

Chart 1: AREAS THAT LIMIT/IMPEDE DEVELOPMENT PROJECTS OR GROWTH OF BUSINESS

Data as of June 6, 2011

	Very Limited				Somewhat Limiting				Not Limiting			
	Public Sector	Construction	Business	Combined	Public Sector	Construction	Business	Combined	Public Sector	Construction	Business	Combined
a. Market Conditions: Available Sites	6%	13%	16%	11%	56%	57%	31%	47%	35%	26%	47%	37%
b. Market Conditions: Zoning Limitations	6%	22%	13%	12%	47%	48%	31%	42%	35%	30%	47%	38%
c. Market Conditions: Market Pricing (land, home values, and building lease rates, etc.)	20%	52%	26%	30%	54%	35%	32%	42%	17%	13%	42%	25%
d. Market Conditions: Financing	46%	57%	41%	47%	34%	26%	34%	32%	3%	13%	22%	12%
e. Market Conditions: Construction Costs	9%	4%	10%	8%	58%	39%	57%	52%	21%	52%	33%	34%
f. City/County Permit Processing: Application Submittal Requirements	6%	30%	16%	16%	47%	35%	29%	38%	38%	26%	45%	38%
g. City/County Permit Processing: CEQA Compliance	15%	39%	19%	23%	53%	48%	26%	42%	15%	9%	29%	18%
h. City/County Permit Processing: Length of Permit Processing	15%	43%	26%	26%	42%	26%	29%	33%	27%	22%	32%	28%
i. City/County Development Regulations: Public Works Requirements	6%	26%	17%	15%	44%	61%	30%	44%	29%	13%	37%	28%
j. City/County Development Regulations: Planning Requirements	9%	30%	19%	18%	53%	43%	29%	42%	26%	22%	39%	30%
k. City/County Development Regulations: Building Requirements	6%	9%	13%	9%	41%	52%	40%	44%	38%	22%	37%	33%
l. City/County Development Regulations: Fire Requirements	9%	4%	13%	9%	32%	48%	32%	36%	38%	35%	45%	40%
m. City/County Development Regulations: Local Permit, Building and Inspection Fees	6%	30%	23%	18%	38%	43%	33%	38%	38%	22%	33%	32%
n. City/County Development Regulations: Development Impact Fees	26%	70%	20%	36%	41%	22%	27%	31%	21%	4%	33%	21%
o. State/Federal Development Regulations: Wetlands/Endangered Species	38%	61%	29%	41%	44%	22%	19%	30%	3%	13%	42%	19%
p. State/Federal Development Regulations: Air Quality	21%	39%	30%	29%	56%	22%	17%	33%	6%	26%	47%	25%
q. State/Federal Development Regulations: ADA Requirements	9%	26%	29%	20%	47%	30%	23%	34%	29%	39%	45%	38%
r. State/Federal Development Regulations: State/Federal Permit Processing Time	42%	52%	29%	40%	33%	30%	26%	30%	6%	17%	35%	20%
s. State/Federal Development Regulations: Storm Drainage/Water Quality Runoff	21%	48%	17%	27%	53%	26%	17%	34%	15%	26%	52%	30%
t. Quality of life: Housing Costs	9%	26%	10%	14%	56%	26%	34%	41%	32%	35%	55%	41%
u. Quality of life: Public Education Rankings	24%	13%	30%	23%	41%	39%	43%	41%	29%	26%	23%	26%
v. Quality of life: Commute to work time	6%	0%	7%	5%	59%	55%	37%	50%	32%	27%	57%	40%
w. Quality of life: Traffic Conditions (local & regional)	9%	5%	6%	7%	64%	40%	45%	51%	27%	50%	45%	39%
x. Quality of life: Crime	Not Asked	Not Asked	33%	33%	Not Asked	Not Asked	47%	47%	Not Asked	Not Asked	20%	20%

