

2010-2011



# Annual Work Program & Mid-Year Report

For Land Use Planning Projects &  
Policy Initiatives

Prepared by Office of Long Range Planning  
March 2010





## ACKNOWLEDGEMENTS

The following individuals were instrumental in completing the *2010-2011 Annual Work Program and Mid-Year Report*; their contributions are gratefully acknowledged.

### COUNTY EXECUTIVE OFFICE

County Executive Officer (CEO)	Michael F. Brown
Administrative Analyst	Sharon Friedrichsen
Fiscal and Policy Analyst	Chris Rich

### HOUSING AND COMMUNITY DEVELOPMENT

Director	David Matson
----------	--------------

### PUBLIC WORKS DEPARTMENT

Public Works Director	Scott McGolpin
Deputy Director – Transportation Division	Dace Morgan
Deputy Director – Water Resources Division	Tom Fayram

### PLANNING & DEVELOPMENT DEPARTMENT

Director of Planning and Development	Glenn S. Russell
Director of Development Services	Dianne Black
Director of Long Range Planning	Derek Johnson
Agricultural Planning	Michael Hays

This page intentionally left blank.

## Table of Contents

I. Executive Summary .....	1
II. Office of Long Range Planning .....	3
A. Introduction .....	3
B. Structure of the General Plan & Supporting Documents .....	3
C. Organizational Structure .....	4
D. Current Projects & Programs/Ongoing Work Efforts .....	5
E. Potential New Projects.....	11
F. Mid-Year Report on Projects.....	14
III. Development Services.....	27
A. Role of Department in Policy Initiatives.....	27
B. Completed Policy Initiatives.....	27
C. Current Policy Initiatives .....	27
D. Potential New Projects.....	28
IV. Agricultural Planning .....	31
A. Role of Agricultural Planning in Land Use Planning and Policy Initiatives.....	31
B. Current Land Use Planning Projects and Policy Initiatives .....	31
C. Potential New Projects.....	32
V. Public Works Department .....	33
A. Role of Department in Land Use Planning and Policy Initiatives .....	33
B. Current Land Use Planning Project and Policy Initiatives.....	33
C. Potential New Projects (Short term) .....	34
TABLE 1.....	6
TABLE 2.....	12
TABLE 3.....	13
TABLE 4.....	14
TABLE 5.....	32

This page intentionally left blank.

## I. EXECUTIVE SUMMARY

The 2010-2011 Annual Work Program (Work Program) provides a summary of the various land use planning projects and policy initiatives proposed for the upcoming Fiscal Year 2010-2011. The purpose of the Work Program is to provide the Planning Commissions and Board of Supervisors with an opportunity to review current ongoing and new potential projects, and select those that warrant general fund allocation and staff resources in the upcoming fiscal year. The Work Program provides a framework for consideration and determination of top priority planning projects and policy initiatives that improve and/or update the County's Comprehensive General Plan. Two essential principles guided development of the proposed FY 2010-2011 projects – the Department's continual efforts to be responsive to the public it serves and a recognition that current economic and budgetary conditions warrant special consideration. With those two important factors in mind, the following precepts were used to focus the scope of proposed projects:

- A majority of current projects are multi-year efforts which are still in process and require continued commitment of resources;
- New federal and state legislation has created the need to provide County decision makers with new programs and tools to ensure that standards of livability and local control are maintained;
- Action Items exist in currently adopted Community Plans which have not yet been implemented, and community members have an expectation that desired outcomes will be achieved;
- To every extent possible, Work Program items should keep consultant spending to a minimum and maximize the skills of existing staff.

Together with the Department's commitment to providing high quality and efficient services, these principles helped to define a Work Program which delivers on previous pledges made to the community, focuses efforts on the issues which have the greatest potential to significantly impact County residents, and does so in a way that makes best use of public resources.

The Work Program includes a discussion of land use planning projects and policy initiatives that are being undertaken by other divisions and departments so that inter-related work efforts can be reviewed in a comprehensive manner, thereby reflecting policy coordination across departments. The goal of this structure is to prevent fragmented decision making while increasing the efficiency and effectiveness of staff and decision makers in responding to broader County goals. This year's Work Program includes land use projects and policy initiatives from the following County departments/divisions:

- Planning and Development – Office of Long Range Planning
- Planning and Development – Development Services
- Planning and Development – Agricultural Planning
- Public Works Department

Section II of the Work Program discusses the Office of Long Range Planning's current and future work efforts. Section II also provides an overview of the structure of the General Plan, the organizational structure of the Office of Long Range Planning, a summary of new potential projects, and a mid-year report on the status of current projects.

This Work Program complies with budget principles established by the Board of Supervisors for Fiscal Year 2010-2011. The Board's decision on Work Program projects and services will inform the Department's final budget development. Reducing or completely eliminating consultant expenses figured significantly into preparing this year's list of proposed projects, however, some priority projects will require outside professional services. Any projects selected for implementation which require the use of consultants will require additional General Fund allocations. The Work Program assumes 14.75 full time equivalent planners available to work on planning projects and to perform required services. This is a reduction of 0.75 FTE from the previous fiscal year, since one management planner position was eliminated and another was converted to a Supervising Planner position. Assuming a continuation of on-going projects and services into Fiscal Year 2010-2011, there are a total of 2.11 full time equivalent planners available for new projects.

Sections III, IV, and V of the Work Program discuss the land use planning projects and policy initiatives being performed by: the Planning and Development Department's Development Services, Agricultural Planning, and Public Works Department, respectively. Each section includes a discussion of the department's role in land use planning efforts, a summary of the current planning projects and policy initiatives being performed, and a summary of any new projects and initiatives proposed for Fiscal Year 2010-2011.

Finally, the Appendices provide detailed information on current and potential new land use planning projects. Appendix A contains project summary sheets and budget spreadsheets for each of the current ongoing projects being managed by the Office of Long Range Planning. Appendix B provides the same for new potential projects for Fiscal Year 2010-2011.



## II. OFFICE OF LONG RANGE PLANNING

### A. INTRODUCTION

The *2010-2011 Annual Work Program (Work Program) and Mid-Year Report* provides a summary of various work efforts that have occurred over Fiscal Year 2009-2010, as well as presents proposed new projects for Fiscal Year 2010-2011, which would update and improve the General Plan and its implementing programs. Many of these proposed new efforts will provide the County with needed tools to respond to issues and conditions of interest to residents. The overarching goal of the Work Program is to identify areas of community need and to focus efforts to be more responsive to those needs and to emerging community trends. This is the eleventh consecutive year that the Work Program has been prepared for consideration by decision-makers and the community.

The Work Program outlines projects that have been determined by the community and the Board of Supervisors to be timely, strategic and an efficient use of limited resources. Most of Long Range Planning's work involves detailed research and analysis and extensive community participation on complex projects, which require a multi-year commitment of resources for each project. This multi-year programming means that many of the projects recommended for the upcoming fiscal year are currently under way and will continue through Fiscal Year 2010-2011.

The purpose of the Work Program is to provide the Planning Commission and the Board with an opportunity to review ongoing and potential new projects and select those that warrant general fund allocation and staff resources in the upcoming fiscal year. In addition, the Work Program provides flexibility to accommodate the need to address urgent issues that may arise and require new projects or programs. However, the demand for new projects typically far exceeds the capacity of current staff and budget appropriation levels.

### B. STRUCTURE OF THE GENERAL PLAN & SUPPORTING DOCUMENTS

The existing structure of the County's Comprehensive General Plan is based upon the requirements of State law and the direction of the Board over the last three decades. State law provides the basic framework for: the seven mandated elements of the General Plan and the Local Coastal Program, the minimum required contents for these elements, and the implementing zoning ordinances. However, over time, the County has created an approach that greatly exceeds minimum state requirements, based upon extensive public input, technical recommendations from staff, and direction from the Board and Planning Commission.

The current General Plan includes thirteen elements: seven mandated elements, the Coastal Land Use Plan, and five optional elements. In addition, there are fourteen major implementation plans to ensure that adopted goals, objectives and action plans are carried out (see Figures 1 and 2).

Five separate zoning ordinances have been reformatted into the County Land Use & Development Code (LUDC) and the Montecito LUDC. The development codes became effective January 2, 2007. The Coastal Zoning Ordinance (Article II) will remain in effect until the Coastal Commission certifies the Coastal Zone portions of the County LUDC. Coastal Commission hearings are expected to occur in March or April of 2010. Following Commission action, staff will bring the suggested modifications to the Board of Supervisors for adoption, rejection or submittal of an alternative method to comply with the Commission's modifications. Action by the Board must occur within six months of Coastal Commission action. This effort is expected to extend into the first two quarters of FY 2010-2011. These documents play a key role in providing detailed guidance on implementation of the General Plan. Substantial public involvement is emphasized in the drafting and adoption of all these elements and implementing documents.

During the 1980s, the various elements of the General Plan became dated and some drawbacks of its structure became apparent. In particular, the discussion and organization of topical elements on a County-wide basis did not adequately reflect the differing values and planning concerns of the unincorporated communities and lacked detailed guidance in the form of specific policies and development standards. As a result, the General Plan was updated and re-formatted by adopting Community Plans that covered the full range of topical elements or issues within defined geographic areas. Community Plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, Isla Vista, Toro Canyon and the Santa Ynez Valley. In addition, an adopted Specific Plan for Mission Canyon is currently being updated and converted to a Community Plan, while an area plan for the Gaviota Coast was also recently initiated.

## **C. ORGANIZATIONAL STRUCTURE**

The Office of Long Range Planning is organized into two sections, based on programs and functions. This organizational structure connects core functions and project priorities to areas of project responsibility and authority. Figure 3 illustrates the Office of Long Range Planning organizational structure and clarifies the ways in which projects and required services are divided among the two sections: General Plan and Community Plans. Work efforts within each section are described below. The Office of Long Range Planning reports to the Santa Barbara County Planning and Development Director.

### ***1. General Plans Amendments Section***

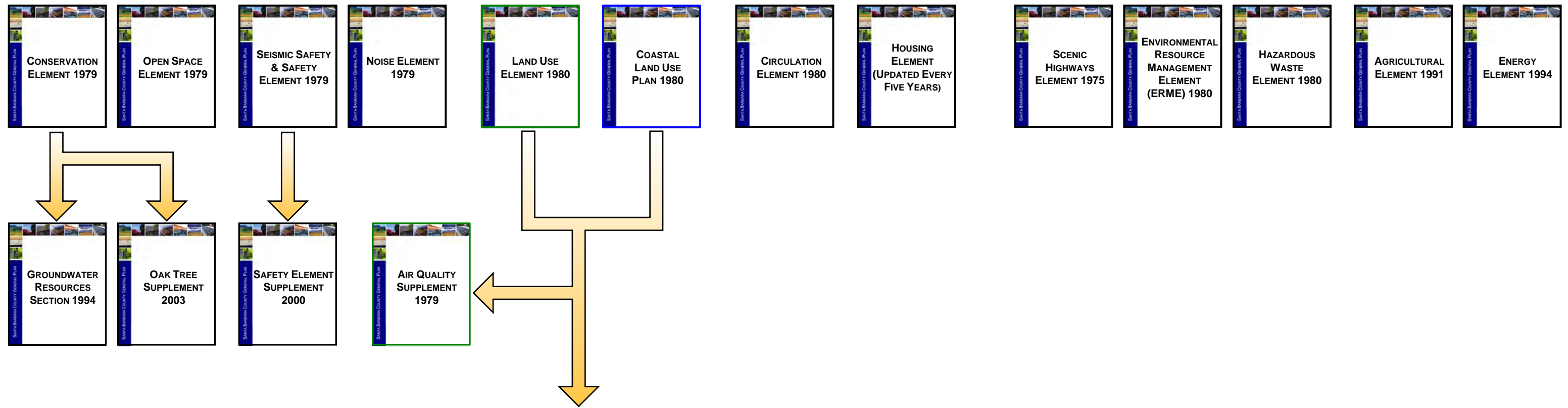
This section is responsible for the update and implementation of the mandatory elements of the General Plan and Local Coastal Plan. This includes creation of any new elements that may become necessary, as well as maintenance and periodic updates of existing elements. This section has primary responsibility for State-mandated updates of the Housing Element and helps to coordinate the administration of rural lands by monitoring the effectiveness of related policies and program documents. Additionally, the General Plan section provides inter-agency coordination related to regional transportation and housing planning, and serves as technical staff to the Board on matters related to the Santa Barbara County Association of Governments' (SBCAG) administration of the Regional Housing Needs Assessment (RHNA). Other topical and geographic focus areas include provision of ongoing land use related legislative analysis

FIGURE 1

# THE GENERAL PLAN

## MANDATED ELEMENTS

## ADDITIONAL ELEMENTS



## COMMUNITY AND AREA PLANS: PART OF LAND USE ELEMENT AND/OR COASTAL PLAN

## SPECIFIC PLANS

## REDEVELOPMENT

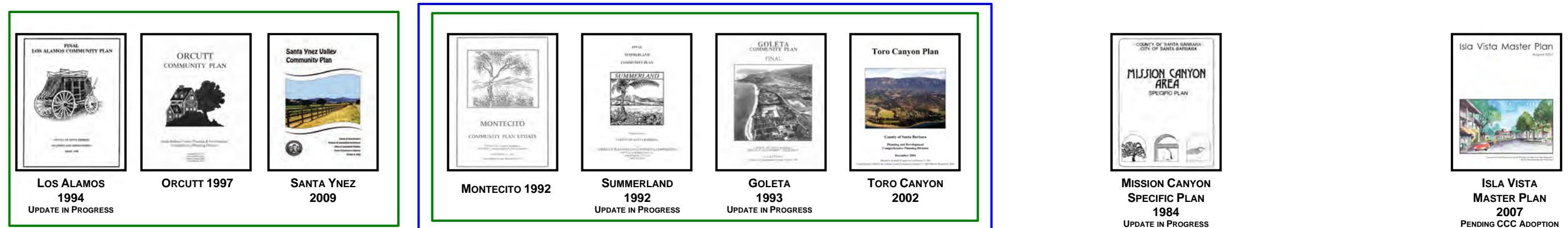
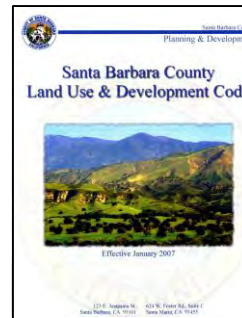


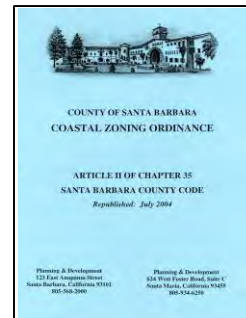


FIGURE 2

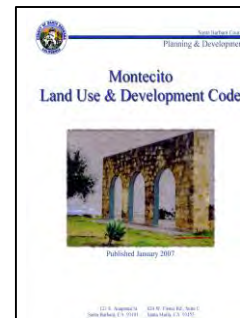
# IMPLEMENTING ZONING ORDINANCE DOCUMENTS



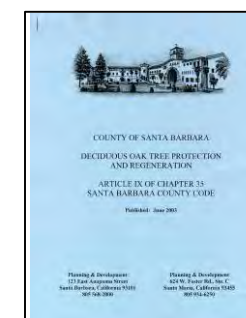
**SANTA BARBARA COUNTY LUDC LAND USE DEVELOPMENT CODE**



**ARTICLE II COASTAL- IN EFFECT UNTIL LUDC RECEIVE COASTAL COMMISSION APPROVAL PENDING SUMMER/FALL 2010**



**MONTECITO LUDC LAND USE DEVELOPMENT CODE**

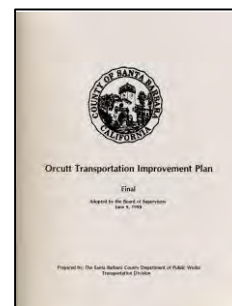


**ARTICLE IX- OAK TREE PROTECTION & REGENERATION**

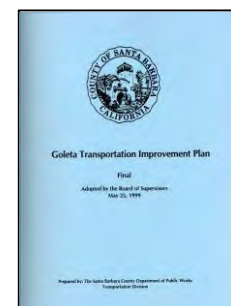


**ORDINANCE 661**

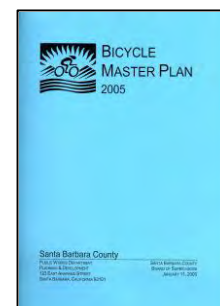
# IMPLEMENTING PLANS AND GUIDANCE DOCUMENTS



**ORCUTT TRANSPORTATION IMPROVEMENT PLAN 1998**



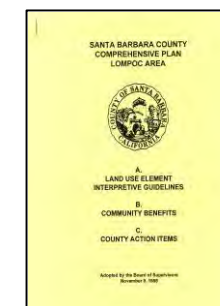
**GOLETA TRANSPORTATION IMPROVEMENT PLAN 1999 UPDATE IN PROGRESS**



**BICYCLE MASTER PLAN 2005**



**HOUSING ELEMENT IMPLEMENTATION GUIDELINES 2005**



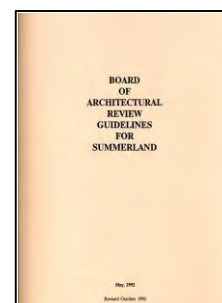
**LOMPOC GUIDELINES AND INTERPRETIVE ACTION ITEMS 1999**



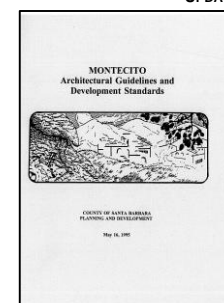
**ELLWOOD-DEVEREUX OPEN SPACE AND HABITAT MANAGEMENT PLAN 2004**



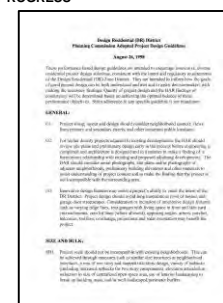
**EASTERN GOLETA VALLEY RESIDENTIAL DESIGN GUIDELINES 2006**



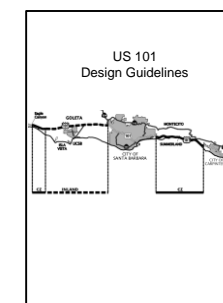
**SUMMERLAND BAR GUIDELINES 1992 PENDING REMOVAL CONCURRENT WITH SUMMERLAND RESIDENTIAL AND COMMERCIAL DESIGN GUIDELINES ADOPTION**



