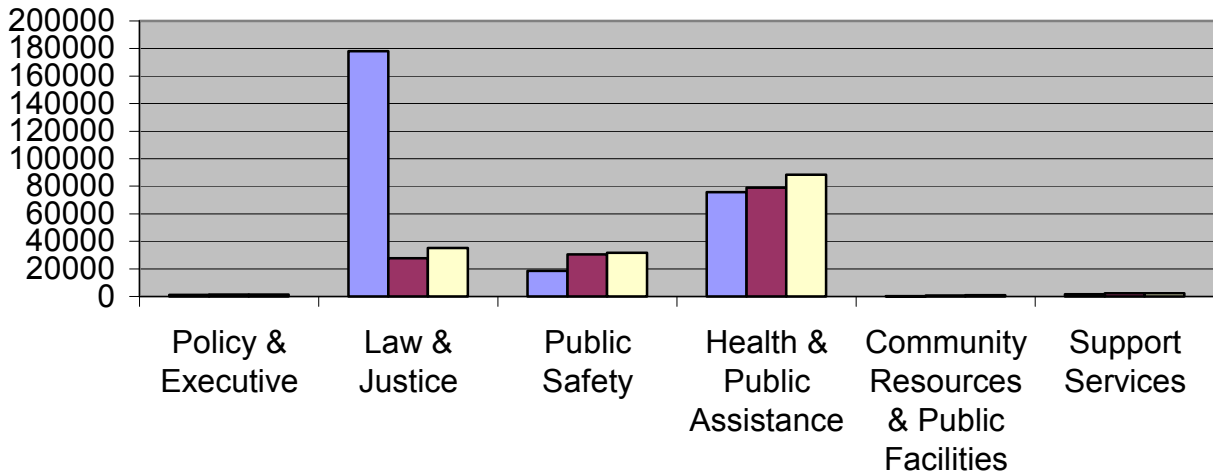


## Lompoc

The facilities and departments in this area are primarily located in downtown Lompoc with a few in outlying areas around Lompoc.

Functional Groups	CO	CN	FN	% of Current Need to Current Space	% of Future Need to Current Need
Policy & Executive	1,045	1,274	1,274	18	18
Law & Justice	17,706	27,730	35,255	36	50
Public Safety	18,618	30,521	31,687	37	42
Health & Public Assistance	75,591	78,953	88,487	4	14
Community Resources & Public Facilities	334	630	936	47	64
Support Services	1,707	2,404	2,404	29	29
<b>Total</b>	<b>115,001</b>	<b>141,512</b>	<b>160,043</b>	<b>19</b>	<b>28</b>

FN: Future Need CO: Current Occupied CN: Current Need

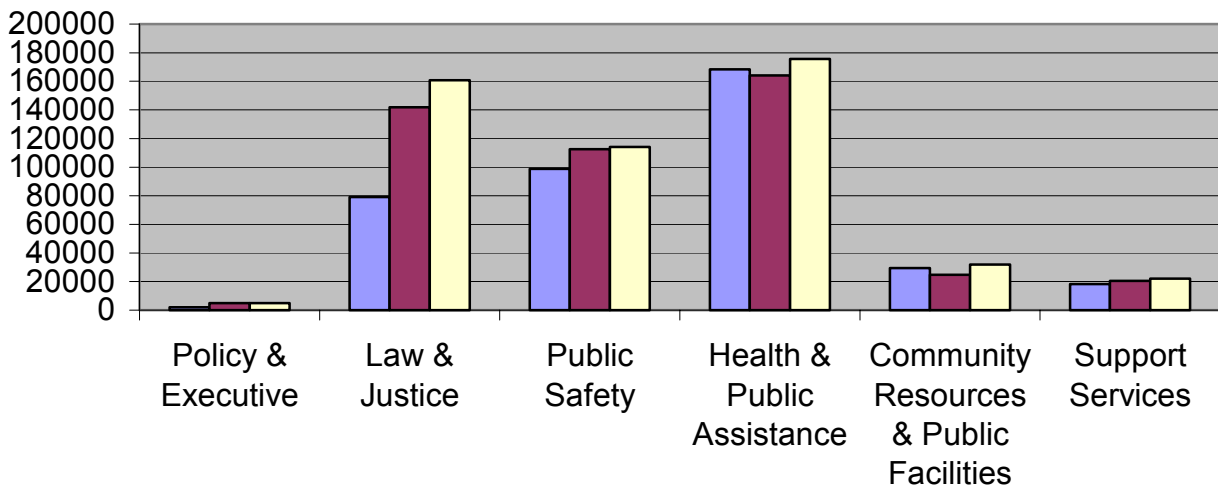


### Santa Maria

This area has by far, many more locations than anywhere else in the county. There are three main facility locations with many satellite locations. The area is also the fastest growing area of the county as well as the central coast of California. The greatest needs for county facilities are in this region. Of the greatest need, Public Health and Public Safety lead the departments. With the overcrowding of the main jail facility in the south county a new facility to accommodate the holding population is required in this area. Public and Mental Health are both in critical need to accommodate additional patient loads.