Chart 2: RANKING OF PERCIEVED IMPEDIMENTS

Data as of June 6, 2011

Respondents ranked top five items from the list of potential impediments

	Combined	Public Sector	Construction	Business
d. Market Conditions: Financing	<u>1</u>	<u>1</u>	<u>2</u>	<u>1</u>
c. Market Conditions: Market Pricing (land, home values, and building lease rates, etc.)	<u>2</u>	<u>2</u>	<u>3</u>	<u>5</u>
n. City/County Development Regulations: Development Impact Fees	<u>3</u>	6	<u>1</u>	15
o. State/Federal Development Regulations: Wetlands/Endangered Species	<u>4</u>	<u>4</u>	<u>5</u>	11
r. State/Federal Development Regulations: State/Federal Permit Processing Time	<u>5</u>	<u>3</u>	8	7
g. City/County Permit Processing: CEQA Compliance	6	<u>5</u>	7	24
u. Quality of life: Public Education Rankings	7	9	12	<u>3</u>
h. City/County Permit Processing: Length of Permit Processing	8	7	6	16
j. City/County Development Regulations: Planning Requirements	9	19	<u>4</u>	10
m. City/County Development Regulations: Local Permit, Building and Inspection Fees	10	20	10	<u>4</u>
x. Quality of life: Crime	11	N/A	N/A	<u>2</u>
a. Market Conditions: Available Sites	12	8	16	8
q. State/Federal Development Regulations: ADA Requirements	13	18	14	6
s. State/Federal Development Regulations: Storm Drainage/Water Quality Runoff	14	13	9	21
w. Quality of life: Traffic Conditions (local and regional)	15	14	15	9
t. Quality of life: Housing Costs	16	15	13	12
e. Market Conditions: Construction Costs	17	12	18	14
b. Market Conditions: Zoning Limitations	18	10	17	23
i. City/County Development Regulations: Public Works Requirements	19	17	11	20
p. State/Federal Development Regulations: Air Quality	20	11	23	19
f. City/County Permit Processing: Application Submittal Requirements	21	16	19	17
k. City/County Development Regulations: Building Requirements	22	22	21	13
v. Quality of life: Commute to work time	23	21	20	22
l. City/County Development Regulations: Fire Requirements	24	23	22	18

N/A = Not asked of this group

Chart 3: POTENTIAL SOLUTIONS TO ENCOURAGE BUSINESS GROWTH AND DEVELOPMENT PROJECTS

Data as of June 6, 2011

	Very Helpful to Growing Development				Somewhat Helpful to Growing Development				Not Helpful to Growing Development At All			
	Public Sector	Construction	Business	Combined	Public Sector	Construction	Business	Combined	Public Sector	Construction	Business	Combined
a. Simplified application procedures	43%	45%	40%	43%	50%	45%	40%	45%	7%	9%	10%	9%
b. Adoption of same standards and procedures across jurisdictions	30%	39%	43%	37%	60%	48%	37%	48%	10%	9%	7%	8%
c. Technical assistance with compliance to applicable laws, rules, regulations	63%	26%	48%	48%	37%	48%	45%	43%	0%	22%	3%	7%
d. Development Impact Fee reductions to reflect new business economics and feasibility for new projects	30%	83%	55%	54%	47%	17%	17%	28%	13%	0%	10%	9%
e. Designation of a county-wide ombudsperson to help project proponents navigate regulatory agencies	23%	14%	33%	24%	53%	64%	47%	54%	23%	14%	7%	15%
f. Advocate on the State level on behalf of Solano business owners to achieve simplification of requirements and/or identify alternative compliance strategies	55%	26%	45%	43%	42%	65%	41%	48%	3%	4%	3%	4%
g. Work with local schools to strengthen business/education partnerships and promote hiring opportunities for local high school graduates	28%	35%	48%	37%	53%	39%	38%	44%	16%	22%	7%	14%
h. Strengthen workforce development efforts with Solano Community College	27%	26%	47%	34%	50%	48%	47%	48%	20%	26%	3%	16%
i. Obtain and present statistical data about demographics, education, crime, and other	10%	9%	28%	16%	48%	36%	52%	46%	29%	50%	7%	27%
j. Redirect a portion of existing county impact fees to transportation	Not Asked	Not Asked	21%	21%	Not Asked	Not Asked	41%	41%	Not Asked	Not Asked	17%	17%
k. Add sales tax surcharge for transportation improvements	Not Asked	Not Asked	25%	25%	Not Asked	Not Asked	18%	18%	Not Asked	Not Asked	39%	39%

Chart 4: RANKING OF POTENTIAL SOLUTIONS

Data as of June 6, 2011

Respondents ranked top five items from the list of potential solutions

	Combined	Public Sector	Construction	Business
d. Development Impact Fee reductions to reflect new business economics and feasibility for new projects	<u>1</u>	<u>3</u>	<u>1</u>	6
a. Simplified application procedures	<u>2</u>	<u>2</u>	<u>2</u>	<u>1</u>
c. Technical assistance with compliance to applicable laws, rules, regulations	<u>3</u>	<u>1</u>	7	<u>3</u>
b. Adoption of same standards and procedures across jurisdictions	<u>4</u>	<u>5</u>	<u>3</u>	<u>5</u>
g. Work with local schools to strengthen business/education partnerships and promote hiring opportunities for local high school graduates	<u>5</u>	6	6	<u>2</u>
f. Advocate on the State level on behalf of Solano business owners to achieve simplification of requirements and/or identify alternative compliance strategies	6	<u>4</u>	<u>4</u>	8
h. Strengthen workforce development efforts with Solano Community College	7	8	<u>5</u>	<u>4</u>
e. Designation of a county-wide ombudsperson to help project proponents navigate regulatory agencies	8	7	8	7
i. Obtain and present statistical data about demographics, education, crime, and other	9	9	11	9
j. Redirect a portion of existing county impact fees to transportation improvements	10	N/A	9	10
k. Add sales tax surcharge for transportation improvements	11	N/A	10	11