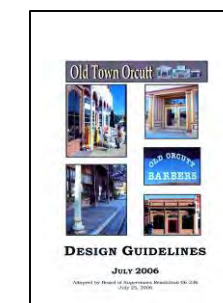
**MONTECITO BAR GUIDELINES 1995**



**DESIGN RESIDENTIAL DESIGN GUIDELINES 1998**



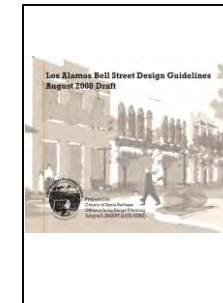
**101 DESIGN GUIDELINES 1998**



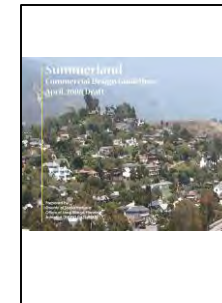
**OLD TOWN ORCUTT COMMERCIAL DESIGN GUIDELINES 2006**



**MISSION CANYON RESIDENTIAL DESIGN GUIDELINES PENDING ADOPTION IN SUMMER 2010**



**LOS ALAMOS BELL STREET DESIGN GUIDELINES PENDING ADOPTION IN SUMMER 2010**



**SUMMERLAND RESIDENTIAL AND COMMERCIAL DESIGN GUIDELINES PENDING ADOPTION IN SUMMER/FALL 2010**



and technical support to the County's inter-governmental relations program, coordination with Local Agency Formation Commission (LAFCO) member jurisdictions on annexations and other government organizations, coordination of County-wide responses to regional CEQA documents and participation in the City/County Affordable Housing Task force. The section is also tasked with administering the County's participation in the 2010 decennial census, as well as General Plan conformity review of the Capital Improvement Program.

## ***2. Community Plans Section***

This section is responsible for the creation, update and implementation of the County's eight adopted community plans. The Community Plans section interacts extensively with Board-appointed planning advisory committees through the update and adoption of various community plans. The section also provides ongoing support for public and private development projects that implement the community plans through close cooperation with Development Review staff.

Administrative functions of the Office of Long Range Planning are carried out by the Director and Deputy Director, and special projects are assigned consistent with staffing availability and expertise. Such special project work includes the Annual Work Program and Mid-Year Reports.

## **D. CURRENT PROJECTS & PROGRAMS/ONGOING WORK EFFORTS**

The Office of Long Range Planning is currently staffed by a Director and 14.75 full-time equivalent planners to carry out the work efforts. Figure 3 illustrates the Long Range Planning Organizational Structure, along with projects and required services. Projects and required services are color coded to indicate those that were or will be completed this fiscal year (orange), those currently underway that will continue into Fiscal Year 2010-2011 (green), potential new short-term projects (light blue), and potential new mid- and long-term projects that merit consideration by the Planning Commission and Board (dark blue).

Table 1 is a summary of Long Range Planning's ongoing work effort for Fiscal Year 2010-2011. Aligned with the Board's budget principles, this table provides the estimated costs and full-time employee equivalent requirements to maintain current projects and required services. Assuming the continuation of current projects and ongoing work efforts in concert with existing budgeted staffing and resources, there is an equivalent of 2.11 full-time employees available to work on new projects in Fiscal Year 2010-2011.

Appendix A includes a summary of each of the current projects along with spread sheets detailing estimated staff hours and total costs by task.

The following section provides a brief description of the primary projects and required services that the Office of Long Range Planning is anticipating to be engaged in during Fiscal Year 2010-2011. These are all a continuation of existing projects and ongoing work efforts.

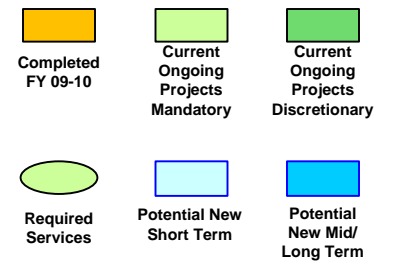
**TABLE 1  
OFFICE OF LONG RANGE PLANNING  
CURRENT PROJECTS AND SERVICES  
FISCAL YEAR 2010-2011**

CURRENT PROJECTS AND PROGRAMS		FTE	Consultant Cost	Other Dept. Expenses	Total Cost
<b>Current Projects</b>					
1	2009-2014 Housing Element Implementation	1.33	\$0	\$0	\$172,800
2	County-wide Annexation Policy	0.01	\$0	\$0	\$1,440
3	Climate Action Strategy	1.28	\$0	\$6,550	\$171,790
4	SB 375/RHNA Pre-Planning	0.75	\$0	\$0	\$97,200
5	Seismic Safety & Safety Element	0.06	\$0	\$0	\$7,200
6	UCSB LRDP Review	0.34	\$80,000	\$0	\$124,064
7	Goleta Community Plan Update	1.05	\$34,000	\$8,190	\$178,846
8	Gaviota Coast Plan	2.07	\$20,000	\$7,870	\$295,710
9	MGMO	0.19	\$0	\$3,888	\$28,368
10	Summerland CP Update & Design GLs	0.42	\$0	\$18,783	\$73,791
11	Mission Canyon CP Update	0.50	\$0	\$6,915	\$72,291
12	Mission Canyon Res Parking Strategy	0.01	\$0	\$0	\$1,850
13	Santa Ynez TIP	0.36	\$4,000	\$19,465	\$69,545
14	Los Alamos CP Update	0.09	\$0	\$0	\$11,736
15	Isla Vista Master Plan CCC	0.008	\$0	\$6,000	\$7,080
<b>Subtotal</b>		<b>8.47</b>	<b>\$138,000</b>	<b>\$77,661</b>	<b>\$1,313,711</b>
<b>Required Services</b>					
16	Census LUCA	0.09	\$0	\$0	\$12,580
17	General Plan Annual Leg Report	0.24	\$0	\$0	\$28,595
18	CIP Conformity Review	0.07	\$0	\$0	\$7,840
19	General Plan Consistency Review	0.20	\$0	\$0	\$25,570
20	LAFCO Annexation Review	0.17	\$0	\$0	\$22,575
21	Responsible Agency Review	0.28	\$0	\$0	\$36,995
22	Regional Plan/Inter Agency Coord	0.18	\$0	\$0	\$25,540
23	Annual Work Program	0.34	\$0	\$0	\$48,610
24	Technical Support to Other Depts	0.23	\$0	\$0	\$32,343
25	Legislative Review/Implementation	0.10	\$0	\$0	\$13,000
26	Grant Research/Applications	0.28	\$0	\$0	\$37,255
27	General Plan Maintenance	0.05	\$0	\$0	\$6,690
28	Environmental Coordinator/EIRs	0.00	\$0	\$0	\$415
<b>Subtotal</b>		<b>2.21</b>	<b>\$0</b>	<b>\$0</b>	<b>\$298,008</b>
<b>Operations Management</b>					
29	Training	0.27	\$0	\$0	\$36,260
30	Budget Development and Implementation	0.33	\$0	\$0	\$45,095
31	Public Info and Outreach	0.14	\$0	\$0	\$19,130
32	Division Web Site	0.08	\$0	\$0	\$10,322
33	Division and Section Staff Meetings	1.02	\$0	\$0	\$133,600
34	Mandatory Employee Performance Reviews	0.04	\$0	\$0	\$5,998
35	Project Admin Support	0.07	\$0	\$41,865	\$41,865
<b>Subtotal</b>		<b>1.95</b>	<b>\$0</b>	<b>\$41,865</b>	<b>\$292,270</b>
<b>Total Subscribed for Current Projects</b>		<b>12.64</b>	<b>\$138,000</b>	<b>\$119,526</b>	<b>\$1,903,989</b>
<b>Available for New Projects</b>		<b>2.11</b>			<b>\$273,440</b>
<b>TOTAL BUDGET</b>		<b>14.75</b>			<b>\$2,177,429</b>



**FIGURE 3**

**Planning and Development  
Office of Long Range Planning  
Projects and Required Services  
Fiscal Year 2010-2011  
February 2010**



General Plan Projects		Required Services & Special Projects		Community Plans Projects	
Census 2010 Coordination	Reference New LUDC in Comp. General Plan	Technical Assistance	Technical Assistance	Santa Ynez Community Plan Update	Santa Ynez Valley Townships Design Guidelines
2009-2014 Housing Element	Update Circulation Element	Responsible Agency Reviews	Responsible Agency Reviews	Orcutt CP Amendments & SEIR	Santa Ynez/ Los Olivos Parking Studies
2009-2014 Housing Element Implementation	Update Mandatory Elements in Comp. Gen. Plan	General Plan Consistency Review	Pub Info Requests/ Customer Service	Los Alamos Community Plan Update	Montecito Design Guidelines
SSSE Update/ Strengthen Flood Protection	Noise Element Update & Ordinance	Legislation Review and Analysis	File Management and Record Keeping	Goleta Community Plan Update	Santa Claus Lane Streetscape Revitalization
SB375/RHNA Pre-Planning	2015-2023- Housing Element	LAFCO Annexation Review	General Plan Consistency Review	UCSB LRDP Review	Resort/Visitor-Serving Uses on Ag Properties
County-wide Annexation Guidelines		City/County Afford Housing Task Force Team Member	Reg Planning/ Inter Agency Coordination	Summerland Design Guidelines & CP Update	Vacation Rental LUDC Amendments
Climate Action Strategy		General Plan Annual Report to Legislature	Annual Work Program	Mission Canyon Community Plan	Alcohol-Related LUDC Amendments
		Census LUCA	LAFCO Annexation Review	Mission Canyon Parking Strategy	Medical Marijuana Ordinance
		Annual Work Program	Environmental Coordination for EIRs	Isla Vista Master Plan CCC Certification	Lighting Standards & Regulations
		Pub Info Requests/ Customer Service		Santa Ynez Valley TIP	Rural Region Plan Santa Ynez Valley
		File Management and Record Keeping		Montecito GMO Extension	Mission Canyon Scenic Corridor Phase II
		CIP 64501/65402 Determination		Gaviota Coast Plan	Mission Canyon Post-Disaster Reconstruction
		Reg Planning/ Inter Agency Coordination			Hollister Streetscape Improvement Plan
		General Plan Maintenance			Rural Region Plan Santa Maria
		Grant Research & Application			Rural Region Plan South Coast
		Division Web Site Maintenance			Rural Region Plan Cuyama Valley (Visioning)
					Rural Region Plan San Antonio Creek
					Rural Region Plan Lompoc Valley
					Mission Hills/ Vandenberg Village Visioning
					Montecito Community Plan Update
					Orcutt Community Plan Update
					Toro Canyon Community Plan Update
					Transfer of Dev. Rights Ordinance



### ***1. Housing Element Implementation Programs***

Following discussions with State Housing and Community Development (SHCD) during processing of the County's 2009-2014 Housing Element, SHCD communicated their preference for implementing housing policy through the use of ordinances instead of policies or programs. This project will remove the existing Inclusionary Housing Program from the Element and codify it through an amendment to the Land Use Development Code (LUDC). Similarly, the LUDC will be amended to meet requirements of certain fair housing laws, including an ordinance to define permits and processes for those seeking reasonable accommodation for disabled persons, and updates necessary to comply with recent state allowances for the permitting of individual farmworker housing units to state-licensed agricultural operations.

### ***2. County-wide Annexation Guidelines***

This project, which was initiated by the Board during Fiscal Year 2007-2008, ensures that the County is positioned to maintain its financial health and the long-term integrity of public services to those living within the unincorporated area by establishing County policies for responding to proposed city and special district annexations, detachments, formations, and other reorganizations. Based on the principles of equity and parity, these guidelines aim to ensure that the County's ability to comply with State and Federal law is not jeopardized as cities expand into the semi-urban and rural areas of the unincorporated county, thereby removing the most suitable land for development from the County's control. The resulting guidelines will inform the CEO and Board by identifying priorities for negotiation before and during Local Agency Formation Commission (LAFCO) review.

### ***3. Climate Action Strategy***

The Climate Action Strategy (CAS) will provide a set of recommendations for use by the County to reduce county-wide GHG emissions. Staff will identify and rank these measures in accordance with established Best Management Practices using a scoring system which quantifies the measure's value based on predetermined criteria. Recommendations will cover the varied roles that the County plays in potential GHG reduction and ensure compliance with SB 97. Measures will address the County as a producer of GHG through its operations, a regulator through its land use and other jurisdictional controls, and as an incentivizer through its ability to create opportunities for cross-jurisdictional, cooperative arrangements such as large employer rideshare programs. An example of this new paradigm includes the County's recent action to form the AB 811 solar financing district known as the Central Coast Energy Independence Program (CCEIP). This County-operated, multi-jurisdictional program will serve the County and all eight incorporated cities in the region, and will provide low interest assessments to residential and commercial property owners who wish to retrofit their homes and businesses with energy-saving structural improvements and photovoltaic solar systems. The CAS will establish strategies and priorities for pursuing actions similar to the CCEIP which will continue to limit county-wide GHG emissions.

### ***4. Senate Bill 375 (SB 375) Pre-Planning***

The passage of Senate Bill 375 has tremendous potential to influence the process and outcomes of local agency land use and transportation planning. This legislation has created a new planning paradigm which directly links regional transportation planning

and services with state-mandated housing planning and allocations (RHNA). This new planning paradigm is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. This goal is likely to be achieved by shifting housing allocations from rural regions which have limited employment opportunities to urban areas and cities which have established workforce centers such as large private businesses or public facilities. In an effort to facilitate this change in geographic housing distribution the State has already taken actions to incorporate smarter planning priorities in RHNA distribution. For instance, the unincorporated areas of the County, which have large expanses of rural agricultural land but fewer large employment centers than incorporated cities, have already seen allocations fall from 36% of the regional total to 11% since the approval and implementation of SB 375. Additional local actions in response to SB 375 include the recommendation of SBCAG to change the County's housing cycle from a 5-year to an 8-year period. This will allow the County's regional transportation plan and housing elements to be updated concurrently, further underscoring the need to coordinate transportation and housing planning in a manner which reduces GHG emissions.

### ***5. UCSB Long Range Development Plan***

The UCSB Long Range Development Plan (LRDP) is a comprehensive planning document which guides physical development such as the location of buildings, open space, circulation systems, and other land uses. A LRDP identifies the physical development needed to achieve academic goals and is used as a reference document for the campus, the University and the public. UCSB's 2025 LRDP proposes significant growth that has the potential to affect the County's ability to provide essential services. Since the release of the Draft EIR for the 2025 LRDP, the County has been in negotiations with the University in order to reach an agreement that achieves a 'fair share' of the infrastructure and public services costs caused by the University's expansion in the coming years.

### ***6. Goleta Community Plan Update***

Beginning in October 2008, the Office of Long Range Planning initiated and facilitated a series of public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan in conjunction with the Board-appointed Goleta Valley Planning Advisory Committee (GVPAC). Key issues addressed during the update include land use planning and sustainable communities, mobility and circulation, habitat and open space, agriculture and rural lands, and public services and facilities. This project will continue into the 2010-2011 Fiscal Year with the completion of the draft updated Goleta Valley Community Plan and its associated Environmental Impact Report. Environmental review of the draft plan is likely to be initiated at the beginning of FY 2010-11.

