

# SANTA BARBARA COUNTY BOARD AGENDA LETTER



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

**Agenda Number:**  
**Prepared on:** May 4, 2005  
**Department:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** May 17, 2005  
**Placement:** Departmental  
**Estimate Time:** 2 hours  
**Continued Item:** No  
**If Yes, date from:**  
**Document FileName:** G:\GROUP\COMP\5 & 3 yr. wrk program\2005-06\Board Hearings\Board Letter#2.doc

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**TO:** Board of Supervisors

**FROM:** Dianne Meester, Assistant Director  
Planning & Development

**STAFF CONTACTS:** Lisa Plowman, Deputy Director (ext. 2025)

**SUBJECT:** Receive and adopt the Comprehensive Planning Division 2005 – 2008 Three Year Work Program

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## **Recommendation(s):**

That the Board of Supervisors:

- A. Review and consider Planning and Development's recommendation for fiscal year '05-'06 to complete in-progress multi-year projects and initiate one new project; and
- B. Review and consider Planning and Development's recommendation for fiscal years '06-'07 and '07-'08 to initiate and complete multi-year projects; and
- C. Direct staff to finalize the 2005-2008 Three Year Work Program.

## **Alignment with Board Strategic Plan:**

The recommendation is primarily aligned with Goal No. 1. An Efficient Government Able to Respond Effectively to the Needs of the Community; Goal No. 2. A Safe and Healthy Community in Which to Live, Work, and Visit; Goal No. 4. A Community that is Economically Vital and Sustainable; and Goal No. 5. A High Quality of Life for All Residents.

## **Executive Summary and Discussion:**

### **Background:**

The attached Work Program (Attachment A) provides an overview of the status of current Division work efforts which seek to maintain an up-to-date *Comprehensive Plan*, associated implementing documents and projects, and provide research, public information and outreach, interdepartmental and regional planning coordination, and quality customer service. The purpose of the Work Program is to help focus the Division's *Comprehensive Plan* priorities, making it more responsive to emerging trends, issues and community values. This is the sixth year of the Division's Work Program, which is a "rolling" three year projection of work efforts; each year the work program is updated by staff to report progress and is reviewed and approved by the Board.

Even with this Work Program, emerging community issues which demand attention, other agencies embarking on projects, litigation, changes in funding, grant opportunities, changing priorities of the Board of Supervisors, staffing levels and underestimated levels of effort required for programs has affected the ability of the Division to fully implement the current Three Year Work Program. The following discussion briefly summarizes the work program, the division's accomplishments and upcoming issues.

### **Division Organization and Staffing:**

The division's budget is organized into four "programs" which correspond to basic planning functions within the Comprehensive Planning division, in addition to general ongoing/administration functions. These programs are Community Planning, General Plan Elements (Comprehensive Planning), Regional Planning, and Mitigation and Resource Management. The work in these program areas and in the ongoing/administrative functions is briefly described below with greater detail provided in the Work Program.

- **Community Planning** - This program covers the creation, update and implementation of community plans.
- **Comprehensive Plan Elements** - This program covers the creation, update and implementation of functional elements (i.e., Circulation, Noise, Housing) of the Comprehensive Plan and Local Coastal Plan as well as implementation projects.
- **Mitigation and Resource Management** - This program involves the pursuit, attainment and implementation of grants to help achieve the Comprehensive Plan's goals, objectives and action measures. Projects funded by grants are usually Board-directed capital improvements or major community plan implementation items. Because of the diverse nature of both funding sources and Comprehensive Plan policy direction, projects are highly variable and are often executed with other departments, particularly the Public Works and Park Departments.

- **Regional Planning** - This program covers interagency coordination including work with the Santa Barbara County Association of Governments (SBCAG) on regional transportation planning, Caltrans on state highway projects, University of California, Santa Barbara Long Range Development Plan (LRDP), Local Agency Formation Commission (LAFCO) and cities and special districts on plans or development projects which raise County policy issues. A more recent aspect of the Regional Planning Program is the 2030 Newsletter Series. The 2030 Newsletter Series describes the status of land use issues in the county in the Year 2030 to foster discussion on long-term planning issues.
- **General On-going Work/Division Administration** - This program provides grant acquisition services, the provision of public information and outreach, staff training, interdepartmental coordination of planning and implementation efforts, and on-going work activities that help the Division function efficiently.