N/A = Not asked of this group

Chart 5: ECONOMIC STIMULUS SURVEY SYNOPSIS OF COMMENTS

Public Sector Comments

Market Conditions

- ✓ Reduce costs of doing business to attract more businesses
- ✓ Encourage coordination between regulatory agencies to mitigate inconsistencies and attract businesses and development
- ✓ Improve communication between State regulatory agencies to improve cooperation at a local level
- ✓ Improve economic development incentives to encourage job growth

City/County Permit Processing

- ✓ Reduce permit fees and permit requirements
- ✓ Streamline permit processing activities to reduce processing time and costs
- ✓ Provide more information and technical assistance to navigate the permitting process

City/County Development Regulations

- ✓ Reduce fees to align with cost of providing the service
- ✓ Provide more flexibility with development regulations
- ✓ Provide more information on County website and offer online application opportunities
- ✓ Streamline and standardize development processes to reduce costs and reduce uncertainty which can be costly
- ✓ Provide consistent and clear standards to avoid confusion and processing delays
- ✓ Defer impact fees during challenging economic times
- ✓ Contract out development review and approval process where there are achievable cost-savings

State/Federal Development Regulations

- ✓ Provide more flexibility around storm/sewer development regulatory requirements
- ✓ Minimize excessive state regulatory requirements

Quality of Life

- ✓ Encourage community safety
- ✓ Improve traffic safety and transportation systems
- ✓ Invest in current infrastructure

Construction Comments

Market Conditions

- ✓ Help create economically viable projects by reducing project impact fees to align with lower housing prices

City/County Permit Processing

- ✓ Streamline permitting process
- ✓ Improve customer service

City/County Development Regulations

- ✓ Update impact fees to reflect true improvement costs and review necessity & standards of required public improvements
- ✓ Lower fees and development costs – forgo or repeal annual CCI fee increases
- ✓ Realign development fees to correlate with housing affordability
- ✓ Allow fee deferrals to certificate of occupancy
- ✓ Reduce development project soft costs by relaxing regulatory requirements and shortening the length of the permitting processes
- ✓ Streamline development application process and revisit fee schedules to align fees with true costs (re-examine fixed percentage fees)

State/Federal Development Regulations

- ✓ Relax regional storm water requirements which impose inequitably high costs for new development
- ✓ Reduce costs and time delays resulting from increasingly stringent and complex regulatory requirements

Quality of Life

- ✓ Improve public outreach and work with cities to create economic stimulus programs
- ✓ Provide a wide variety of educational opportunities to create a stronger workforce
- ✓ Encourage new or relocated businesses that create employment growth, strong retail sales and an expanding economy.

Business Comments

Market Conditions

- ✓ Increased flexibility and relaxation of regulations to stimulate economic recovery
- ✓ Provide monetary incentives for small businesses as well as for “anchor” stores
- ✓ Encourage “buy or use local” policies
- ✓ Support increased revenue strategies (e.g. sales tax surcharge)
- ✓ Invest in unused/vacated land

City/County Permit Processing

- ✓ Streamline application/permitting processes to save business time, which in turn, saves money
- ✓ Delay impact fees for small businesses, waive business license fee for first year of business
- ✓ Improve customer service and access to information

City/County Development Regulations

- ✓ Reduce “red tape” and time delays on approvals
- ✓ Provide more flexibility in planning approvals

State/Federal Development Regulations

- ✓ Educate and offer energy conservation/efficiency funding opportunities (matching funds) for businesses
- ✓ Reduce State permit processing time to encourage new business

Quality of Life

- ✓ Encourage more public engagement
- ✓ Improve education programs to create a stronger future work force
- ✓ Create a sustainable vision that supports clean tech and renewable energy
- ✓ Encourage educational institution/business partnerships
- ✓ Encourage public/private partnerships
- ✓ Improve traffic conditions/public transportation options to encourage a more qualified labor pool
- ✓ Improve public services to reduce crime rates