Functional Groups	CO	CN	FN	% of Current Need to Current Space	% of Future Need to Current Need
Policy & Executive	1,938	5,001	5,001	61	61
Law & Justice	79,084	141,857	160,862	42	51
Public Safety	98,789	112,681	114,181	12	13
Health & Public Assistance	168,253	163,999	175,627	-2	4
Community Resources & Public Facilities	29,420	24,756	31,956	-18	8
Support Services	18,187	20,529	22,029	11	17
<b>Total</b>	<b>395,671</b>	<b>468,823</b>	<b>509,656</b>	<b>16</b>	<b>22</b>

FN: Future Need CO: Current Occupied CN: Current Need

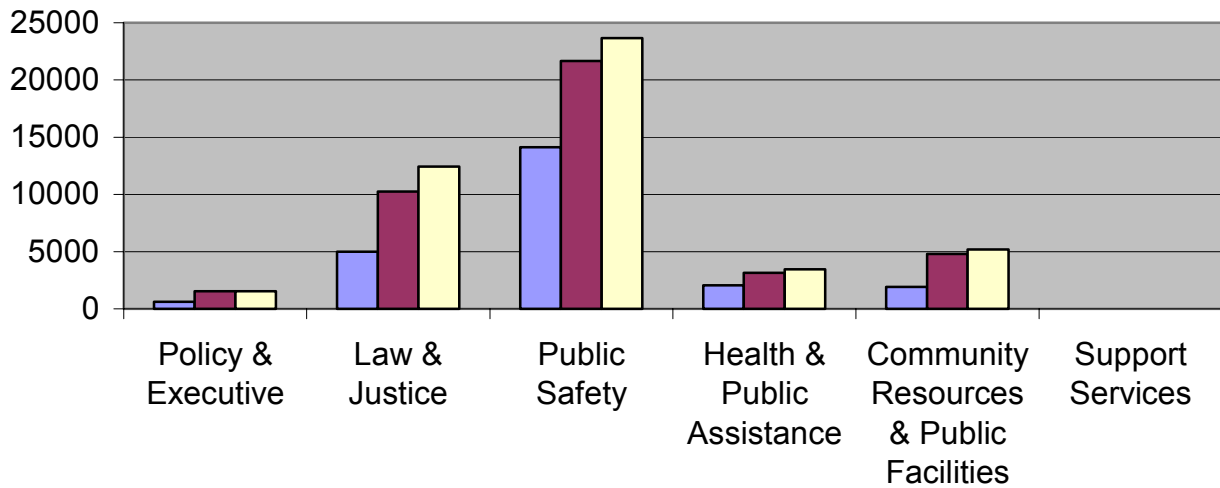


### Other Areas

The numbers below contain needs in Buellton, Solvang, Santa Ynez and New Cuyama.

Functional Groups	CO	CN	FN	% of Current Need to Current Space	% of Future Need to Current Need
Policy & Executive	606	1,538	1,538	60	60
Law & Justice	5,000	10,426	12,426	52	60
Public Safety	14,124	21,667	23,663	35	40
Health & Public Assistance	2,067	3,158	3,460	35	40
Community Resources & Public Facilities	1,930	4,790	5,187	60	63
Support Services	0	0	0	0	0
<b>Total</b>	<b>23,727</b>	<b>41,579</b>	<b>46,274</b>	<b>43</b>	<b>49</b>

FN: Future Need CO: Current Occupied CN: Current Need





## South County

This region is much more condensed than the North County. There are essentially two main “campus” locations, downtown and Calle Real with satellite locations from Carpinteria to the Gaviota Tunnel.