The division is budgeted for a reduction in staff from 19.45 in FY '04-'05 to 15.45 FTEs in FY '05-'06. The reduction is associated with the transfer of the Redevelopment Agency to the County Executive Officer's (CEO) office. The division is staffed by a deputy, three supervising planners, 11.45 planners and support staff to carry out the work efforts. The Deputy Director manages the division and each supervising planner manages a team of planners.

### **2004-2007 Three Year Work Program Performance & Accomplishments:**

The 2004 Three Year Work Program identified a number of projects that the division would continue working on, complete or initiate. The division proposed to complete six projects, initiate two new projects and meet several major milestones on long-term projects. Over the last year the division was able to complete three work efforts and complete the majority of the proposed milestones, but was not able to initiate any new projects. A summary of the division's performance on the 2004 Work Program and additional accomplishments is provided below.

#### **Projects to be Completed**

- |  |   |
|--|---|
| • Santa Ynez Community Plan  | <b><u>Status</u></b><br>Estimated Completion May 06 |
| • Uniform Rules Update   | Estimated Completion Sept 05                        |
| • Isla Vista Master Plan and Redevelopment Plan Amendment                          | Estimated Completion June 06                        |
| • Old Town Orcutt Revitalization   | Completed   |
| • Open Space Habitat Management Plan for Joint Proposal for Ellwood-Devereux Coast | Completed   |
| • Housing Element Implementation Guidelines Update                                 | Completed   |

#### **Projects to Begin**

- |   |                                       |
|---|---------------------------------------|
| • Review of the RAU Program and Second Units on agricultural lands and reduce permit requirements for farm employee dwellings | <b><u>Status</u></b><br>Not initiated |
| • Ordinance 661 Consistency Rezone - Phase I (Only if staff is available)   | Not initiated                         |

#### **Additional Milestones**

#### **Status**

- |  |               |
|--|---------------|
| • EIR for Grading Ordinance Amendments   | Not Completed |
| • Redevelopment Administration Financial Report  | Completed     |
| • Implementation of Carpinteria Valley Greenhouse Program; Toro Canyon Community Plan; and Orcutt Community Plan | Ongoing       |
| • Initiate catalyst projects in the Isla Vista area.   | Initiated     |
| • Snowy Plover Implementation Plan – initiate alternative trail study  | Initiated     |
| • EIR for 2003 Housing Element Update – Action Phase   | Initiated     |

#### **Additional Accomplishments**

- Updated Inclusionary Housing Program and In Lieu Fees
- Participated in 101 in Motion
- CCC certification
  - Carpinteria Valley Greenhouse Program
  - Toro Canyon Plan
- Regional Tri-county meetings
- Affordable housing task force participation

#### **Review of Work Program:**

Staff prepared a draft work program that included completion of work currently underway, but did not include a recommendation for undertaking new projects. Instead, staff prepared a menu of projects that identifies the resources and time needed to complete each project (see Table 1 in the Work Program). This draft Work Program was presented to the County Planning Commission and the projects related to agriculture were presented to the Agricultural Advisory Committee for their recommendations.

*Planning Commission Review* - The department presented the Work Program to the Planning Commission on April 27, 2005. In general, the Planning Commission was concerned about the lack of project recommendations for years 2 and 3 of the Work Program. The majority of the commission did not make any specific recommendations other than requesting that staff provide its professional recommendations for the Board to consider. The fifth district recommended prioritizing work on: Streetscape and Commercial Design Guidelines for Old Town Orcutt, Ordinance 661, Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing, and Comprehensive Review of Rural Land Uses (Conditionally Permitted Uses). The fourth district recommended prioritizing Streetscape and Commercial Design Guidelines for Old Town Orcutt and community planning efforts for Lompoc. In addition to the comments received from the Commission, there were eight public speakers that expressed their support for the preparation of the Streetscape and Commercial Design Guidelines for Old Town Orcutt. Letters submitted to the Planning Commission are provided in Attachment B.