### ***7. Gaviota Coast Plan***

The Gaviota General Plan Advisory Committee (GavPAC) has been selected and regular meetings have begun. The first stage of GavPAC meetings are intended to explicate significant issues through a series of informational meetings. Following this informational phase, the GavPAC will begin in-depth discussion of the issues and potential tools necessary to refine existing rural policies to address the specific needs of the Gaviota Coast. The Gaviota Coast Plan will provide an updated policy environment

that is reflective and responsive to current community norms and values as well as trends and conditions by protecting Gaviota's unique characteristics and rural integrity. In addition, the Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

#### ***8. Montecito Growth Management Ordinance (MGMO) Extension***

The project will involve evaluation of service constraints within the Montecito plan area to determine the need to extend the existing MGMO. Staff is collecting technical data and has prepared build-out information for the Montecito Plan area. The County has hired an outside traffic consultant to prepare a traffic study for the plan area, supplementing the traffic analysis contained in the original ordinance EIR. Data collection and build-out calculations were completed during Winter 2009/2010. Environmental document preparation and public review will occur over Spring and Summer 2010, with Planning Commission and Board hearings scheduled for Summer and Fall 2010.

#### ***9. Summerland Design Guidelines and Community Plan Update***

Both the Commercial and Residential Design Guidelines have been substantively completed. Staff is working with the SunPAC to update the Traffic/Circulation chapter of the Community Plan, which is anticipated to extend through January 2010. Following completion of the traffic chapter, staff will update the Plan introduction, build-out information and the Plan's maps. Both the design guidelines and updated Plan will require environmental review.

#### ***10. Mission Canyon Community Plan & Residential Parking Strategy***

The draft Mission Canyon Community Plan was initiated for environmental review by the Board of Supervisors in October 2008. To inform the environmental review process, the County funded two special consultant studies on biological resources and hydraulic evaluation/water distribution in late Spring 2009. The environmental review process has been delayed due to the loss of funding for consultant preparation of the environmental document and the time required to re-evaluate the baseline in light of the Jesusita Fire. Funding is only available to prepare a technical Traffic and Fire Hazards analysis study that is outside of staff expertise. As a result, the project schedule has been pushed back approximately six months to accommodate staff preparation of the EIR.

The Residential Parking Strategy is a response to fire and related emergency ingress/egress issues that elevated the importance of this project for the community. A Parking Strategy sub-committee was appointed to fully evaluate the issues and develop recommendations for the MCPAC's consideration. Meetings in addition to those originally planned within the scope of the Community Plan were held to develop the recommendations, and a public participation plan was developed in order to ensure community members are fully informed of the parking strategy recommendations. The sub-committee ultimately recommended new policies, development standards, and a striping plan which was approved by the MCPAC. It is anticipated that environmental review will occur concurrently and as part of the Mission Canyon Community Plan EIR.

### ***11. Santa Ynez Transportation Improvement Plan***

The SYVTIP will act as the implementation plan for the transportation elements of the SYVCP. California State Law (AB 1600) requires that fees collected for transportation improvements must be annually accounted for through an adopted capital improvement plan that specifically identifies improvements to be funded through the fees collected. In order to meet the statutory requirements of AB 1600, the County will use a detailed traffic and circulation study completed for the Community Plan EIR, to determine what effect future land use development will have on the existing circulation system in the plan area over the next 20 years and identify fees needed for new development to fund required traffic improvements.

### ***12. Los Alamos Community Plan Update***

The Los Alamos Planning Advisory Committee (LAPAC) formally recommended adoption of a new Community Mixed Use Los Alamos (CM-LA) zone district, a new form-based code, and revised design guidelines for the downtown Bell Street Corridor. Both the Planning Commission and the Board accepted the two design documents, the mixed-use zoning, and the LAPAC's affirmation of the community's commitment to the existing urban boundary and infill development. On September 23, 2008, the Board of Supervisors initiated the environmental review phase of the update. The Office of Long Range Planning prepared a Notice of Preparation and an Initial Study that determined an Environmental Impact Report would be the appropriate environmental document for the plan update. An EIR consultant was selected in January 2009. The EIR was originally scheduled to be prepared during Spring and Summer of 2009 with Planning Commission and Board adoption hearings scheduled to begin in Fall 2009 and extend into Winter 2009/2010. Appointment of new LAPAC members by the newly elected Third District Supervisor and minor delays encountered during preparation of the environmental document has shifted the schedule. Currently, the EIR is expected to be completed in Winter 2010 with the adoption hearings scheduled to begin in early Spring 2010.

### ***13. Required Services and Operation Management***

Long Range Planning is responsible for ongoing required services related to regional planning, technical support, responsible agency review, and General Plan consistency review. Regional Planning services include work on County-wide and Inter-County planning issues through participation on task forces/advisory groups such as SBCAG's Technical Planning Advisory Committee. The office's work with these groups and a multitude of others ensures that the County has an opportunity to address a variety of issues that have regional importance. The office provides assistance and technical support to the County Executive Office and other departments related to inter-governmental relations, LAFCO annexation review, RHNA planning, census planning, environmental coordination on EIRs, and various fee studies.

Responsible agency review and General Plan consistency review requires staff to work closely with other departments, agencies and jurisdictions to ensure that new projects are consistent with the County's approved Comprehensive General Plan and that action items approved in various community plans are implemented. Examples of specific projects include the participation in the periodic update of transportation improvement plans, general plan consistency review for major projects, and Capital Improvement Program conformity review. Division staff provide policy interpretation as needed to

development review, agricultural planners, and staff committees such as New Case Review, as well as serve as Zoning Administrator. There is also a need to allocate staff time to grant research and development to fund existing and future planning projects.

Operation Management efforts include staff training and professional development, technology improvements, web site development and maintenance, public information and outreach, data management and record-keeping, and budget and work program management.

### **E. POTENTIAL NEW PROJECTS**

Several potential new projects have been identified for inclusion in the 2010-2011 Work Program. The projects have been identified as short term (recommended to begin in 1-2 years), mid-term (recommended to begin in 3-5 years), and long term (recommended to begin in 5-10 years).

Short-term projects reflect the highest priorities to the County because they are either time sensitive or necessary in order to anticipate and respond to new or developing state-wide policy.

**TABLE 2  
LONG RANGE PLANNING  
POTENTIAL NEW PROJECTS  
SHORT TERM (1 - 2 YEARS)  
FISCAL YEAR 2010-2011**

POTENTIAL NEW PROJECTS -- FY 2010 - 2011 COSTS		FTE	Staff Cost	Consultant Cost	Other Dept. Costs	Total Cost
<b>Short Term (1-2 Years)</b>						
1	Santa Ynez Valley Townships Design Guidelines	0.80	\$103,680	\$15,000	\$7,275	\$125,955
2	Santa Ynez/Los Olivos Parking Studies	0.34	\$43,920	\$0	\$7,770	\$51,690
3	Montecito Design Guidelines	0.84	\$109,080	\$15,000	\$5,625	\$129,705
4	Santa Claus Lane	0.83	\$107,280	\$75,000	\$85,320	\$267,600
5	Visitor-Serving Uses on Ag Properties	1.63	\$211,680	\$0	\$34,470	\$246,150
6	Vacation Rental LUDC Amendments	0.47	\$61,200	\$0	\$9,525	\$70,725
7	Alcohol-Related Use Regulations	0.63	\$81,360	\$0	\$8,925	\$90,285
8	Medical Marijuana Ordinance	0.56	\$72,720	\$0	\$10,200	\$82,920
9	Lighting Standards & Regulations	0.44	\$56,880	\$0	\$5,325	\$62,205
<b>TOTAL</b>		<b>6.54</b>	<b>\$847,800</b>	<b>\$105,000</b>	<b>\$174,435</b>	<b>\$1,127,235</b>



**TABLE 3  
POTENTIAL NEW PROJECTS  
MID AND LONG TERM (3 - 10 YEARS)  
FISCAL YEAR 2010-2011**

POTENTIAL NEW PROJECTS -- TOTAL PROJECT COSTS						
	FTE	Staff Cost	Consultant Cost	Other Dept. Costs	Total Cost	
<b>Mid Term (3-5 Years)</b>						
10	0.76	\$98,640	\$75,000	\$8,550	\$182,190	
11	0.31	\$40,176		\$9,369	\$49,545	
12	0.64	\$82,944	\$550,000	\$47,160	\$680,104	
13	15.00	\$1,943,640	\$1,000,000	\$103,850	\$3,047,490	
14	0.45	\$58,320	\$60,500	\$16,380	\$135,200	
15	0.60	\$77,760	\$55,000	\$18,063	\$150,823	
16	1.25	\$162,000	\$49,500	\$10,200	\$221,700	
17	0.36	\$46,656		\$11,970	\$58,626	
18	8.13	\$1,053,648	\$375,000	\$30,450	\$1,459,458	
<b>TOTAL</b>	<b>27.50</b>	<b>\$3,563,784</b>	<b>\$2,165,000</b>	<b>\$255,992</b>	<b>\$5,985,136</b>	
<b>POTENTIAL NEW PROJECTS -- TOTAL PROJECT COSTS</b>						
	FTE	Staff Cost	Consultant Cost	Other Dept. Costs	Total Cost	
<b>Long Term (5-10 Years)</b>						
19	8.13	\$1,053,648	\$375,000	\$30,450	\$1,459,098	
20	8.63	\$1,118,448	\$375,000	\$32,277	\$1,525,725	
21	8.13	\$1,053,648	\$375,000	\$30,450	\$1,459,098	
22	8.13	\$1,053,648	\$375,000	\$30,450	\$1,459,098	
23	8.13	\$1,053,648	\$375,000	\$30,450	\$1,459,098	
24	1.67	\$216,432	\$255,000	\$27,090	\$498,522	
25	2.00	\$259,200	\$100,000	\$28,000	\$387,200	
26	1.79	\$231,984	\$313,350	\$32,000	\$577,334	
27	2.00	\$259,200	\$192,500	\$27,185	\$478,898	
28	2.05	\$265,680	\$50,000		\$315,680	
<b>TOTAL</b>	<b>50.66</b>	<b>\$6,565,536</b>	<b>\$2,785,850</b>	<b>\$268,352</b>	<b>\$9,619,751</b>	

## F. MID-YEAR REPORT ON PROJECTS

The Board of Supervisors adopted the current Fiscal Year 2009-2010 Work Program on March 17, 2009, which provided for continuation of 9 major ongoing projects and the initiation of 5 new projects. Four additional 2009-2010 projects are shown in Table 4. Two of these, the Housing Element Implementation Programs and SB 375 Pre-Planning derived from 2009-2010 approved projects. The housing implementation items are required by state housing law and the SB 375 Pre-Planning was pulled out of the Climate Action Strategy because of differing goals and schedules. Census 2010 and the County-wide Annexation Guidelines derived from the division’s Required Services efforts. In the case of the Census, it was in the County’s best interest to take a larger role than previously planned, so the service was elevated to a project level. The final additional project is certification of the Isla Vista Master Plan through the California Coastal Commission. This effort is in support of the Isla Vista Redevelopment Agency’s efforts to obtain final certification of the Plan and allow development to proceed.

Of the 14 projects initiated last Fiscal Year, 4 will be complete in the current Fiscal Year. The remaining 14 are proposed to continue into Fiscal Year 2010-2011. A discussion of each project is provided below.

**TABLE 4  
STATUS OF 2009-2010  
APPROVED WORK PROGRAM PROJECTS**

<b>FISCAL YEAR 2009-2010</b>	<b>ESTIMATED COMPLETION</b>
<b>On-Going Projects to be Completed</b>	
Santa Ynez Valley Community Plan	Adopted 10/06/09
2009-2014 Housing Element	Summer 2010
Census 2010	Summer 2010
Orcutt Community Plan Amendments & SEIR	Summer 2010
<b>Projects to Continue into 2010-2011</b>	
County-wide Annexation Guidelines	Summer 2010
Los Alamos Community Plan Update	Fall 2010
Mission Canyon Community Plan Update & Parking Strategy	Fall 2010
Seismic Safety & Safety Element	Fall 2010
Housing Element Implementation Programs	Fall 2010
Montecito Growth Management Ordinance	Fall/Winter 2010
Santa Ynez Transportation Improvement Plan	Summer 2011
Climate Action Strategy	Summer 2011
SB 375 Pre-Planning	Fall 2011
Goleta Valley Community Plan Update	Summer 2012 <sup>1</sup>
Summerland Design Guidelines & Community Plan Update	Summer 2012 <sup>1</sup>
Isla Vista Master Plan Coastal Commission Certification	Fall 2012
Gaviota Coast Plan	Summer 2014 <sup>1</sup>
UCSB LRDP	Spring 2011

<sup>1</sup> Project schedule includes approximately 12 months for California Coastal Commission certification.

## *1. Projects Completed in FY 2009-2010*

### **SANTA YNEZ VALLEY COMMUNITY PLAN UPDATE (SYVCP)**

This community plan modified existing land use and zoning designation and established new goals, policies, objectives and actions specific to the Santa Ynez Valley area. Following a series of six Planning Commission hearings, the completed draft plan was recommended to the Board of Supervisors for adoption on July 15, 2009. The Commission recommendation closely aligned with the EIR Downzone Alternative, which reduced the Plan boundaries by slightly over 184,000 acres by retracting the boundaries toward established townsite areas. The Commission further modified staff's recommendation by removing a proposed Affordable Housing Overlay. Finally, the Commission directed staff to confer with selected property owners around two issues affecting future development potential: setback requirements along Highways 246 and 154, and proposed down zoning of agricultural properties. Further analysis and consultation with property owners resulted in modifications to selected staff recommendations, which were presented to the Board during their adoption hearing. The Board adopted the SYVCP on October 6, 2009 after adding requirements regarding property abandonments, making targeted modifications to setback requirement and streetscape ordinance languages, removal of one property from the design overlay, and modifying land use and zoning designations for several parcels.

### **2009-14 HOUSING ELEMENT (HE) UPDATE**

The Housing Element is a State-mandated component of the County's Comprehensive General Plan and provides a series of Goals, Policies, and Programs intended to address the County's housing needs. Pursuant to State law, it must be updated every five years and was updated for the 2009-14 planning period. No significant programmatic changes have occurred to the Element; however, the reallocation of resources necessary to complete the 2008 Focused Rezone Program to satisfy the RHNA shortfall from the 2003-08 Housing Element planning cycle delayed the update nine months. This extends all subsequent targets similarly. The draft Element was completed and sent to State Department of Housing and Community Development (SHCD) on August 31, 2009. SHCD completed its first review and transmitted comments to the County on November 2, 2009. These comments requested primarily technical edits and procedural clarifications. No major revisions or significant County actions, such as rezones, were requested by SHCD. Staff revised the Draft Housing Element to address SHCD's concerns as discussed above in late December 2009, and were sent to SHCD for the required 60-day review. During drafting of the 2009-14 Housing Element, the County conducted a focused public outreach program which included various public stakeholders in the development of the Element's content and policy structure. Additional public outreach will be conducted concurrently with environmental review. The release of a draft environmental document is targeted for February 2010, with Planning Commission and Board of Supervisors Hearings in Spring 2010 and Final SHCD Review in Summer 2010.

### **CENSUS 2010**

The 2009-2010 Work Program allocated 400 hours of staff time to complete the Census 2010 LUCA requirements, respond to inquiries and data requests. This project is on schedule, and expected completion is June 2010.

In August 2009 the scope of this project was expanded to include countywide participation in regional Complete Count Committees (CCC) and the development of a Santa Barbara County 2010 Census Integrated Communications Plan (County Census Plan). The County Census Plan presents

a roadmap for regional Census outreach that is systematically aligned with the goals of the national Census communications campaign and provides a logistical framework supportive of a cost-effective and efficiently coordinated regional Census outreach program. The County Census Plan was provided to all Complete Count Committees (CCC) for use in their local jurisdictions as a tool that complements and leverages ongoing national Census campaign outreach activities.

Staff has completed dual language (Spanish/English) Census public service announcements, televised on SBCTV; regularly attended North and South Coast subregional CCC meetings; completed GIS mapping for Countywide Hard to Count Census Tracts and demographic characteristics graphs for Census tracts (and County-wide median) with Hard to Count Communities (age, linguistic characteristics, economics, ethnic profile, group quarters); secured internal County data related to homeless service locations, County buildings, facilities and libraries, and Human Service Agencies; completed outreach inventory of Census Bureau website; developed customized Census outreach materials; distributed outreach materials through County Departments that serve Hard to Count populations; and completed the Santa Barbara County Strategic Communication Plan.