### Summary by Functional Groups

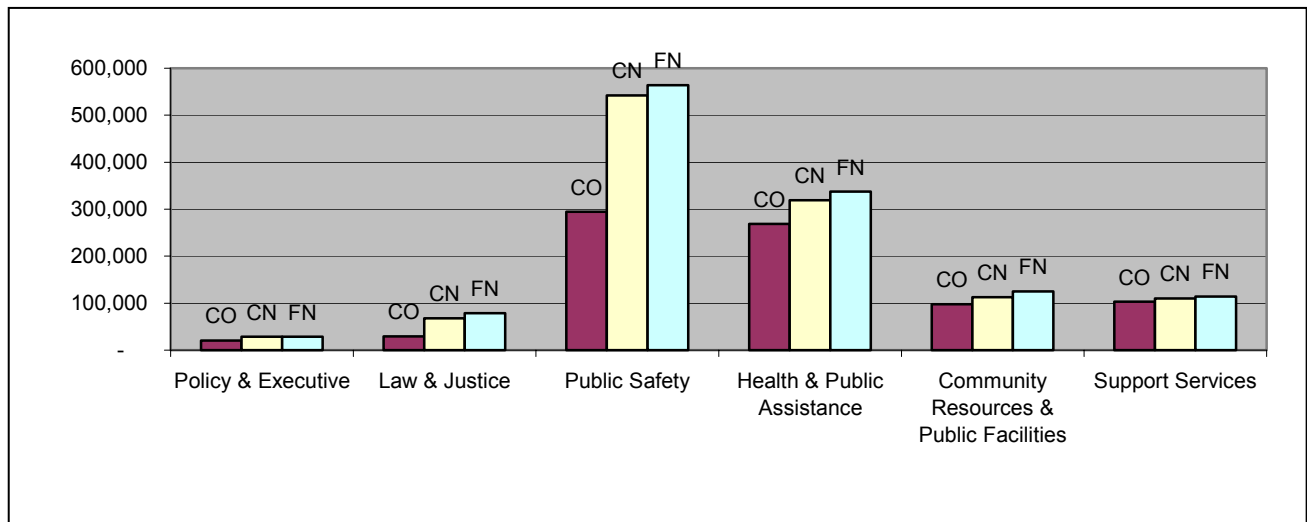
The south county 2000-2005 Space Utilization Report unfortunately did not account for all department needs, which is why in this update there is such a disparate difference between the 132,322 square feet reported in 2000-2005 and the 1,180,882 square feet reported in this update. The rationale in 2000-2005 was to inventory, survey and report only of office space for a given department. This method could not give a clear understanding of the space needs of all department operations. In this update, all departments needs have been surveyed. Understanding the unique needs of departments with large field operations to office operations; departments with large support facilities needs to office operations and large holding needs to office operations is important.

<b>Functional Group</b>	<i>2000-2005 Projected Five-Year Need (05FN)</i>	<b>Current Occupied (CO)</b>	<b>Current Need (CN)</b>	<b>Five Year Need (FN)</b>
Policy & Executive	25,418	20,084	28,738	28,738
Law & Justice	53,169	29,298	67,663	78,725
Public Safety	105,515	294,773	399,723	421,245
Health & Public Assistance	183,512	268,460	319,190	337,396
Community Resources & Public Facilities	57,527	97,601	112,984	124,660
Support Services	94,717	103,115	109,755	114,133
<i>Total Space Needed</i>	<b><u>519,858</u></b>	<b><u>813,331</u></b>	<b><u>1,038,053</u></b>	<b><u>1,104,897</u></b>
<i>Total Current Space</i>	403,329		<b><u>813,331</u></b>	813,331
<b>Surplus (Deficit)</b>	<b>(116,529)</b>		<b>(224,822)</b>	<b>(291,566)</b>

FN: Future Need CO: Current Occupied CN: Current Need

Summary of Space	CO	CN	FN	% of Current Need to Current Space	% of Future Need to Current Need
Policy and Executive	20,084	28,738	28,738	70	70
Law and Justice	29,298	67,663	78,725	43	37
Public Safety <sup>8</sup>	294,773	399,723	421,245	74	70
Health and Public Assistance	268,460	319,190	337,369	84	79
Community Resources and Public Facilities	97,601	112,984	124,660	86	78
Support Services	103,115	109,755	114,133	94	90
<b>Total</b>	<b>813,331</b>	<b>1,038,053</b>	<b>1,104,870</b>	<b>69</b>	<b>65</b>

FN: Future Need CO: Current Occupied CN: Current Need



<sup>8</sup> Main Jail square footage removed from report.

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