*Agricultural Advisory Committee (AAC) Review* - The department presented the four new Work Program projects that are related to agricultural operations/issues to the AAC on May 4, 2005. In general, the AAC thought that the projects were valuable and would benefit agricultural if

developed in the proper way. The AAC is very interested in playing a significant role in the development and review of the following projects: Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing, Comprehensive Review of Rural Land Uses (Conditionally Permitted Uses), and Permit Streamlining for Agricultural Operations Phases 1 & 2. A group, lead by Bill Giorgi and others, offered to bring back to the committee proposals for these three programs, which could then be forwarded to the Board of Supervisors, similar to the process followed with the Agricultural Preserve Uniform Rules Update. The AAC felt that these projects should be included in the Three Year Work Program, but did not prioritize them.

The AAC also felt that the Ordinance 661 Consistency Rezone, Phases 1 & 2 were important, but felt that they should be initiated by the County. Draft minutes from the AAC meeting are provided in Attachment C.

As a result of comments received by the Planning Commission, the department is providing the Board of Supervisors with its professional recommendation on the Work Program.

#### Work Program Recommendations

In recommending the projects the department considered the following; 1) projects currently underway, 2) projects the county had planned to initiate in FY '04-'05 in the 2004 Work Program but was unable to due to delays in active projects, 3) projects the county planned to initiate in FY '05-'06 and FY '06-'07, and 4) the emerging issues and development trends occurring in the county the Board may wish to address. The department's detailed recommendations are provided in Attachment D. It should be noted that Years 2 and 3 are not fully programmed to provide flexibility.

FY '05-'06 - Year 1: The recommendation for Year 1 is that the division focus on completing previously programmed long-term projects and initiate one new project that include:

- Housing Element Update – Action Phase
- Santa Ynez Valley Community Plan
- Agricultural Preserve Uniform Rules
- Grading Ordinance Guidelines
- Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing (*New Project*)

FY '06-'07 - Year 2: The recommendation for Year 2 is that the division focus on completing long-term projects programmed in Year 1 and begin the following projects:

- Grading Ordinance Guidelines (*rolled over from FY 1*)
- Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker (*rolled over from FY 1*)
- Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District

- Design Guidelines for Summerland – Commercial
- Orcutt Streetscape and Commercial Design Guidelines (*Old Town Only would be 1.0 FTE & \$75,000*)

FY '07-'08 - Year 3: The recommendation for Year 3 is that the division focus on completing long-term projects programmed in Year 2 and begin the following projects:

- Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District (*rolled over from FY 2*)
- Permit Streamlining for Agricultural Operation – Phase I (restoration projects) - Sustainable Conservation
- Ordinance 661 Consistency Rezone - Phase 1
- Jobs/Housing Newsletter (*Prepared by County as precursor to Housing Element Update in 2009 or prepared by SBCAG*)
- Review of Rural Land Uses

The Board may wish to make different programming choices. Table 1 in the 2005 Work Program is provided to assist the Board in a programming effort. This table identifies the estimated resource needs and duration for each proposed project. Each fiscal year there are approximately 10 FTEs and \$1.1 available to work on long-range planning projects (programming worksheets are provided in Attachment E). A summary of the issues and development trends the Board may want to consider when selecting projects is provided below and a table showing the projects intended to address these emerging issues and trends is provided in Attachment F.

#### 1. Development Trends

The development trends over the last several years show that as the community plan is implemented in Orcutt, both Old Town and the majority of Orcutt are experiencing significant growth and redevelopment. Consequently, the majority of the department's community plan implementation efforts should be focused in the Orcutt area. There has also been development and redevelopment activity in Summerland, at UCSB, and along the Gaviota Coast (e.g. Naples subdivision). In Summerland, the redevelopment is focused on the downtown where several mixed use projects have been approved and proposed. Regarding development at UCSB, it is anticipated that increased academic enrollment at UCSB will have impacts on the surrounding community requiring review and County-University partnership to address. This growth has the potential to impact Isla Vista and the unincorporated area of Goleta. Development pressure along the rural Gaviota coast has intensified with four current proposals for residential development just outside the urban/rural boundary, in and around the Official Map of Naples

These trends have raised emerging issues that may warrant land use policy work for the department. Each community has a heightened awareness of potential for the positive and negative impacts this development could have. Specifically, Orcutt and Summerland community groups have expressed a desire to ensure compatible urban design for new

projects and standards for streetscape improvements. With respect to the Gaviota Coast, there have been efforts to protect the coast that have ranged from National Seashore creation to purchase of conservation easements.