#### ***Work Program Modifications***

Since adoption of the Work Program, the County has assumed a larger role in regional outreach and communications than previously anticipated. The original project budget anticipated 400 hours of staff time. Now, however, given direction from the Board of Supervisors, County staff is implementing a regional Communications Plan, conducting county-wide Census outreach and assisting with coordination of multiple Complete Count Committees. As of the publish date of this document, the following tasks remain and will be completed by the end of the fiscal year: implement County Strategic Communication Plan, present County Strategic Communication Plan to BOS, develop customized outreach materials that align with messaging from the national Census outreach campaign, and continue participation in Complete Count Committees and coordination of Census workshops.

#### **ORCUTT COMMUNITY PLAN AMENDMENTS AND SUPPLEMENTAL EIR**

The goal of the 2009 Orcutt Community Plan Amendments is to revise the plan's programs in response to changed conditions and community preferences for the Plan area, and in response to a recent appellate court decision. The focused set of Plan amendments will revise the regional drainage implementation plan, amend Plan text and map to remove references to wetland delineation on the Adams property within Key Site 22, and amend the Circulation Element to change the acceptable level of service from LOS-C to LOS-D on Clark Avenue between Foxenwood Land and Blosser Road. The draft amendments and environmental review will be conducted during Winter 2009/2010 with Planning Commission and Board hearings to occur in Spring and Summer 2010. The project was delayed during Spring 2009 due to changes in the project description identified by Planning and Development and Public Works staffs that required a supplemental EIR rather than an addendum to the EIR.

## 2. *Projects to Continue into Fiscal Year 2010 - 2011*

### **2009-14 HOUSING ELEMENT (HE) IMPLEMENTATION PROGRAMS**

#### *Implementation Program 1.2 Inclusionary Housing Policy Ordinance*

The 2009-14 Housing Element implementation program will move the County's existing Inclusionary Housing Program (IHP) from the Housing Element to an Ordinance, most likely the LUDC. After the policy has been relocated into an Ordinance, the County Housing and Community Development Department will review possible changes to the IHP in accordance with recommended best practices. The revisions to the IHP are necessary to give the Board greater flexibility in the application of the program during various economic conditions and to bring the IHP into alignment with the best practices utilized by other regulatory jurisdictions with successfully implemented programs. The need for this action is necessitated by conditions such as those that arose during the most recent economic downturn when deed restricted "affordable housing units" created by the IHP program were actually priced higher than unrestricted market rate units. The anticipated changes to the IHP would address these current deficiencies in the program.

#### **Completed Milestones**

- Adoption of Housing Element

#### ***FY 2009-2010 Remaining Work Program***

- Ordinance amendment to move the IHP into the LUDC
- General Plan Amendment and Housing Element Amendment to remove the IHP
- Public Outreach for the proposed policy action
- Environmental Review for the proposed action

#### *Implementation Program 2.3 Farmworker Housing (Compliance with HSC)*

Pursuant to the proposed 2009-14 Housing Element implementation program, amend the County's LUDC and Article II (if necessary) to comply with Health and Safety Code Sections 17021.5 and 17021.6 regarding the permit process for farmworker housing.

#### ***FY 2009-2010 Remaining Work Program***

- Ordinance amendment to LUDC and Article II to establish compliance with HSC
- Public Outreach for the proposed policy action
- Environmental Review for the proposed action

#### *Implementation Program 2.4 Reasonable Accommodation Procedure for Disabled*

Pursuant to the proposed 2009-14 Housing Element implementation program, relocate the County's Reasonable Accommodation Policy for Disabled Persons from the Housing Element to the LUDC.

#### ***FY 2009-2010 Remaining Work Program***

- Ordinance amendment to move Reasonable Accommodation policy into LUDC
- General Plan Amendment and Housing Element Amendment to remove the Reasonable Accommodation
- Public Outreach for the proposed policy action
- Environmental Review for the proposed action

**COUNTYWIDE ANNEXATION GUIDELINES**

Initiated by the Board during the 2007-2008 Fiscal Year, this project creates a set of guidelines for the County to maintain its financial health and the long-term integrity of public services to those living within the unincorporated area when responding to proposed city and special district annexations, detachment formations, and other reorganizations. These guidelines will promote the principles of equity and parity to ensure that the County's ability to comply with State and Federal law is maintained as cities expand into the semi-urban and rural areas of the unincorporated county, thereby removing the most suitable land for development from the County's control. These guidelines will inform the CEO and Board by outlining priorities for negotiation during Local Agency Formation Commission (LAFCO) review.

***Work Program Modifications***

This project was deferred, due to the slow pace of regional annexations and existing Board guidance/framework for decision making. This project is being re-scoped to focus on guidelines rather than policy development.

***FY 2009-2010 Remaining Work Program***

- Draft Annexation Guidelines — Winter 2009/2010
- Public Outreach — Winter 2009/2010
- Internal Review — Winter 2009/2010
- Final Product Preparation and Hearings — Spring/Summer 2010
- Policy Implementation — Summer 2010

**SEISMIC SAFETY AND SAFETY ELEMENT/STRENGTHEN FLOOD PROTECTION POLICIES (SSSE)**

The update to the Seismic Safety and Safety Element (SSSE) was originally scheduled for completion in June 2009. However, the original 2007-08 Work Plan project "Update Safety Element" was combined with the 2008-09 Work Plan Project "Strengthen Flood Protections" to form the basis of the current scope of work. Due to an expansion in the project scope, the estimated completion date has been revised to Fall 2010.

This project facilitates compliance with Assembly Bill (AB) 162, which requires jurisdictions to update flood-related information in their respective General Plan Elements. Staff is working to augment existing policy discussion and data analysis within the General Plan Seismic Safety & Safety, Land Use, and Conservation Elements to demonstrate compliance with AB 162 (now California Government Code §65302). This project also includes a discussion of how the SSSE policies are implemented through the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

***Mid-Year Accomplishments***

- Completed text amendments for the Safety, Land Use, and Conservation Elements which demonstrate compliance with state law and AB 162
- Completed text amendments discussing the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)
- Completed text amendments demonstrating compliance with State law for the Geologic/Seismic, and Fire Hazard sections of the Seismic Safety and Safety Element
- Updated text drafts sent to the Technical Advisory Committee for review, TAC Review was completed on December 28, 2009
- Draft Element updates were sent to State and Federal review authorities in January 2010
- Received and incorporated comments from Federal and State Review

***Work Program Modifications and Additional Work Efforts***

The scope of this project was expanded to reflect adjustments required to demonstrate compliance with State law for the Geologic/Seismic and Fire chapters of the Element. Staff also incorporated information regarding the Office of Emergency Services, which is responsible for County emergency planning and response (pursuant to Government Code §65302(g) (1)). Finally, extensive narrative was linked to outdated maps and associated hazard analysis methodologies. The deletion of these outdated maps resulted in the need to revise text which discussed these maps and hazard analysis. The extent of these revisions was not originally estimated or anticipated in the scope of work.

The original scope of work was modified, based on legal requirements, to incorporate content and maps from the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) into the Safety Element. Staff modified the scope of work to include a discussion of the MJHMP in lieu of incorporating actual content, goal, policies, and maps.

***Work Program Modifications: Impact on Schedule & Budget***

- Expansion in scope extended completion date by approximately 12 months and required additional staff resource allocation.

***Project Milestones***

- Internal Review of SSSE Update — November 2009
- Technical Advisory Committee (TAC) Review and Editing — December 2009
- Complete 60 day State and Federal Regulatory Review — February 2010
- Environmental Review and Circulation — March 2010
- Public Hearings and Adoption — Spring-Summer 2010
- Implementation — Fall 2010

**SANTA YNEZ TRANSPORTATION IMPROVEMENT PLAN**

The Office of Long Range Planning, together with the Public Works Department, will develop a transportation improvement plan and fee structure based on specific improvement projects in the Santa Ynez Valley Community Plan Area. This project would act as the implementation plan for the transportation elements of the Community Plan.

***Work Program Modifications & Additional Work Efforts***

- The change in schedule to adopt the Santa Ynez Valley Community Plan extended the completion date by approximately six months.

***Mid-Year Accomplishments***

- Work to commence Spring 2010

***FY 2009-2010 Remaining Work Program***

- Plan Development – Summer/Fall 2010
- Cost Estimates for Improvements – Fall 2010
- Public Outreach – Fall 2010
- Intra-Agency Reviews – Fall 2010
- Planning Commission and Board Hearings – Winter/Spring 2011
- Implementation – Summer 2011

### **MISSION CANYON COMMUNITY PLAN UPDATE (MC)**

The City and County of Santa Barbara jointly adopted a specific plan for Mission Canyon in 1984. The specific plan provides guidance for physical development and was expressly developed to manage growth in Mission Canyon so that undue impacts to City services and sensitive canyon resources would not occur. In 2006, the Board approved an update to the 1984 Specific Plan and the development of Residential Design Guidelines. A Mission Canyon Planning Advisory Committee (MCPAC) was formed to advise staff on development of draft plans. In order to follow existing County policy framework, the specific plan was converted to a community plan. As an amendment to the specific plan, the community plan must be approved by both the City and County of Santa Barbara.

#### ***Mid-Year Accomplishments***

- Initial Study released for public review
- Staff began drafting DEIR
- Consultant selected for Traffic and Fire Hazards Analysis portion of the DEIR

#### ***Work Program Modifications & Additional Work Efforts***

- Jesusita fire – The Mission Canyon Community Plan area was heavily damaged by the Jesusita fire in Spring 2009. The fire’s timing stalled planning efforts while the community regrouped in light of the disaster. With significant changes to the environment, new baseline data on housing and habitats had to be developed.
- Reduction in consultant funding – In the 2009-2010 Work Program, the EIR for this project was to be consultant prepared. With budget reductions, funding will not be available for a consultant and the EIR will be prepared by County staff.

#### ***Work Program Modifications: Impact on Schedule & Budget***

- Original project schedule anticipated completed environmental review by Winter 2009/2010. The schedule has now been extended; the DEIR is now anticipated in Spring 2010 with the FEIR to follow in Summer 2010.

#### ***Project Milestones***

- Project planning and initiation – Winter 2006/2007
- Public workshops and meetings, data collection and research – Spring 2007 - Spring 2008
- MCPAC adopted resolution recommending initiation of environmental review – Spring 2008
- City and County Planning Commission Hearings – Summer 2008
- Board of Supervisors initiates environmental review – Fall 2008
- Release Initial Study with determination that an EIR is required – Summer 2009
- Release DEIR for public review – Spring 2010
- Adoption Hearings – Fall 2010

### **GOLETA VALLEY COMMUNITY PLAN UPDATE**

Following appointment of the Goleta Valley Planning Advisory Committee (GVPAC) in March 2008, the Community Plans section initiated and facilitated a series of public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan. Key issues to be addressed include comprehensive land use planning and sustainability, mobility and circulation, habitat and open space, agriculture and rural lands, and public services and facilities. During this fiscal year, the GVPAC has worked toward establishment of goals for the community plan and reviewing the draft plan.



**Mid-Year Accomplishments**

- GVPAC Information Meetings — Members of the GVPAC as well as the general public have been receiving information from numerous County departments, service districts, and service providers on the needs and constraints of the Plan area.
- Goals Establishment — The GVPAC first began establishing community plan goals at their meeting of August 19, 2009 based on the input received during the informational meetings and workshops. These efforts will continue through Winter 2009/2010 with coincident drafting of Plan sections.

**FY 2009-2010 Remaining Work Program**

- Plan Drafting — As the GVPAC develops goals for each issue area of the Plan, staff will be preparing a draft plan. A full draft is expected to be complete in late Spring 2010.
- Initiation for Environmental Review — As currently scheduled, the Board will receive the plan draft and approve it for environmental review in Spring 2010. Preparation of the EIR is estimated to begin in Summer 2010 and require approximately 12 months to complete.

**Work Program Modifications & Impact on Schedule and Budget**

- Though the committee meetings have required additional time over what was anticipated in the Work Program, this time can be recaptured during plan development. The project should be on schedule by the planned Spring 2010 Board hearings to initiate environmental review.
- A public workshop to present the plan has been scheduled early in 2010. This additional work should not affect the work program and projected schedule.
- Given budgetary constraints for consultants/contractors during FY 2010-11, environmental review will be completed by staff and is projected to reduce the overall cost of the project.

**Project Milestones**

- Spring 2010 – Draft of Updated Goleta Valley Community Plan completed
- Summer 2010 – Environmental Review of Plan
- Spring 2011 – Planning Commission and Board of Supervisors Adoption Hearings
- Late Summer 2011 – Plan Implementation for Inland Areas; Initiation of Coastal Commission Certification Process for Coastal Areas

**LOS ALAMOS COMMUNITY PLAN UPDATE (LACP)**

The Los Alamos Community Plan was adopted in 1994 to provide goals, policies, and development standards to ensure that future development occurs in a manner that is consistent with community expectations. A Plan Update was initiated by the Board of Supervisors in 2006 who appointed the Los Alamos Planning Advisory Committee (LAPAC) to advise staff and the Board on the future of land use in the Town of Los Alamos. The Board initiated environmental review on the draft Plan update in September 2008.

**FY 2009-2010 Mid-year Accomplishments**

- LAPAC Re-appointed — Long Range Planning assisted the Third District Supervisor's office in selecting and appointing a new LAPAC. The Board assigned the LAPAC a new advisory review role for discretionary projects in the Plan Area. The first meeting of the new LAPAC occurred on September 2, 2009.
- Draft EIR was released on September 25, 2009.
- An EIR Public Comment Hearing by the LAPAC was held on October 28, 2009.
- New advisory project review procedures presented to the LAPAC on December 10, 2009.

- Successful presentation of water and wastewater issues to Los Alamos Community Services District Board on December 16, 2009.

#### ***Work Program Modifications & Additional Work Efforts***

- Appointment of a new LAPAC and additional meetings to inform and educate new LAPAC members on the core concepts of the proposed Plan, including the Bell Street Form-Based Code and Design Guidelines as well as the considerable volume of information contained in the Draft EIR.
- The Board of Supervisors assigned a new advisory role to the LAPAC for discretionary project applications in the Plan Area. Planning and Development staff developed new review procedures and forms for use in processing discretionary project applications in Plan Areas with PACs assigned an advisory review role by the Board.

#### ***Work Program Modifications Impacts on Schedule and Budget***

- Through development of the DEIR, staff and the EIR consultant worked extensively with inter- and intra-County agencies to fully investigate issues potentially affecting ultimate buildout of the initiated Plan and potential measures to mitigate impacts of the buildout. Issues of flood control, water supply and wastewater disposal required significant effort and more staff resources than originally anticipated.
- The additional tasks associated with noticing and appointing the new LAPAC were absorbed into the schedule without modification to the work program, however, four additional meetings were added to the work program as described in the previous section.
- Total impact of the additional efforts outlined above was extension of the project timeline by approximately six months. The project was originally scheduled to go to the Board in January, 2010; it is now estimated that those hearings will occur in July, 2010.

#### ***Project Milestones***

- Release of Final EIR – Winter 2009/2010
- Planning Commission Adoption Hearings – Spring 2010
- Board of Supervisors Adoption Hearings – Spring/Summer 2010
- Implementation – Summer/Fall 2010

#### **SUMMERLAND DESIGN GUIDELINES AND COMMUNITY PLAN UPDATE:**

In October 2004, the County Board of Architecture Review (BAR) and community members of Summerland held a forum to discuss the need for better design, scale and compatibility of many new downtown projects within the existing commercial corridor of Lillie Avenue. The scope of this project includes updated design guidelines and an update to the Traffic, Circulation and Parking chapter of the Community Plan. The Summerland Planning Advisory Committee (SunPAC) was formed in November 2007 and began work to revise the existing BAR Design Guidelines.

#### ***Mid Year Accomplishments:***

- Commercial Guidelines Completed – A complete draft of revised Guidelines for commercial development was completed in Fall 2008.
- Residential Guidelines Completed – A complete draft of revised Guidelines for residential development was completed in January 2010.
- Traffic, Circulation & Parking – Work on this portion of the update began in early August 2009 and was completed in Winter 2009/2010.

***FY 2009-2010 Remaining Work Program***

- Environmental Review – Preparation of the environmental document will begin in Spring 2010, and extend into Fall 2010. During environmental review and adoption, staff will also update the plan introduction and digitize all maps, graphics, and figures.
- Adoption Hearings – Final adoption of the design guidelines and updated community plan by the Planning Commission and Board are targeted for Spring 2011.

***Work Program Modifications: Impact on Schedule & Budget***

- An outdoor lighting ordinance was developed specifically for Summerland to complement the Residential and Commercial Design Guidelines. This required additional staff time to develop and review.