## 2. Housing

A significant need for affordable housing construction exists in all regions of the county except the Cuyama area. For example, in 1999, nearly 40% of unincorporated county households (renters and owners) overpaid for housing. During the same year, 18% of households in the unincorporated area spent more than half of their income on housing. In addition, the gap between income and home prices in the county has significantly increased over the last several decades. In just the last eight years, income in the county increased by 28% while home prices increased by 99%. Currently, more than 95% of South County residents cannot afford to purchase a home in the South Coast today if they do not already own one while more than 85% of North County residents cannot afford to purchase a home in the North County today if they do not already own one. These factors have led to over 3,500 households being placed on the waiting list for affordable units constructed through the county's programs.

## 3. Maintaining Agricultural Economic Viability and Preserving Rural Character

The agricultural industry is a significant contributor to the County's economy. In 2004 the gross production was valued at approximately \$900 million, a \$44 million increase from 2003. In addition, over 50% of the land in Santa Barbara County is in some form of agriculture. The rural character of the county contributes to the area's health, quality of life and natural beauty. These qualities are extremely important to property values, tourism, and attraction and retention of jobs. Despite the increasing value in agricultural production and its importance to the identity of Santa Barbara County, there are numerous threats to the long-term sustainability of agriculture and the rural character these include conversions of agricultural land to urban and other uses, annexations of farmland to incorporated cities, the subdivision of rural farms into small parcels which is sometimes driven by the need to realize financial value for the farming family, and development of conditionally permit uses on rural lands.<sup>1</sup>

## 4. Regional and Alternative Transportation Trends.

The congestion on the roadway networks has been increasing every year significantly degrading the levels of service on local roads and state highways. This has been caused, in part, by the increase in housing prices and the exodus of many employees seeking to own a home in other communities while continuing to work in Santa Barbara. In addition, the ratio of jobs to housing on the south coast further exacerbates this issue. It is estimated that there are over 20,000 people that commute into the county on a daily basis. Advancing strategies

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<sup>1</sup> Department of Conservation estimates that from 2000 to 2002 approximately 5,000 acres of land were converted from agricultural to urban or other uses in Santa Barbara County.

for developing a regional transportation system featuring public transit as a key element would help to address this issue. Public transit systems are an essential element to relieving congestion, improving air quality, and to providing affordable housing throughout the County. With an efficient public transit network, housing at densities that support transit (and affordability) could then be located near transit corridors.

5. Increase in Natural Resource Constraints

Santa Barbara County is ranked fourth nationwide in number of threatened or endangered plant and animal species. This is in part due to the great diversity of indigenous plants and animals that live here. While 25 plants and 27 animals are listed as threatened or endangered on either the federal or state lists, over 230 species could be considered sensitive, having the potential to become listed in the future. The combined habitat for all these species may cover a significant portion of the county, on both private and public lands, and thus is a consideration for agricultural expansion, development and public infrastructure. A coordinated approach to protecting their sensitive habitat would not only benefit the species but would facilitate human activities in the County at the same time.

**Mandates and Service Levels:**

State law (Government Code Section 65300) requires cities and counties to have a current and internally consistent general plan. Seven elements are mandatory – Land Use, Circulation, Housing, Open Space, Conservation, Noise, and Safety – as is the Local Coastal Program. Each mandated element has some minimum degree of required topical coverage. With the exception of the Housing Element which is required to be updated every five years, the Comprehensive Plan meets or exceeds minimum legal requirements, but may benefit from various levels of updating and enhancement as described in the Three Year Work Program. The division is currently engaged in the required 2003 Housing Element update. The items described in the Work Program would ensure continued compliance with legal mandates, and would maintain or improve existing levels of public service through the comprehensive planning function.

**Fiscal and Facilities Impacts:**

The Division's proposed budget for fiscal year '05-'06 is approximately \$1.88 million, with about \$1.8 million of that programmed from the general fund. The remaining Division's revenues are derived from local, state and federal grants and permits (Figure 3 of the Work Program). Most of these grant funds are used for capital improvement projects that are implementation items from adopted community plans. The recommended Work Program is consistent with the department's submitted budget for FY '05-'06.

**Concurrence:** CEO's Office

**ATTACHMENTS:**



- A. Proposed Comprehensive Planning Division 2005 to 2008 Three Year Work Program
- B. Letters from the Public received at the April 27, 2005 Planning Commission hearing
- C. Draft Minutes from the Agricultural Advisory Committee Meeting, May 4, 2005
- D. Recommendations for Year 2 & 3 of the 2005-08 Three Year Work Program
- E. Programming Worksheets
- F. Emerging Issues and Future Project Matrix



# COUNTY OF SANTA BARBARA

## AGRICULTURAL ADVISORY COMMITTEE

### UNAPPROVED MINUTES

May 4, 2005

Small Hall  
Veterans Memorial Building  
Solvang

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The Agricultural Advisory Committee was called to order by Landon Stableford, Chair, at 3:07 PM at the Veterans Memorial Building in Solvang

#### **COMMITTEE MEMBERS PRESENT:**

Jack Adam  
Kari Campbell-Bohard  
Willy Chamberlin  
Tom Gibbons  
Bill Giorgi  
Richard Quandt

LeRoy Scolari  
Landon Stableford  
Carl Stucky  
David Thompson  
June Van Wingerden

#### **COMMITTEE MEMBERS ABSENT:**

Mark Sheridan

#### **STAFF MEMBERS PRESENT:**

Bill Gillette, Agricultural Commissioner  
Dianne Meester, Planning & Development  
Noel Langle, Planning & Development  
David Lackie, Planning & Development

#### **NUMBER OF INTERESTED PERSONS** – 4

I. **Public Comment:** None

II. **Minutes:**

**June Van Wingerden moved, Seconded by Richard Quandt and carried by a 8 – 0 – 3 vote (Gibbons, Giorgi, Thompson – Abstain; Sheridan – Absent;) to approve the minutes of March 2, 2005 as presented.**

### **III. Planning & Development Comprehensive Work Program**

The Ag Advisory Committee discussed the Comprehensive Planning Division's Three Year Work Program. Dianne Meester presented 4 programs and asked if there were other programs of interest and if the committee would prioritize these programs. The committee took no action. A group, lead by Bill Giorgi and others, offered to bring back to the committee proposals for 3 programs, which could then be forwarded to the Board of Supervisors, similar to the process followed with the Ag Preserve Uniform Rules. These items are: 1. Review of Residential Agricultural Unit Program on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing; 3. Permit Streamlining for Agricultural Operations Phases I & II; and 4. Comprehensive Review of Rural Land Uses (Conditionally Permitted Uses). The AAC members agreed with this approach and will review these proposals in the future then forward them to the County.

The AAC also felt that program 2, Ordinance 661 Consistency Rezone, Phase I & Phase II was also important, but felt that that should start with the County.

The AAC felt that all programs were important and should go ahead, but did not prioritize.

### **IV. Proposed language for expansion of allowable non-agricultural commercial operations in agricultural zones including home occupations and small-scale manufacturing**

Noel Langle discussed proposed language to permit appropriate non-agricultural commercial operations in agricultural zones. The committee continued this item to the June meeting in order to discuss this concept with their respective ag organizations. The committee requested that the wording be changed to show that these non-agricultural operations be allowed without permit, that the number of non-residential employees in #4 be changed from 1 to 3 and that #13 and #14 be removed.

### **V. Report from Subcommittee on Meeting with Ag Commissioner and Planning and Development**

A. Possible Changes to the Notification Requirements of the Right to Farm Ordinance  
There was no action on this item. The subcommittee had not had time to develop action steps for this item.