***Project Milestones***

- Environmental Review – Spring 2010 to Fall 2010
- Planning Commission and Board Adoption Hearings – Spring 2011
- Coastal Commission Certification – Summer 2011 to Summer 2012
- Publication and Implementation – Summer 2012

**MONTECITO GROWTH MANAGEMENT ORDINANCE (MGMO)**

The Montecito Growth Management Ordinance, originally adopted in 1991, was intended to pace the rate of primary residential unit development with the availability of resources and/or completion of improvements which were determined to be impediments to achieving and/or maintaining acceptable levels of service. Of primary concern at the time of adoption were water availability, fire services and traffic/circulation. This project analyzes environmental data to determine if existing conditions support extension of the currently adopted growth management ordinance. Multi-family developments, second units and affordable housing units are exempt from the ordinance.

***Mid-year Accomplishments:***

- Project Initiation – Research work began in spring 2009 and continues.
- Information briefing and outreach to the Montecito Planning Commission and Montecito Association.

***FY 2009-2010 Remaining Work Program***

- Research/Validation – Efforts will continue to research resource availability, substantiate existing build-out numbers, and develop suggested alternative thresholds for permit allotments and/or ordinance language if necessary.
- Environmental Analysis – Preparation of environmental document is anticipated to begin in Winter 2009/2010 and extend through Summer 2010.

***Work Program Modifications & Additional Work Efforts:***

- None.

***Project Milestones***

- Environmental and Community – Outreach Winter 2009/2010-Spring 2010
- Montecito Planning Commission Hearings – Summer 2010
- Board Adoption – Fall 2010
- Implementation – Winter 2009/2010

## **GAVIOTA COAST PLAN**

The Gaviota Coast Plan is a multi-year planning effort to update the Santa Barbara County Comprehensive Plan and Coastal Land Use Plan policies that apply to the Gaviota Coast. The planning effort is an opportunity for landowners and the public to develop policies and tools which support agricultural stewardship, sustainability and protection and preservation of significant coastal resources.

On July 16, 2009, Planning & Development held a public workshop to inform interested applicants of the application process for the Gaviota Coast Planning Advisory Committee. The Clerk of the Board of Supervisors received 28 applications during the open application period between July 10, 2009 and August 21, 2009. On October 20<sup>th</sup>, 2009, the Board of Supervisors formed the Gaviota Coast Planning Advisory Committee (GavPAC) and appointed 11 community members to serve on the GavPAC and advise staff on community goals and policies for the Gaviota Coast Plan area. The majority of GavPAC members are land owners and/or ranch managers within the Gaviota Coast Plan area.

### ***Mid-Year Accomplishments***

- Workshop to kick off the Gaviota Coast Plan
- Completed Planning Advisory Committee application and recruitment process
- Board of Supervisor's formed the Gaviota Coast Planning Advisory Committee and appointed 11 community members to serve on the GavPAC
- GavPAC Information Meetings – GavPAC and staff have conducted five community meetings since November 2009

### ***Work Program Modifications and Additional Work Efforts***

- The Gaviota Coast Plan is on schedule and within budget projected for FY 2009-2010

### ***Project Milestones***

- GavPAC Public Workshop – Spring 2010
- GavPAC community meetings to continue through Winter 2010/Spring 2011
- Draft Gaviota Coast Plan – Spring/Summer 2012
- Environmental Review – Summer 2012 through Summer 2013
- Planning Commission and Board of Supervisor Adoption Hearings – Summer/Fall 2013
- Coastal Commission Certification – Fall 2013 through Fall 2014

## **CLIMATE ACTION STRATEGY**

The first phase of this project is on track for completion June 30, 2010. The original scope of work for the Climate Action Strategy forecasted that a GHG inventory for the unincorporated County would be available by Winter 2009, given changes to the County's clean Air Plan proposed by the Air Pollution Control District (APCD). However, APCD has informed staff that this inventory will not be completed until October 2010. As a result, staff has revised project tasks to include development of a GHG emissions inventory through use of a consultant, and staff has modified the project schedule to account for these revisions.

The Climate Action Strategy (CAS) will provide a set of recommendations for the County to consider and identify and prioritize potential Countywide GHG emissions reduction measures. Staff will identify and rank GHG emissions reduction Best Management Practices using a scoring system that quantifies the measures value based on predetermined criteria.

**Work Program Modifications & Additional Work Efforts**

- No significant programmatic changes have occurred to the program. Given the availability of Federal economic stimulus funds and opportunity to incentivize significant community-wide GHG emission reductions, project management and staffing resources were shifted from the Climate Action Strategy to fast-track implementation of the County's AB 811 program. With the transfer of project management responsibilities for the AB 811 program to the Housing and Community Development Department, Long Range Planning will focus on completing the Climate Action Strategy.

**Completed Milestones**

- Adoption of Santa Barbara County Climate Change Guiding Principles, March 17, 2009.
- Ongoing review of state and federal legislation and scientific technical reports which inform the implementation of SB 375 and AB 32, Summer 2009.
- Participation in the development of the County's proposed 2010 Legislative Platform.
- Completed project website.
- Completed Climate Action Plan Case Studies Report for California Counties.
- Completed California Adaptation Strategy Briefing.
- Developed CAS Strategic Communications Plan.
- Completed Comparative Analysis of GHG Inventory Methodologies.
- Completed Best Management Practices (BMPs) Research and Report.

**FY 2009-2010 Remaining Work Program**

- Conduct Analysis on Identified GHG BMPs – Fall/Winter 2009
- Review BMPs through Community outreach – Spring 2010
- Public Workshops – Spring 2010
- Develop Draft CAS – Spring/Summer 2010
- Adoption Hearings – Summer 2010

**Remaining Project Milestones (2010-2011)**

- Implementation of actions identified in CAS – Summer/Fall 2010
- Development of a Climate Action Plan – Fall 2010/Winter 2011
- Public Input – Spring 2011
- Environmental Review – Spring 2011
- Adoption Hearings – Summer 2011
- Ongoing Monitoring and Administration

**SB-375 PRE-PLANNING**

The passage of Senate Bill 375 (SB 375) has tremendous potential to influence the process and outcomes of local agency land use and transportation planning. This legislation links regional transportation planning and services with state-mandated housing planning and allocations (RHNA), and will encourage (through available state and federal transportation funding and pressures from State Housing and Community Development) the establishment of local land use patterns which create the densification of housing near transit facilities and large workforce centers. Due to the potential consequences associated with this legislation, the Division has allocated hours to a focused effort of research, analysis, and advocacy on behalf of the County. The hours associated with this work were previously allocated to the Climate Action Strategy, but have since been broken out in order to create a distinct project with an alternative schedule that can shift depending upon advancements in state and regional policy development. Distinct work efforts associated with SB 375 include advocating the new housing/transit planning paradigm

during RHNA negotiations and facilitating SBCAG's recommendation to transition from a 5-year to an 8-year planning cycle which will allow housing and transportation plans to be updated concurrently.

***FY 2009-2010 Remaining Work Program***

- Monitor State and SBCAG's Program and Policy Development – Ongoing

***Remaining Project Milestones (2010-2011)***

- Monitor State and SBCAG's Program and Policy Development – Ongoing
- Analyze Regional Growth Forecasts – Summer 2010

### III. DEVELOPMENT SERVICES

#### A. ROLE OF DEPARTMENT IN POLICY INITIATIVES

The Planning and Development Department has an important role in ensuring that the permit processes we implement are efficient and supported by the currently available technology, while implementing the policies and plans adopted by the Board. The department has formalized its role in ensuring that continuous improvements are made as warranted and desired by the Board.

#### B. COMPLETED POLICY INITIATIVES

##### *Accela Upgrade – Phase II*

The department completed a Major Permit Information System upgrade in 2009 which provided new functionality to the permit information management process. During FY 2009-2010, the department completed the Accela Wireless Access Module which allows inspection and enforcement staff to download and input information directly while in the field.

#### C. CURRENT POLICY INITIATIVES

##### *1. Continuous Improvement, Staff Development and Tools*

The department has undertaken an extensive process improvement effort with its various customers and staff since 2003. A separate report on the program, its accomplishments to date, and the work plan for the future, will be presented to the Board of Supervisors in February 2010. Process improvement will continue in the department as a primary way of doing business to address the needs of the customers of the department. The department also continues its work to provide the tools and training necessary for staff to perform quality work and grow within the organization. Work in this area is focused on the following: refining and continued implementation of the training program, updating procedures manuals, and updating and modernizing prototypical documents. These efforts are ongoing.

##### *2. Coastal Land Use and Development Code Adoption*

The department began reformatting the zoning ordinances in 2003, with adoption of the Montecito and County Land Use and Development code occurring in October 2006, with final separation of the two codes in November 2007. The coastal portions of both the Montecito and County Land Use and Development Codes are pending action by the California Coastal Commission. Coastal Commission hearings are expected to occur in March or April of 2010. Following Commission action, staff will bring the suggested modifications to the Board of Supervisors for acceptance, rejection or submittal of an alternative method to meet the Commission's suggested modifications. Action by the Board must occur within six months of Coastal Commission action. This effort is expected to extend into the first two quarters of FY 2010-2011.

##### *3. Coastal Resource Enhancement Fund*

The County established CREF as a mitigation fee in the 1980s to offset significant impacts of offshore oil and gas development on coastal resources. These fees are collected by the County and dispersed to public agencies and non-profit agencies to fund projects to enhance coastal resources, including aesthetics, recreation, tourism and natural resources. This is a recurring project, with the current cycle anticipated to be heard by the Board with the Capital Improvement Plan (normally scheduled in February) or this Work Program (projected to be heard in mid-March), with grant awards made as part of the budget adoption process in June 2010.

#### ***4. Petroleum Facility Inspection Program***

At the direction of the Board, the County Fire Department and Petroleum Unit under the direction of the Petroleum Administrator, assembled an inspection team to perform a thorough inspection of all 117 existing onshore oil and gas production facilities, for the purpose of identifying code violations which, if not corrected, could pose a threat to health and safety and/or the environment by any unauthorized oil or gas release. This directive, in tandem with the amendments to the County Petroleum Code, expanded the County Petroleum Unit's ability to enforce the Petroleum Code and the State Health and Safety Codes to reduce oil spills and releases by onshore operators. The Program will be enhanced by integrating it into Data For Decision-making, a project which is expected to be complete in FY 2009-2010.

### **D. POTENTIAL NEW PROJECTS**

#### ***1. Telecommunications Update***

At the direction of the Board, the department will be updating the Land Use and Development Code as it relates to permitting of telecommunications facilities. The potential changes include addressing information needs to determine the least intrusive alternative site, requirements for additional noticing, provisions for requesting a public hearing on Tier 1 projects, and prohibition of cell sites around sensitive receptor areas, such as schools, public parks and daycare facilities. The work would include the following basic steps: 1) Research other jurisdictions regulatory approach for potential changes to the County ordinance; 2) Public/Planning Commission outreach for ordinance amendment scope; 3) Preparation of the draft ordinance amendment; 4) CEQA analysis and documentation; 5) Planning Commission and Board hearing preparation/adoption; and 6) Coastal Commission hearing/adoption (for coastal zoning ordinance). The changes to the telecommunications ordinance are expected to be completed for review and adoption by the Planning Commission and Board of Supervisors in late Fall/Winter 2010, with Coastal Commission review and certification expected in the next fiscal year.

#### ***2. Various Revisions to the Land Use and Development Code***

The department proposes to address continuing maintenance of the Land Use and Development Code by processing amendments to address the number of vehicles and amount of material that can be stored/parked uncovered on a property, modify the definition of campground and permit requirements in the agricultural zone district consistent with the previous language in Article III, establish the permit process for small wind energy facilities consistent with changes in state law, and complete a number of other clean-up items. The amendments are projected to be complete for adoption by the Planning Commission and Board of Supervisors in the second quarter of FY 2010-2011.

#### ***3. Grading Ordinance Revisions to Address Storm Water Management***

The California Regional Water Quality Control Board, in its review of the County of Santa Barbara's Storm Water Management Program Annual Report, requested revisions to the County's Grading Ordinance to maximize compliance with the statewide General Permit for Storm Water Discharges. This work will commence in the last two quarters of FY 2009-2010, and is projected to be complete for adoption by the Board of Supervisors in Fall 2010.

#### ***4. GIS Security Protocols for Archaeological Sites***

The department proposes to revise the protocols for accessing archaeological information to provide an appropriate balance between the need for information and the confidential nature of the information. This work is projected to be complete in the second quarter of FY 2010-2011.



**5. *Landscape Water Conservation Ordinance***

The department proposes to adopt an ordinance governing Water Efficient Landscape in compliance with AB 1881. The ordinance is proposed to be based on the State's model ordinance, modified to meet our local natural and regulatory environment. This ordinance work is projected to be complete early in FY 2010-2011.

This page intentionally left blank.

## IV. AGRICULTURAL PLANNING

By resolution of the Board of Supervisors in July 2005, an Agricultural Land Use Planner position was created in the Agricultural Commissioner's Office and a second position was approved in July of 2006. The two agricultural planners have two main areas of focus: agricultural land use policy and development project review. The Agricultural Land Use Planner supervises the Ag Planner and implements all other Agricultural Planning functions. The mission of Agricultural Land Use Planning is to protect agricultural resources by providing technical expertise, identifying development impacts on agricultural operations, assisting with policy development involving agricultural lands, and maintaining the integrity of programs that benefit agriculture.

On March 6, 2007 the Board of Supervisors approved the consolidation of various Long Range Planning activities under the Planning and Development Director. As part of this action, the Agricultural Land Use Planning Division was created and the Agricultural Planning functions were reassigned to report directly to the Planning and Development Director. Agricultural Planners work closely with the Agricultural Commissioner's Office on land use issues affecting agriculture.

Table 5 is a summary of Agricultural Planning's ongoing work effort for Fiscal Year 2010-2011. This table provides the estimated cost and full time employee equivalent for each required service and for potential new projects. Table 5 illustrates that there is the equivalent of 0.70 full time employees available to work on continuing projects in Fiscal Year 2010-2011.

### A. ROLE OF AGRICULTURAL PLANNING IN LAND USE PLANNING AND POLICY INITIATIVES

The role of Agricultural Planning in Land Use Planning and Policy Initiatives is twofold. The Agricultural Land Use Planners provide advice and input to staff on policy matters affecting agriculture and assist in the development of long term planning tools and policy initiatives meant to protect agricultural resources. Secondly, Agricultural Planning provides technical expertise to planning staff, as well as other local agencies on development proposals occurring on, or adjacent to, agricultural land. As part of the Agricultural Review Process, Agricultural Planning reviews County development projects and coordinates with the project planner to ensure agricultural issues are addressed. Other Agricultural Planning functions include: a) staff support to monthly Agricultural Advisory Committee; b) LAFCO/City Annexation Coordination; and c) processing applications for Williamson Act (Ag. Preserve) Contracts.

### B. CURRENT LAND USE PLANNING PROJECTS AND POLICY INITIATIVES

#### *Agricultural Buffer Policy*

Agricultural buffers are an important planning tool in reducing potential land use conflicts between agriculture and urban development. Buffers can protect farmland from new development by decreasing the potential of complaints from neighbors, minimize impacts on farming practices, as well as reduce the potential for trespassing, theft, and vandalism on rural land. Buffers can also protect the public from unintentional pesticide drift, nuisance odors, dust, and noise associated with agriculture.

The Office of the Agricultural Commissioner is charged with balancing the needs of agriculture to protect against pests and the necessity to protect the safety of people. The regulatory framework imposed by the Agricultural Commissioner's Office is mandated through state law and implemented

at the local level. Pesticide Use Permit requirements and restrictions adopted by the Agricultural Commissioner’s Office affecting agricultural practices come in the form of restricted-use buffer zones, noticing requirements, and consent forms. As a result, the use of farmland and farming practices are altered when new residential, commercial, and other development occurs adjacent to farmland in active production.

Authorization from the Board of Supervisors was obtained and the Agricultural Buffer Policy was included in the 2008/2009 Work Program as an Agricultural Planning project. The Agricultural Planning Program allocated a senior level Agricultural Land Use Planner position for the development of an Agricultural Buffer Policy. The position was filled in early 2009, and development of the Policy is underway with a series of public meetings to be scheduled in early- to mid-2010, and a project completion expected near the end of calendar year 2010. The project is being accomplished with the assistance of the Office of Long Range Planning.

### C. POTENTIAL NEW PROJECTS

New projects for the division of Agricultural Planning in the 2010-2011 Fiscal Year will consist of providing technical expertise and advice to the Long Range Planning division with the study and potential development of an appropriate policy framework and associated tools related to visitor-serving uses on agricultural properties.