B. Ag Planning Concept  
**Richard Quandt moved, seconded by Willy Chamberlin and passed by an 11 – 0 vote (Sheridan – absent) to adopt the following resolution and forward it to the Board of Supervisors:**

**RESOLUTION OF THE SANTA BARBARA COUNTY  
AGRICULTURAL ADVISORY COMMITTEE**

**WHEREAS:**

**Agriculture is the county's largest production industry generating over 900 million dollars annually in gross sales.**

**The agricultural economy is diverse as evidenced by over 50 different products that generate over one million dollars.**

**Agriculture is the dominant land use in the county with over 850,000 acres designated as agriculture.**

**Santa Barbara County is growing and urban communities are expanding potentially creating conflicts with neighboring agricultural uses and the loss of prime agricultural lands.**

**Santa Barbara County has a large number of protected resources on agricultural lands that must be managed to avoid restrictions on normal agricultural practices.**

**The successful development and implementation of agricultural land use policies require an understanding of agricultural resources, practices and economics and the building of working relationships with farmers, ranchers and nurserymen.**

**THEREFORE:**

**The Agricultural Advisory Committee recommends**

**That a land use planning position be established within the Agricultural Commissioner's Office to focus on agricultural land use issues and to coordinate with the Planning and Development Department.**

**The Committee envisions this could be accomplished by hiring one full-time agricultural resource specialist.**

**The land use planning program would mirror the existing program that has been in effect in San Luis Obispo County.**

**VI. Ag Grading Proposal**

The committee discussed the proposal from the ag industry.

**Bill Giorgi moved, seconded by Tom Gibbons and passed by an 11 – 0 vote (Sheridan – absent) to forward this proposal to the Board of Supervisors with a recommendation that it be adopted.**

**Bill Giorgi moved, seconded by Willy Chamberlin and passed by an 11 – 0 vote (Sheridan – absent) to recommend that the Board of Supervisors provide \$150,000 for the Agricultural Advisory Committee to develop additional ag programs and priorities.** The chair will work with Supervisor Firestone and Mike Brown, County CEO to further develop this proposal.

**VII. Reports From Committee Members**

June Van Wingerden asked that the committee review the Greenhouse Ordinance at the next meeting.

**NEXT MEETING:**

The next committee meeting Wednesday, June 1 at 3 PM.

**ADJOURN:**

The meeting was adjourned at 5:15 PM.

## ATTACHMENT D – RECOMMENDATIONS

### YEAR 1: FISCAL YEAR 2005-'06

CURRENT PROJECTS	FTE	Staff & Consultant COST	Duration	Completion Date	2004 Work Program
Santa Ynez Community Plan	3.3	395,000	11 months	May 06	Year 1
Agricultural Preserve – Uniform Rules Update	0.1	14,000	3 months	Sept 05	Year 1
2003 Housing Element Update – Action Phase (including rezones and zoning ordinance amendments)	3.9	460,000	11 months	May 06	Year 1
Grading Ordinance Guidelines	1.5	150,000	12 months (15 mos Total)	Sept 06	Year 1
SUBTOTAL	<b>8.8</b>	<b>1,019,000</b>			
<b>NEW PROJECTS</b>					
Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing	1.3	145,000	12 months	Oct 06	Year 1
SUBTOTAL	<b>1.3</b>	<b>145,000</b>			
<b>ONGOING ACTIVITIES</b>					
Grants <ul style="list-style-type: none"> <li>• Snowy Plover Implementation Plan – Complete Alternative Trail Study at Ocean Beach (Grant Funded)</li> <li>• Open Space Habitat Management Plan for Joint Proposal for Ellwood-Devereux Coast (Grant Funded)</li> <li>• Carpinteria-Rincon Coastal Trail Feasibility Study (Grant Funded)</li> </ul>	1.0	135,000	Ongoing	N/A	Ongoing
Regional Planning <ul style="list-style-type: none"> <li>• 101 In Motion, MTD Coordination, SBCAG, LAFCO</li> <li>• UCSB LRDP Review (Grant Funded)</li> </ul>	1.3	173,000	Ongoing	N/A	Ongoing
Administration	2.0	262,000	Ongoing	N/A	Ongoing
Community Plan Implementation	1.0	113,000	Ongoing	N/A	Ongoing
SUBTOTAL	<b>5.3</b>	<b>683,000</b>			
<b>TOTAL PROGRAMMED</b>	<b>15.4</b>	<b>1,847,000</b>			
<b>TOTAL BUDGETED</b>	<b>15.4</b>	<b>1,885,630</b>			

**YEAR 2: FISCAL YEAR 2006-'07**

<b>CURRENT PROJECTS</b>	<b>FTE</b>	<b>Staff &amp; Consultant Cost</b>	<b>Duration</b>	<b>Completion Date</b>	<b>2004 Work Program</b>
Grading Ordinance Guidelines	0.4	40,000	3 months	Sept 06	Year 1
Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing	0.7	75,000	4 months	Oct 06	Year 1
<b>SUBTOTAL</b>	<b>1.1</b>	<b>115,000</b>			
<b>NEW PROJECTS</b>					
Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District	2.0	214,000	12 months (18 mos total)	Jan 08	Year 2
Design Guidelines for Summerland – Commercial	1.5	160,000	12 months	June 07	N/A
Orcutt Streetscape and Commercial Design Guidelines (Old Town Only would be 1.0 FTE & \$75,000)	1.5	160,000	12 months	June 07	N/A
<b>SUBTOTAL</b>	<b>5</b>	<b>534,000</b>			
<b>ONGOING ACTIVITIES</b> (grants, regional planning, administration, community plan implementation)	<b>5.3</b>	<b>683,000</b>	Ongoing	N/A	N/A
<b>TOTAL PROGRAMMED</b>	<b>11.4</b>	<b>1,332,000</b>			
<b>TOTAL BUDGETED</b>	<b>15.45</b>	<b>1,885,630</b>			

**YEAR 3: FISCAL YEAR 2007-'08**

<b>CURRENT PROJECTS</b>	<b>FTE</b>	<b>Staff &amp; Consultant Cost</b>	<b>Duration</b>	<b>Completion Date</b>	<b>2004 Work Program</b>
Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District	1.0	106,800	6 months	Jan 08	Year 2
<b>SUBTOTAL</b>	<b>1.0</b>	<b>106,800</b>			
<b>NEW PROJECTS</b>					
Ordinance 661 Consistency Rezone - Phase I	2.0	320,000	12 months	June 07	Year 2
Permit Streamlining for Agricultural Operation – Phase I (restoration projects) - Sustainable Conservation	0.75	87,000	12 months (18 mos total)	Jan 08	Year 2
Jobs/Housing Newsletter (Prepared by County as precursor to Housing Element Update in 2009 or prepared by SBCAG)	0.5	72,000	6 months	Jan 08	Year 3
Review of Rural Land Uses	2.0	264,000	12 months (24 mos total)	June 09	Year 3
<b>SUBTOTAL</b>	<b>5.25</b>	<b>743,000</b>			
<b>ONGOING ACTIVITIES</b> (grants, regional planning, administration, community plan implementation)	<b>5.3</b>	<b>683,000</b>	Ongoing	N/A	N/A
<b>TOTAL PROGRAMMED</b>	<b>11.55</b>	<b>1,532,800</b>			
<b>TOTAL BUDGETED</b>	<b>15.45</b>	<b>1,885,630</b>			

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## ATTACHMENT E - PROGRAMMING WORK SHEETS