**TABLE 5  
PLANNING AND DEVELOPMENT - AGRICULTURAL PLANNING  
CURRENT PROGRAMS & POTENTIAL NEW PROJECTS  
FISCAL YEAR 2010-2011**

CURRENT PROJECTS AND PROGRAMS		FTE	Consultant Cost	Other Dept Expenses	Total Cost
<b>Current Projects and Programs</b>					
1	Agricultural Buffers Policy	0.50			\$54,000
2	Visitor-Serving Uses on Ag Properties	0.20			\$0 <sup>1</sup>
<b>Subtotal</b>		<b>0.70</b>			<b>\$54,000</b>
<b>Required Services</b>					
3	Sub-division/New Case Review Committees	0.17			\$18,360
4	AAC Support	0.25			\$27,000
5	Technical Support to Other Agencies	0.15			\$16,200
6	Intra-Agency Coordination (Project Review)	0.25			\$27,000
7	Agriculture Preserve Program Administration	0.30			\$32,400
<b>Subtotal</b>		<b>1.12</b>			<b>\$120,960</b>
<b>Operations Management</b>					
8	Training	0.07			\$7,560
9	Ag Community Outreach	0.06			\$6,480
10	Staff Meetings	0.04			\$4,320
11	Mandatory EPRs	0.01			\$1,080
<b>Subtotal</b>		<b>0.18</b>			<b>\$19,440</b>
<b>SUBTOTAL</b>		<b>2.00</b>			<b>\$194,400</b>
<b>Available for New Projects</b>		<b>0.00</b>			
<b>TOTAL:</b>		<b>2.00</b>	<b>\$ -</b>	<b>\$0</b>	<b>\$194,400</b>

<sup>1</sup> Staff support from Agricultural Planning for this project is included in the Total Project Costs shown in Table 2.

## V. PUBLIC WORKS DEPARTMENT

### A. ROLE OF DEPARTMENT IN LAND USE PLANNING AND POLICY INITIATIVES

The role of the Public Works Department in updating Community Plans is largely one of engineering oversight and review of technical documents. While the department may play a key role in conjunction with General Planning in the development of traffic engineering study scopes, thereafter their role would mainly be that of peer review of the work submitted by engineering consultants and assisting Long Range Planning staff to analyze traffic conditions on projects with no technical expertise. This is important to ensure that the design of public infrastructure is done to current engineering standards and to ensure that the other elements of the community plan are well supported by infrastructure.

### B. CURRENT LAND USE PLANNING PROJECT AND POLICY INITIATIVES

#### 1. *Orcutt Community Plan Amendments & SEIR – Technical Support*

Public Works will review traffic sections of the draft Supplemental EIR, provide assistance in the development of mitigation measures and attend public hearings.

#### 2. *Eastern Goleta Valley Community Plan Update – Technical Support*

Public Works will review the traffic study provided by an outside traffic consultant, review the traffic section of the draft EIR, and assist with development of mitigation measures.

#### 3. *Santa Ynez Transportation Improvement Plan – Technical Support*

Public Works will work with Long Range Planning Staff to analyze build-out information from the recently-adopted Community Plan in order to develop a list of needed traffic improvements, cost estimates for those improvements and development of a fee program to offset the cost of those improvements.

#### 4. *Montecito Growth Management Ordinance – Technical Support*

Public Works will review the traffic study provided by an outside traffic consultant, review the traffic section of the draft EIR, and assist with development of mitigation measures.

#### 5. *Gaviota Coast Plan – Technical Support*

Public Works will provide support as needed to staff and the GavPAC in analyzing trends and potential alternatives as they develop.

#### 6. *Summerland Community Plan Update – Technical Support*

Public Works will assist Long Range Planning staff in the update of the Plan Circulation chapter, reviewing potential policies and goals, analyzing necessary traffic data and assistance in the development of alternatives and/or mitigation measures.

#### 7. *Mission Canyon Community Plan – Technical Support*

Public Works will provide ongoing technical support in the update of the Mission Canyon Parking Strategy. The Department has assisted in the research and development of a potential solution. Future efforts will include peer review of a traffic study and EIR traffic section completed by an outside consultant.

**8. UCSB Long Range Development Plan – Technical Support**

Traffic impacts to County roads as a result of development proposed by the University of California under its Long Range Development Plan are of central concern in the LRDP planning process. Together with consultant KOA, Public Works is assisting LRP staff to review UCSB's environmental impact report and independently analyze and quantify traffic impacts. Public Works will also play an important role in discussions with UCSB to negotiate an agreement on mitigation of LRDP growth impacts to County facilities and services.

**9. County-wide Annexation Policy – Technical Support**

Public Works will assist Long Range Planning staff and the CEO's office with development of principles to govern future annexations.

**10. Climate Action Strategy – Technical Support**

Public Works will review their current activities and programs, seeking opportunities to comply with AB 32 and SB 375, and will assist further in the development of guidelines to govern broader County activities and areas of influence.

**C. POTENTIAL NEW PROJECTS (SHORT TERM)****1. Santa Ynez/Los Olivos Parking Studies**

Public Works will assist Long Range Planning to analyze existing and buildout on-street parking inventories as well as potential locations for large vehicle parking and circulation.

**2. Santa Claus Lane**

This project will consist of development of beach access, beach parking and streetscape improvements. Public Works will assist Long Range Planning to develop a final vision for these improvements, review design drawings, develop cost estimates and a phasing plan, and provide assistance with environmental review.



**COMPLETED**

# SANTA YNEZ VALLEY COMMUNITY PLAN

## Office of Long Range Planning

*Goal: To modify existing land use and zoning designation and establish new goals, policies, objectives and actions specific to the Santa Ynez Valley area*



### BACKGROUND & DESCRIPTION

- Following a series of six Planning Commission hearings, the completed draft plan was recommended to the Board of Supervisors for adoption. The Commission recommendation closely aligned with the EIR Downzone Alternative, which reduced the Plan boundaries by slightly over 184,000 acres by retracting the boundaries toward established townsite areas. The Commission further modified staff's recommendation by removing a proposed Affordable Housing Overlay. Finally, the Commission directed staff to confer with selected property owners around two issues affecting future development potential; setback requirements along Highways 246 and 154, and proposed down zoning of agricultural properties.
- Further analysis and consultation with property owners resulted in modifications to selected staff recommendations, which were presented to the Board during their hearing of October 6, 2009.
- The Board adopted the SYVCP on October 6, 2009 after adding an ordinance requirement regarding property abandonments, making targeted modifications to setback requirement and streetscape ordinance language, removing one property from the design overlay, and modifying zoning changes for several parcels.
- Remaining efforts will consist of revising necessary County maps and documents to reflect the updated policies, boundaries and designations and roll-out to Development Review and the public.

### MILESTONES

- Planning Commission Recommendation for Adoption — Summer 2009
- Board of Supervisors Adoption — Fall 2009
- Plan Implementation — Fall 2009 to Winter 2010

### BUDGET

As of June 2010		ESTIMATED FY 10-11		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
14.12	\$708,868	0.00	\$0	14.12	\$708,868
	Total		Total		Total
	\$2,127,217		\$0		\$2,127,217





**COMPLETED**

# 2009-2014 HOUSING ELEMENT UPDATE

Office of Long Range Planning



*Goal: To update the State-mandated Housing component of the County's Comprehensive General Plan and provide a series of Goals, Policies, and Programs intended to address the County's housing needs*

## BACKGROUND & DESCRIPTION

- In accordance with State law, the Housing Element must be updated every five years to address the County's housing needs. The Draft 2009-2014 Housing Element was first submitted to State Housing and Community Development (SHCD) in August, 2009. SHCD reviewed the document and requested a number of revisions. Those revisions were made and the document was resubmitted to SHCD in late December, 2009.
- During the drafting of the 2009-2014 Housing Element, the County conducted a focused public outreach program which included various public stakeholders in the development of the Element's content and policy structure. Additional public outreach will be conducted concurrently with environmental review.
- After SHCD completed its preliminary review of the draft Element, the County began the initial study process for environmental review of the 2009-14 Housing Element. Pending further comments from SHCD on the second draft Element, the environmental review process should be complete and available for public review by the Spring of 2010.
- In addition to the Housing Element update State law requires that specified action items in the Housing Element be implemented within the planning period. Such actions include the relocation of the County's Inclusionary Housing Policy from the Housing Element to an Ordinance (most likely the County's Land Use and Development Code).



## MILESTONES

- Draft Housing Element submitted to State Housing and Community Development — August and December 2009
- Release of draft environmental document — Spring 2010
- Adoption Hearings — Spring 2010
- Final SHCD Review — Spring/Summer 2010

## BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.27	\$157,967	0.00	\$0	0.00	\$0	3.27	\$157,967
	Total		Total		Total		Total
	\$495,867		\$0		\$0		\$495,867



**COMPLETED**



## CENSUS 2010 OUTREACH Office of Long Range Planning

*Goal: To participate in the Local Update of Census Addresses (LUCA) and regional Complete Count Committees (CCCs) and develop a Santa Barbara County 2010 Census Integrated Communications Plan (County Census Plan)*

### BACKGROUND & DESCRIPTION

- The 2009-2010 work plan allocated 400 hours of staff time needed to complete the Census 2010 LUCA requirements, respond to inquiries and data requests. This project is on schedule, and expected completion is June 2010.
- In August 2009, the scope of this project was expanded to include countywide participation in regional CCCs and the development of a County Census Plan. The County Census Plan presents a roadmap for regional Census outreach that is aligned with the goals of the national Census communications campaign and provides a framework for a cost-effective and efficiently coordinated regional Census outreach program. The County Census Plan will be provided to all CCCs for use in local jurisdictions as a tool that complements and leverages ongoing national Census campaign outreach activities. Office of Long Range Planning staff will implement the Plan from November 2009 through June 2010.
- Upon receipt of the resulting Census 2010 data, the County Executive Office will evaluate this information for County jurisdictional redistricting.



### MILESTONES

- Implement County Strategic Communication Plan – November 2009 to June 2010
- Present County Strategic Communication Plan and outreach implementation milestones to BOS – January 2009
- Develop customized Public Services Announcements, posters and other outreach materials that align with the National Census outreach campaign – Winter/Spring 2010
- Ongoing participation in CCCs and coordination of Census workshops – December 2009-May 2010

### BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.84	\$28,100	0.00	\$0	0.00	\$0	0.84	\$28,100
	Total		Total		Total		Total
	\$129,113		\$0		\$0		\$129,113





**COMPLETED**

**ORCUTT COMMUNITY PLAN AMENDMENTS**  
Office of Long Range Planning

*Goal: To complete text & map revisions to the Orcutt Community Plan and Final EIR related to flood control, compliance with a court order invalidating a wetland delineation, and support implementation of Plan policies calling for a pedestrian friendly traffic-calmed shopping district on Clark Avenue in Old Town Orcutt*

**BACKGROUND & DESCRIPTION**



- A combination of changing conditions and policies, as well as the desire to implement existing Action Items, have resulted in the need for this set of amendments.
- The 1997 Orcutt Community Plan (OCP) contains a regional basins policy which, in most cases, has proven infeasible for Public Works to implement. This amendment removes those ineffective policies and creates flexibility for individual situations. Secondly, in 2008, the appellate court decision referenced above, ordered the County to remove a wetland delineation applied in the OCP to properties identified as Key Site 22. This amendment removes the delineation. Finally, since adoption of the 1997 Plan, the County implemented policies calling for the creation of a revitalized, pedestrian friendly downtown in Old Town Orcutt by reducing travel lanes from four to two, striping for angle-in parking, and the adoption of the Old Town Orcutt Streetscape Concept Plan design document. The County anticipates the traffic calming efforts along Clark Avenue will eventually lead to lower traffic speeds to a point which exceeds the road's current level of service standard. This amendment will lower that level of service standard in keeping with the pedestrian-friendly policies of the Community Plan.

**MILESTONES**

- Project planning & initiation – Summer 2008
- Staff coordination, data collection and research – Spring 2009
- Parking Strategy recommendations complete – Fall 2009
- Environmental review and adoption hearings concurrent with Orcutt Community Plan – Spring/Fall 2010

**BUDGET**

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
1.85	\$3,450	0.00	\$0	0.00	\$0	1.85	\$3,450
	Total		Total		Total		Total
	\$186,071		\$0		\$0		\$186,071





ONGOING

## COUNTYWIDE ANNEXATION GUIDELINES

Office of Long Range Planning

*Goal: To establish County policies for responding to proposed city and special district annexations, detachment formations, and other reorganizations*



### BACKGROUND & DESCRIPTION

- This project, initiated by the Board during the 2007-2008 Fiscal Year, will ensure that the County is positioned to maintain its financial health and the long-term integrity of public services to those living within the unincorporated area.
- The established County guidelines for responding to proposed city and special district annexations, detachment formations, and other reorganizations, are based on the principles of equity and parity and will ensure that the County's ability to comply with State and Federal law is not jeopardized as cities expand into the semi-urban and rural areas of the unincorporated county, thereby removing the most suitable land for development from the County's control.
- The resulting guidelines will inform the CEO and Board by identifying priorities for negotiation before the Santa Barbara Council of Governments (SBCAG) and during Local Agency Formation Commission (LAFCO) review.

### MILESTONES

- Draft Annexation Guidelines — Fall 2009
- Public Outreach — Winter 2009
- Internal Review — Winter 2009
- Final Product Preparation and Hearings — Spring/Summer 2010
- Policy Implementation — Summer 2010

### BUDGET

As of June 2010			ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.34	\$0	\$42,519	0.01	\$0	\$1,440	0.00	\$0	\$0	0.35	\$0	\$43,959









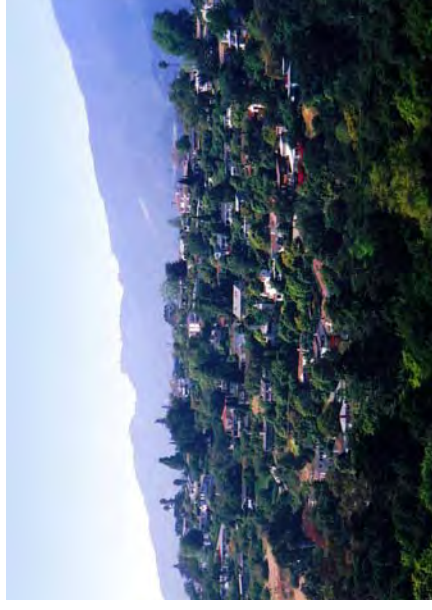


ONGOING

# MISSION CANYON COMMUNITY PLAN UPDATE

## Office of Long Range Planning

*Goal: To update the 1984 Mission Specific Plan for adoption by the City and County of Santa Barbara*



### BACKGROUND & DESCRIPTION

- In 1984, the City and County of Santa Barbara jointly adopted a specific plan for Mission Canyon, which provides guidance for physical development and was expressly developed to manage growth in Mission Canyon so that undue impacts to City services and sensitive canyon resources would not occur.
- In 2006, the Board approved an update to the 1984 Specific Plan and the development of Residential Design Guidelines. A Mission Canyon Planning Advisory Committee (MCPAC) was formed to advise staff on development of draft plans.
- In order to follow existing County policy framework, the specific plan was converted to a community plan. As an amendment to the joint powers agreement, the community plan must be approved by both the City and County of Santa Barbara.

### MILESTONES

- Project planning and initiation – Winter 2006/2007
- Public workshops and meetings, data collection and research – Spring 2007-Spring 2008
- MCPAC adopts resolution recommending initiation of environmental review – Spring 2008
- City and County Planning Commission Hearings – Summer 2008
- Board of Supervisors initiates environmental review – Fall 2008
- Release Initial Study with determination that an EIR is required – Summer 2009
- Release DEIR for public review & FEIR – Spring/Summer 2010
- Adoption Hearings – Fall 2010

### BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.48	\$82,286	0.50	\$6,915	0.00	\$0	3.98	\$89,201
	Total		Total		Total		Total
	\$451,113		\$72,291		\$0		\$523,404





# MISSION CANYON RESIDENTIAL PARKING STRATEGY

## Office of Long Range Planning

*Goal: To identify areas in Mission Canyon that experience constrained traffic flow due to on-street parking on narrow roadways and to develop feasible strategies to improve emergency ingress and egress and public safety*



### BACKGROUND & DESCRIPTION

- In 1984, the City and County of Santa Barbara jointly adopted a specific plan for Mission Canyon, which provides guidance for physical development and was expressly developed to manage growth in Mission Canyon so that undue impacts to City services and sensitive canyon resources would not occur.
- In 2006, the Board approved an update to the 1984 Specific Plan and the development of Residential Design Guidelines. A Mission Canyon Planning Advisory Committee (MCPAC) was formed to advise staff on development of draft plans.
- In order to follow existing County policy framework, the specific plan was converted to a community plan. As an amendment to the specific plan, the community plan must be approved by both the City and County of Santa Barbara.
- Following internal coordination between Long Range Planning, Public Works and the Fire Department, the project will include community meetings and development of a range of regulatory, capital and physical improvement options for consideration.
- The recommended parking strategy policies will be folded into the Mission Canyon Community Plan environmental review and hearing process.

### MILESTONES

- Project planning & initiation – Summer 2008
- Staff coordination, data collection and research – Spring 2009
- Parking Strategy recommendations complete – Fall 2009
- Environmental review and adoption hearings concurrent with Mission Canyon Community Plan – Spring/Fall 2010

### BUDGET

As of June 2010		ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL			
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.98	\$3,520	\$75,206	0.01	\$0	\$1,850	0.00	\$0	\$0	0.99	\$3,520	\$77,056





# SEISMIC SAFETY AND SAFETY ELEMENT UPDATE/ STRENGTHEN FLOOD PROTECTION POLICIES (SSSE)

Office of Long Range Planning

*Goal: To update the State-mandated flood-related sections of the Seismic Safety and Safety Element of the County's Comprehensive General Plan*



## BACKGROUND & DESCRIPTION

- The update to the Seismic Safety and Safety Element (SSSE) was originally scheduled for completion in June 2009. However, the original 2007-08 Work Plan project "Update Safety Element" was combined with the 2008-09 Work Plan Project "Strengthen Flood Protections" to form the basis of the current scope of work. Due to an expansion in the project scope, the estimated completion date has been revised to Fall 2010.
- This project facilitates compliance with Assembly Bill (AB) 162, which requires jurisdictions to update flood related information in their respective General Plan Elements. Staff is working to augment existing policy discussion and data analysis within the General Plan Seismic Safety & Safety, Land Use, and Conservation Elements to demonstrate compliance with AB 162 (California Government Code §65302). This project also includes a discussion of how the SSSE policies are implemented through the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

## MILESTONES

- Internal Review of SSSE Update — November 2009
- Technical Advisory Committee (TAC) Review and Editing — December 2009
- Complete 60 day State and Federal Regulatory Review — January 2010
- Environmental Review and Circulation — February 2010
- Public Hearings and Adoption — Summer 2010
- Implementation — Fall 2010

## BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.76	\$52,284	0.06	\$0	0.00	\$0	0.82	\$52,284
	\$140,550		\$7,200		\$0		\$147,750







## HOUSING ELEMENT IMPLEMENTATION

### Office of Long Range Planning

*Goal: To satisfy State Housing and Community Development requirements to amend the Land Use Development Code to codify housing regulations*



### BACKGROUND & DESCRIPTION

- Prior to finding the County's 2009-2014 draft Housing Element to comply with state housing law, State Housing and Community Development (SHCD) required amendments to the Land Use Development Code (and possibly Article II). SHCD expressed a preference to implementing housing policy through ordinances rather than more flexible policies or programs. This project will remove one existing program from the Housing Element and codify it within the LUDC, and develop other ordinances to address requirements of fair housing laws.
- The County's existing Inclusionary Housing Program regulations reside within the Housing Element as a program with guiding principles and goals. This project will create an ordinance from that previous program.
- The other two LUDC amendments are necessary in order to comply with State Health and Safety Code regarding the permitting process for farmworker housing and the Reasonable Accommodation of Disabled Persons.

### MILESTONES

- Ordinance Development – Summer/Fall 2010
- Public Outreach – Winter/Spring 2011
- Environmental Review – Spring/Summer 2011
- Adoption Hearings – Summer 2011

### BUDGET

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
1.33	\$0.00	0.00	\$0.00	1.33	\$0.00
Total		Total		Total	
\$172,800		\$0.00		\$172,800	

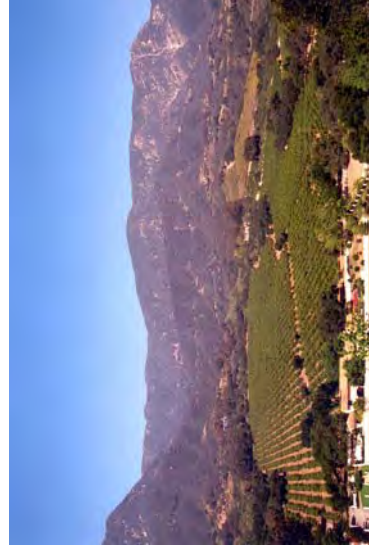




# MONTECITO GROWTH MANAGEMENT ORDINANCE

## Office of Long Range Planning

*Goal: To accommodate development within the Montecito Community Planning Area in a manner that maintains a balance between development and resources such as water, fire protection, traffic and circulation*



### BACKGROUND & DESCRIPTION

- The Montecito Growth Management Ordinance (MGMO) was adopted on March 12, 1991. The adopted MGMO limited residential annual permit allocation of 0.5% resulting in 19 dwelling units per year.
- The Final Environmental Impact Report (FEIR) was adopted in January 1991 and projected a 20-year planning horizon.
- The MGMO was extended in 1999, and a supplemental EIR was completed, which included additional studies for water resources, fire and traffic. The MGMO was extended again in 2005 and is set to sunset in December, 2010.
- The intent of the MGMO is to balance permitted development with available resources and service levels. This project involves collection and analysis of existing and projected resource data including water, wastewater, traffic and fire service. The data will inform the public and decision makers of options to amend, extend or eliminate the MGMO.

### MILESTONES

- Environmental Review and Community Outreach – Winter/Spring 2010
- Montecito Planning Commission Hearings – Summer 2010
- Board Adoption – Fall 2010
- Implementation – Winter 2010

### BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.47	\$46,157	0.19	\$3,888	0.00	\$0	0.66	\$50,045
	Total	Total	Total	Total	Total	Total	Total
	\$100,109	\$28,368	\$0	\$0	\$128,477		





# SANTA YNEZ VALLEY TRANSPORTATION IMPROVEMENT PLAN

## Office of Long Range Planning

*Goal: To develop a transportation improvement plan and fee structure based on specific improvement projects in the Santa Ynez Valley Community Plan Area*



### BACKGROUND & DESCRIPTION

- Following the adoption of the Santa Ynez Valley Community Plan on October 2, 2009, work on the Santa Ynez Valley Transportation Improvement Plan began.
- This project acts as the implementation plan for the transportation elements of the Community Plan.
- The Office of Long Range Planning in collaboration with the Public Works Department will develop a transportation improvement plan and fees based on specific improvement projects in the Santa Ynez Valley Community Plan area.
- The SYVTIP would act as the implementation plan for the transportation elements of the SYVCP. California State Law (AB 1600) requires that fees collected for transportation improvements must be annually accounted for through an adopted capital improvement plan that specifically identifies improvements to be funded through fees collected. In order to meet the constitutional and statutory requirements of AB 1600, the County will use a detailed traffic and circulation report contained in the SYVCP EIR to determine what effect future land use development will have on the existing circulation system in the SYVCP area over the next 20 years and identify fees needed for new development to fund required traffic improvements.

### MILESTONES

- Plan Initiation – Fall 2009
- Plan Development – Summer/Fall 2010
- Stakeholder/Community Meetings – Fall 2010
- Final Plan – Fall 2010
- Adoption Hearings – Winter/Spring 2011

### BUDGET

<b>As of June 2010</b>		<b>ESTIMATED FY 10-11</b>		<b>PROJECTED TOTAL</b>	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Total
0.03	\$5,240	0.36	\$23,465	0.39	\$28,705
	Total		Total		Total
	\$9,280		\$69,545		\$78,825





# CLIMATE ACTION STRATEGY

## Office of Long Range Planning

*Goal: To provide a set of recommendations for the County to consider and identify and prioritize potential Countywide GHG emissions reduction measures*

### BACKGROUND & DESCRIPTION

- The 2009-2010 Work Program approved the creation of a Climate Action Strategy (CAS) for the County. The original scope of work contained an assumption that a GHG inventory for the unincorporated County would be available by Winter 2010. APCD, the responsible agency for completing this County GHG inventory, has informed staff that this inventory will not be completed until October 2010. As a result, staff has revised project tasks to include development of a GHG emissions inventory through use of a consultant. Staff has updated the project schedule to account for these revisions. The first phase of this project is on track for completion by June 30, 2010.
- The CAS will provide recommended policies and implementation projects that maximize cost effective, county-wide GHG reductions. Staff will identify and rank GHG emissions reduction Best Management Practices using a scoring system that quantifies the measure's value based on predetermined criteria.
- In addition, staff is continually collecting, analyzing and monitoring state and federal legislation so that the Board of Supervisors may be assured the County is meeting its regulatory requirements and recognizing all opportunities to maximize local control.



### MILESTONES

- Develop CAS Framework and Methodology – August 2009
- Hire consultant to inventory GHG emissions – December 2009
- BOS directs County staff to return with formal proposal for the creation of an AB 811 Solar Financing District – December 2009
- Conduct Analysis on Identified GHG BMPs – Spring 2010
- Develop Draft CAS – Spring 2010
- PC & BOS Hearing to Adopt CAS – Summer 2010
- CAS Implementation – Summer/Fall 2010

### BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
1.63	\$75,682	1.28	\$6,550	0.00	\$0	2.91	\$82,232
	Total		Total		Total		Total
	\$259,520		\$171,790		\$0		\$431,310







**SB 375 PRE-PLANNING**  
Office of Long Range Planning

*Goal: To analyze and Implement the new planning paradigm mandated by SB 375, including preparing the County for the 2015-23 RHNA negotiations*

**BACKGROUND & DESCRIPTION**

- The passage of Senate Bill 375 has tremendous potential to influence the process and outcomes of local agency land use and transportation planning. This legislation has created a new planning paradigm which directly links regional transportation planning and services with state-mandated housing planning and allocations (RHNA).
- This new planning paradigm is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. This goal is likely to be achieved by shifting housing allocations from rural regions which have limited employment opportunities to urban areas and cities which have established workforce centers such as large private businesses or public facilities. In an effort to facilitate this change in geographic housing distribution, the State has already taken actions to use smarter planning priorities in the RHNA distribution process. For instance, the County, which has large areas of rural agricultural land but fewer large employment centers than incorporated cities, has already seen its allocation fall from 36% of the regional total to 11% since the approval and implementation of SB 375.
- Additional local actions in response to SB 375 include the recommendation of SBCAG to change the County’s housing cycle from a 5-year to an 8-year period. This will allow the County’s regional transportation plan and housing elements to be updated concurrently, further underscoring the need to coordinate transportation and housing planning in a manner which reduces GHG emissions.



**MILESTONES**

- County staff reviewed the Santa Maria Valley Pilot Blueprint Plan – November 2009
- TPAC recommended the transition from a 5-year to an 8-year Housing Cycle – December 2009

**BUDGET**

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.00	\$0	0.75	\$0	0.00	\$0	0.75	\$0
	\$0		\$97,200		\$0		\$97,200





**ONGOING**

**GOLETA VALLEY COMMUNITY PLAN UPDATE**  
Office of Long Range Planning

*Goal: To update the 1993 Goleta Community Plan in collaboration with the Goleta Valley Community and the Goleta Valley Planning Advisory Committee (GVPAC)*

**BACKGROUND & DESCRIPTION**

- Following appointment of the GVPAC in March 2008, the Community Plans section initiated and facilitated a series of public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan.
- Key issues to be addressed include comprehensive land use planning & sustainability, mobility & circulation, habitat & open space, agriculture & rural lands, and public services & facilities.
- GVPAC Meetings — GVPAC members and the general public received information from numerous County departments, service districts and service providers on the needs and constraints of the Plan area. The GVPAC began establishing community plan goals at their August 19, 2009 meeting based on the input received during the informational meetings and workshops. These efforts will continue through winter 2009 with coincident drafting of Plan sections.
- Plan Drafting & Environmental Review — As the GVPAC develops goals for each issue area of the Plan, staff will be preparing a draft plan, expected to be complete in late Spring 2010. As currently scheduled, the Board will receive the plan draft and approve it for environmental review during FY 2009-2010; preparation is estimated to begin in Summer 2010 and require approximately 12 months to complete.



**MILESTONES**

- Draft of Updated Goleta Valley Community Plan completed – Spring 2010
- Environmental Review of Plan – Summer 2010
- Planning Commission and Board of Supervisors Adoption Hearings – Spring 2011
- Plan Implementation for Inland Areas; Initiation of Coastal Commission Certification Process for Coastal Areas – Summer 2011

**BUDGET**

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
3.29	\$14,757	1.05	\$42,190	0.15	\$0	4.50	\$56,947
	\$382,830		\$178,846		\$19,656		\$581,332





# SUMMERLAND COMMUNITY PLAN UPDATE

## Office of Long Range Planning

*Goal: To prepare updated design guidelines and update the Traffic, Circulation and Parking chapter of the Summerland Community Plan*

### BACKGROUND & DESCRIPTION

- In October, 2004, the County Board of Architecture Review (BAR) and community members of Summerland held a forum to discuss the need for better design, scale and compatibility of many new downtown projects within the existing commercial corridor of Lillie Avenue.
- The Summerland Planning Advisory Committee (SunPAC) was formed in November 2007 and began work to revise the existing BAR Design Guidelines and update the Traffic, Circulation, and Parking chapter of the 1992 Summerland Community Plan.
- Staff has updated the Commercial Design Guidelines and developed a set of Residential Design Guidelines, both of which have been reviewed by the South County BAR.
- Changes to the Traffic, Circulation and Parking chapter have begun including collaboration with Public Works and should be completed by mid-2012.



### MILESTONES

- Completion of Commercial Design Guidelines – Fall 2008
- Completion of Residential Design Guidelines – Winter 2009
- Update of Traffic, Circulation and Parking Chapter – Winter 2010
- Environmental Review – Spring 2010-Fall 2010
- Planning Commission and Board Adoption – Spring 2011
- Coastal Commission Certification – Summer 2011-Summer 2012
- Publication and Implementation – Summer 2012

### BUDGET

As of June 2010		ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
		Consultant & Dept. Support	FTE	Total	Consultant & Dept. Support	FTE	Total	Consultant & Dept. Support	FTE	Total
FTE	\$31,606	\$381,481	\$73,791	\$0	3.31	0.42	0.13	\$50,389	3.86	\$471,904
			\$18,783	\$0						



**ONGOING**

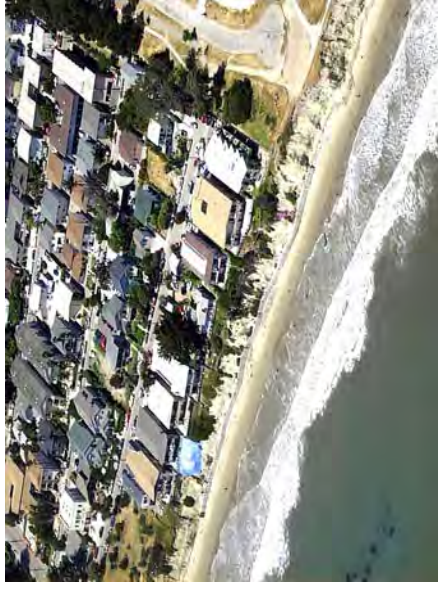


**ISLA VISTA MASTER PLAN CCC**  
Office of Long Range Planning

*Goal: To assist the Redevelopment Agency with the final processing of the Plan through California Coastal Commission certification*

**BACKGROUND & DESCRIPTION**

- The Isla Vista Master Plan (IVMP) and corresponding zoning changes were approved by the Board of Supervisors in August 2007. Certification by the California Coastal Commission is necessary before the IVMP becomes effective. A Local Coastal Program Amendment containing the IVMP has been submitted to the Coastal Commission for certification, pending determination of completeness by Coastal Commission staff.
- This project transfers primary responsibility for guiding the CCC certification process from the County Redevelopment Agency to the Office of Long-Range Planning. With the assistance of RDA staff, Long-Range Planning staff will coordinate with Coastal Commission staff to address completeness of the Local Coastal Program Amendment submittal. LRP will also provide assistance to Coastal Commission staff in their review of the submittal and preparation for hearing by the Coastal Commission. If the Coastal Commission requires modifications to the IVMP prior to certification, LRP will make the necessary revisions and return the revised plan to County decision-makers for consideration.