### THREE YEAR WORK PROGRAM - FY 2005-2008

#### YEAR 1: FISCAL YEAR 2005-'06

CURRENT PROJECTS	FTE	Staff & Consultant COST	Duration	Completion Date
Santa Ynez Community Plan	3.3	395,000	11 months	May 06
Agricultural Preserve – Uniform Rules Update	0.1	14,000	3 months	August 05
2003 Housing Element Update – Action Phase (including rezones and zoning ordinance amendments)	3.9	460,000	11 months	May 06
Grading Ordinance Guidelines	1.5	150,000	12 months (15 mos. Total)	Sept 06
SUBTOTAL	<b>8.8</b>	<b>1,019,000</b>		
<b>NEW PROJECT</b>				
Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing	1.3	145,000	12 months	Oct 06
SUBTOTAL	<b>1.3</b>	<b>145,000</b>		
<b>ONGOING ACTIVITIES</b>				
Grants <ul style="list-style-type: none"> <li>• Snowy Plover Implementation Plan – Complete Alternative Trail Study at Ocean Beach (Grant Funded)</li> <li>• Open Space Habitat Management Plan for Joint Proposal for Ellwood-Devereux Coast (Grant Funded)</li> <li>• Carpinteria-Rincon Coastal Trail Feasibility Study (Grant Funded)</li> </ul>	1.0	135,000	Ongoing	N/A
Regional Planning <ul style="list-style-type: none"> <li>• 101 In Motion, MTD Coordination, SBCAG, LAFCO</li> <li>• UCSB LRDP Review (Grant Funded)</li> </ul>	1.3	173,000	Ongoing	N/A
Administration	2.0	262,000	Ongoing	N/A
Community Plan Implementation	1.0	113,000	Ongoing	N/A
SUBTOTAL	<b>5.3</b>	<b>683,000</b>		
<b>TOTAL PROGRAMMED</b>	<b>15.4</b>	<b>1,847,000</b>		
<b>TOTAL BUDGET</b>	<b>15.4</b>	<b>1,885,630</b>		

**YEAR 2: FISCAL YEAR 2006-'07**  
**AVAILABLE RESOURCES: 9.75 FTE & \$1,162,000**

<b>CURRENT PROJECTS</b>	<b>FTE</b>	<b>Staff &amp; Consultant Cost</b>	<b>Duration</b>	<b>Completion Date</b>
Grading Ordinance Guidelines	0.4	40,000	3 months	Sept 06
Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing	0.7	75,000	4 months	Oct 06
SUBTOTAL	<b>1.1</b>	<b>115,000</b>		
<b>NEW PROJECTS</b>				
SUBTOTAL				
<b>ONGOING ACTIVITIES</b>	<b><u>5.3</u></b>	<b><u>683,000</u></b>		
<b>TOTAL PROGRAMMED</b>				
<b>TOTAL BUDGET</b>	<b>15.45</b>	<b>1,885,630</b>		

**YEAR 3: FISCAL YEAR 2007-'08**  
**AVAILABLE RESOURCES – TBD DEPENDING ON PROJECTS ROLLING OVER FROM YEAR 2**

<b>CURRENT PROJECTS</b>	<b>FTE</b>	<b>Staff &amp; Consultant Cost</b>	<b>Duration</b>	<b>Completion Date</b>
<b>NEW PROJECTS</b>				
SUBTOTAL				
<b>ONGOING ACTIVITIES</b>	<b><u>5.3</u></b>	<b><u>683,000</u></b>		
<b>TOTAL PROGRAMMED</b>				
<b>TOTAL BUDGET</b>	<b>15.45</b>	<b>1,885,630</b>		

## ATTACHMENT F - EMERGING ISSUES AND FUTURE PROJECTS MATRIX

Work Program Projects	Development Trends	Housing Needs	Ag Viability & Rural Character	Transportation Trends	Natural Resource Constraints
<b>On-going Projects</b>					
Santa Ynez Valley Community Plan		✓	✓		
Agricultural Preserve Uniform Rules Update		✓	✓		
Housing Element – Action Phase		✓		✓	
Grading Ordinance Guidelines					✓
<b>Future Projects</b>					
Residential Ag Program and Ag Second Units/Farm Worker Housing review		✓	✓		
Ordinance 661 Consistency Rezone - Phase 1			✓		
Ordinance 661 Consistency Rezone - Phase 2			✓		
Residential Development Standards and Revisions to DR Zone District	✓	✓			
Design Guidelines for Summerland – Commercial	✓				
Orcutt Streetscape and Commercial Design Guidelines	✓				
Orcutt Streetscape and Commercial Design Guidelines – Old Town Only	✓				
Permit Streamlining for Ag Operation – Phase I (restoration projects)			✓		✓
Land Use Strategies for Gaviota Coast	✓		✓		✓
Land Use Strategies for Cuyama					
Land Use Strategies for Lompoc		✓			
Update to the Goleta Community Plan	✓	✓			
Mission Canyon Area Specific Plan					
Jobs/Housing Newsletter		✓		✓	
Review of Rural Land Uses			✓		✓
Regional Transportation Newsletter				✓	
More Mesa Design Overlay					
Oaks Protection and Regeneration Program Revisions			✓		✓