**MILESTONES**

- Board of Supervisors approval of IVMP – August 2007
- Coastal Commission review of IVMP – Spring 2010 to Summer 2011
- Revise IVMP with Commission Modifications – Summer 2011
- Adoption Hearings – Fall 2011 to Winter 2011/2012
- Resubmittal to CCC for review – Winter to Spring 2012
- CCC Certification – Fall 2012

**BUDGET**

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.01	\$6,000	\$7,800	0.71	\$6,760	\$98,920	0.95	\$19,510	\$142,750







**GAVIOTA COAST PLAN**  
Office of Long Range Planning

*Goal: To complete a coastal plan to reflect current community norms and values as well as trends and conditions for the Gaviota Coast*



**BACKGROUND & DESCRIPTION**

- This project will create a coastal plan by refining and building upon existing rural policies to address the specific needs of the Gaviota Coast – an outstanding example of historic California coastal agriculture and open space. The Gaviota Coast Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the Gaviota Coast.
- In addition, the Gaviota Coast Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

**MILESTONES**

- Project Initiation Formulation of GavPAC – Fall 2009
- GavPAC Meetings – Fall 2009-Spring 2011
- Plan Draft – Summer 2012
- Environmental Review – Summer 2012-Summer 2013
- Adoption Hearings – Summer/Fall 2013
- Coastal Commission Certification – Fall 2013-Fall 2014
- Implementation – Winter 2014

**BUDGET**

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
1.71	\$5,408	2.07	\$27,870	2.00	\$0	5.78	\$33,278
	\$221,062		\$295,710		\$259,200		\$775,972



# UCSB LONG RANGE DEVELOPMENT PLAN REVIEW

## Office of Long Range Planning



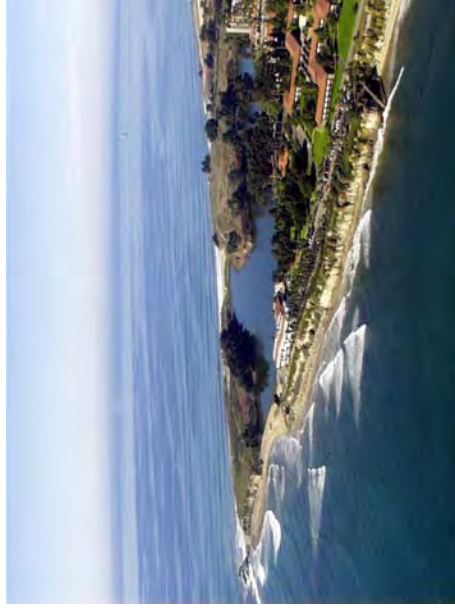
*Goal: To complete negotiations between the County and the University of California Santa Barbara, to ensure a “fair share” of the costs of infrastructure improvements and public services caused by the university’s growth*

### BACKGROUND & DESCRIPTION

- The UCSB Long Range Development Plan (LRDP) is a comprehensive planning document which guides physical development at the University such as the location of buildings, open space, circulation systems, and other land uses with reference to planned faculty/staff and student enrollment growth. The LRDP identifies the physical development needed to achieve academic goals and is used as a reference document for the campus, the University and the public.
- The County is participating in ongoing Mitigation MOU Negotiations to secure a “fair share” agreement.

### MILESTONES

- Release of LRDP and DEIR — March 2007
- Re-circulation of portions of DEIR by UCSB — March 2009
- Possible adoption of LRDP and EIR by UC Regents – Spring 2010
- Implementation of County-UCSB agreement – Spring/Summer 2010



### BUDGET

As of June 2010		ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
2.88	\$201,531	0.34	\$38,940	0.00	\$0	3.22	\$240,471
	\$543,365		\$83,004		\$0		\$626,369









## Potential Project

# Santa Ynez/Los Olivos Parking Studies

Office of Long Range Planning

*Goal: To develop a long-term solution to parking and circulation issues in these townships*

## Background & Description



- The Board of Supervisors adopted the Santa Ynez Valley Community Plan in September, 2009. The Plan includes implementation measures to evaluate current and future parking needs for Santa Ynez and Los Olivos Townships.
- Planning and Development and Public Works Department will prepare parking and circulation studies for the downtown areas of Santa Ynez and Los Olivos to assess the townships' existing parking supply and distribution, and develop a parking plan designed to accommodate parking needs associated with current and future commercial, residential mixed-use, and visitor serving uses.
- The studies will also address proposed abandonment of public road easements and potential effects upon parking and circulation within the traditional "grid pattern" street network.

## Budget

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.34	\$7,770	\$51,615	\$0.00	\$0.00	\$0.00	0.34	\$7,770	\$51,690







## Potential Project

# Montecito Design Guidelines & Development Standards

Office of Long Range Planning

*Goal: To develop updates to the Montecito Design Guidelines, along with MLUDC changes appropriate to implement those guidelines*

## Background & Description



- The Montecito Architectural Guidelines provide guidance to architects, property owners and the Montecito Board of Architectural Review in the design and review of projects within the Montecito Community Plan Area.
- These Guidelines were adopted on May 16, 1995 and are currently almost 15 years old. They rely on definitions and zoning regulations contained in the Montecito Land Use Development Code (MLUDC). Experience with the Guidelines has identified several issues in the Guidelines and the zoning ordinance, including the height definition, basement definitions and floor area ratio that require revision in order to meet the intent of Montecito Community Plan policies addressing neighborhood compatibility.
- The proposed project would involve updating the format and graphics of the Guidelines and revising the Guidelines and MLUDC rules and definitions with respect to height, basements and floor area ratio. Proposed revisions to the MLUDC would include revisions to the height calculation methodology and basement definitions. Within the Montecito Design Guidelines, the floor area definition would be revised to include the basement definitions for purposes of determining allowable house size. Refinement or reconsideration of particular development standards based on the community's experience with the existing Guidelines would also be included in this project.

## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
Consultant & Dept. Support	Total	Consultant & Dept. Support	Total	Consultant & Dept. Support	Total
FTE 0.84	\$129,705	FTE 0.84	\$129,705	FTE 0.84	\$129,705





**Potential  
Project**

# Santa Claus Lane Streetscape, Beach Access and Beach Parking

Office of Long Range Planning

*Goal: To make improvements to the streetscape on Santa Claus Lane in order to foster economic activity and safety by providing adequate beach access and parking*



## Background & Description

- This project consists of master planning for: streetscape improvements, beach access, and beach parking. Efforts will include seeking funding for the construction of improvements and necessary environmental review.
- The improvements to the streetscape will begin with stakeholder meetings, followed by the design and construction phases. The beach access component will require negotiation with the railroad, design and construction of access points, and an appropriate drainage plan for the area. The beach parking element requires cooperation with CALTRANS before the design and construction phases can begin.
- The project is expected to be completed the end of the Fiscal Year 2011-2012.

## Budget

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.83	\$160,320	\$267,600	\$0.00	\$0.00	\$0.00	0.83	\$160,320	\$267,600





**Potential  
Project**

# Visitor-Serving Commercial Use Policies & Ordinances

Office of Long Range Planning

*Goal: To develop General Plan policies and ordinances to govern appropriate commercial uses and intensities on Agricultural properties in the County*

## Background & Description



- The County's Land Use and Agricultural Elements provide strong policy guidance that Rural areas within the county be reserved for low intensity uses; primarily agriculture, recreation, and public uses.
- Relatively low intensity uses associated with agricultural operations such as farm stays, "u pick it" harvesting, or the on-site sale of goods processed from agricultural operations; e.g., pies, jams, infused oils, are currently not permitted.
- Non-agricultural uses such as golf courses and guest ranches may be conditionally permitted in the Rural areas subject to appropriate findings; however the commercial and/or visitor-serving uses often associated with these recreation and guest lodging facilities are strictly limited or not permitted. Fractional or wholly-owned residential units in conjunction with these non-agricultural uses are not permitted.
- The proposed project will consist of a comprehensive evaluation of appropriate uses of Agriculturally zoned properties and the potential policy, environmental, and land use compatibility issues associated with permitting expansion of uses in the Rural areas of the County.

## Budget

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
1.06	\$29,145	\$167,385	0.57	\$5,550	\$78,990	1.63	\$34,695	\$246,150





**Potential  
Project**

# Vacation Rental LUDC Amendments

Office of Long Range Planning

*Goal: To develop appropriate LUDC amendments to accommodate vacation rental projects*

## Background & Description

- Neither the County nor Montecito Land Use Development Codes presently addresses short-term rental of residential properties or places any restrictions on this use. Short-term leasing of homes as vacation rentals creates special issues for developed residential areas, including introducing additional traffic and noise. Regulation of vacation rentals would facilitate collection of temporary occupancy tax on such rentals, a revenue source to the County which is presently not fully captured. Other California communities confronted by similar issues related to short-term rentals, including Carmel-by-the-Sea and Pacific Grove, have in place or have recently passed ordinances to address these issues.
- This project would examine the issues implicated by vacation rentals and amend the Land Use Development Code to stipulate permit requirements and development standards for vacation rentals to ensure compatibility with surrounding land uses. The zoning ordinance amendments could include a mechanism for tracking vacation rentals to assist the Assessor’s office with collection of temporary occupancy tax.



## Budget

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.35	\$5,775	\$50,775	0.13	\$3,750	\$19,950	0.48	\$9,525	\$70,725







## Potential Project

# Alcohol-Related Use Regulations

Office of Long Range Planning

*Goal: Develop an ordinance tool for regulating the location and intensity of tasting rooms and other alcohol-related businesses*

- Effective January 1, 2010, state law will allow tasting rooms to sell full glasses of wine as well as open bottles in lieu of the previous tasting room limit of a “taste”). In addition, wine producers can obtain a duplicate alcohol sales license for offsite tasting facilities.
- These conditions, combined with a real or perceived concentration of alcohol-related uses in certain areas of the County have resulted in a growing interest in developing regulations to govern the concentration and operating conditions of alcohol-related uses to prevent the creation of nuisance uses in unincorporated communities.
- The goal of this project is to create a mechanism for increased local decision-making over the location and intensity of alcohol sales.

## Background & Description



## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Total
0.63	\$90,285	0.63	\$8,925	0.63	\$90,285





## Potential Project

# Medical Marijuana Regulations

## Office of Long Range Planning

*Goal: To develop appropriate LUDC amendments which will regulate medical marijuana dispensaries and distribution*

### Background & Description

- In 1996, California voters passed Proposition 215, the Compassionate Use Act (CUA) allowing for the use of medicinal marijuana with a doctor's prescription. That was followed by Senate Bill 420 the Medical Marijuana Program (MMP), in 2003. The MMP clarified non-criminal activities associated with the possession, cultivation and storage of medical marijuana, set the amount of medical marijuana that a patient or caregiver can possess, established the ability for qualified patients and caregivers to collectively and cooperatively associate to cultivate marijuana for medical purposes, and allowed cities and counties to adopt and enforce laws consistent with the MMP.
- The MMP allowed for collective and cooperative cultivation and dispensing of medical marijuana, however, neither the CUA nor the MMP addressed storefront dispensaries. Confusion has arisen among these different dispensing regimes, and many local agencies have elected to adopt moratoriums in order to study an appropriate permit process.
- This item will develop ordinances to create a permit process appropriate to the County.



### Milestones

- Research other regulatory approaches – Summer 2010
- Public Outreach – Fall 2010
- Draft Ordinance – Fall 2010
- CEQA Analysis – Fall 2010
- Adoption Hearings – Winter 2010/2011
- Coastal Commission Processing of LUDC Amendments – Winter 2011/2012

### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.56	\$10,200			0.56	\$10,200
	Total		Total		Total
	\$82,920				\$82,920









## Potential Project

# Transfer of Development Rights Ordinance

Office of Long Range Planning

*Goal: To develop standards and regulations which guide the transfer of development rights process*

## Background & Description

- The existing Goleta and Orcutt Community Plans (LU-GV-5.1, 1993 and LU-O-8.1, 1997, respectively), as well as the Coastal Land Use Plan, contemplate the use of Transfer of Development Rights (TDR) to achieve policy objectives. Though called for by them, a TDR program was never established following approval of these plans.
- TDR is a planning tool that allows land use planning policy objectives to be achieved by creation of a market for trading existing rights to develop land within defined policy parameters. A TDR program establishes a market mechanism for re-location of existing development potential from areas where less development is desirable (e.g., in environmentally sensitive rural areas) to areas better suited for additional development. The local government can set the policy parameters for the development rights market by identifying participating “sender” and “receiver” sites for the program. Such a program can achieve land use policy objectives and create greater land use efficiencies by allowing property owners to trade development rights. Trading of development rights is voluntary and requires a willing seller and a willing buyer to agree on a price for a given right to develop.
- This project would involve researching options for a TDR program in Santa Barbara County and amending the County Land Use Development Code to establish a flexible ordinance framework for such a program. As proposed, the project would not include identification of specific sender or receiver sites, but merely set up a flexible mechanism that would allow the future identification of participating sites. This flexible planning tool will allow implementation of existing community plan policies and action items, while creating opportunities for new planning approaches on future planning projects.



## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
Consultant & Dept. Support	Total	Consultant & Dept. Support	Total	Consultant & Dept. Support	Total
FTE		FTE		FTE	
0.76	\$107,190	0.00	\$0	0.76	\$107,190
\$8,550	\$107,190	\$0	\$0	\$8,550	\$107,190





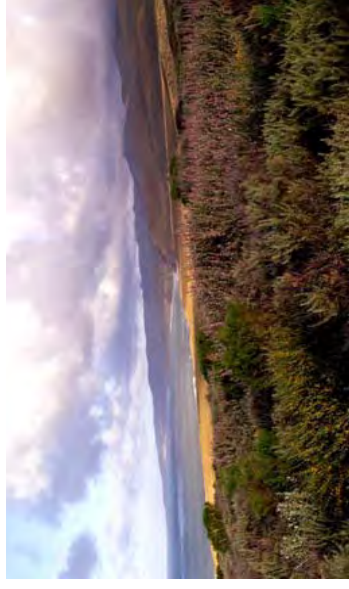
# Update Comprehensive General Plan to Reference New Land Use Development Code

Office of Long Range Planning

*Goal: To establish consistent zoning ordinance references among all County land use documents*

## Background & Description

- In 2006, County land use regulatory documents, including Articles I, II, III, and IV of the zoning ordinance were consolidated into the new Land Use Development Code (LUDC).
- This project will update outmoded references to Articles I, II, III, and IV of the zoning ordinance to reference the LUDC in all General Plan Elements, including Community Plans.
- This project will facilitate increased public, decision-maker, and staff understanding of land use policies by streamlining presentation of County planning documents to the public, and clarifying the relationship between the General Plan and the Land Use Development Code.



## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.31	\$9,369	0.00	\$0	0.31	\$9,369
	Total		Total		Total
	\$49,545		\$0		\$49,545

Potential  
Project







# Potential Project

## Comprehensive General Plan Update Office of Long Range Planning

*Goal: To update the seven mandatory Elements of the Comprehensive General Plan*

### Background & Description

- This project entails updating all mandatory Elements of the Comprehensive General Plan, including the Land Use, Circulation, Conservation, Noise, Open Space and Seismic Safety and Safety Elements, as well as a comprehensive update of the Coastal Land Plan, to reflect best planning practices and current County policy goals and objectives. An analysis of all optional Elements of the Comprehensive General Plan will be completed to identify opportunities where incorporation of these Elements may be more appropriately suited for inclusion in a mandatory Element in order to improve customer service and use of the Comprehensive General Plan. This project does not include comprehensive updates of any of the optional General Plan Elements.
- The County is engaged in the process of working with the Santa Barbara County Association of Governments (SBCAG) on a Sustainable Communities Strategy (SCS) as required by SB 375. The Office of Long Range Planning is also working on the development of a Climate Action Strategy (CAS) to assist in address regulatory requirements of AB 32. An analysis of the mandatory Elements such as Circulation and Land Use should be completed to determine the goals, policies, objectives or recommendations in the SCS and CAS which require an update of specific mandatory Elements as a way to ensure compliance with State Law.
- Elements typically possess a twenty year outlook of the community vision for the County. The Comprehensive General Plan Elements have been adopted in stages, starting with the Scenic Highways Element in 1975. The Conservation, Open Space, Land Use, Noise, Seismic Safety and Safety Elements were adopted in 1979; ERME and Hazardous Waste Elements were adopted in 1980; Agricultural Element was adopted in 1991; Energy Element was adopted in 1994; and the Coastal Land Use Plan was adopted in 1980. None of these Elements have been updated in their entirety since adoption. The California Office of Planning and Research advises general plan updates every 5-10 years in order to reflect the most current long range vision within jurisdictions. This update is recommended to ensure that the County's adopted General Plan meets State recommendations for general plan updates as well as effectively communicates the most current vision of the General Plan.



### Budget

ESTIMATED FY 2010/2011		ESTIMATED FY 2011/2012		ESTIMATED FY 2012/13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.00	\$580,800	3.00	\$0	3.00	\$388,800	15.00	\$1,103,850
	Total	Total	Total	Total	Total		Total
	\$192,000	\$388,800	\$388,800	\$388,800	\$1,103,850		\$3,047,850





**Potential  
Project**

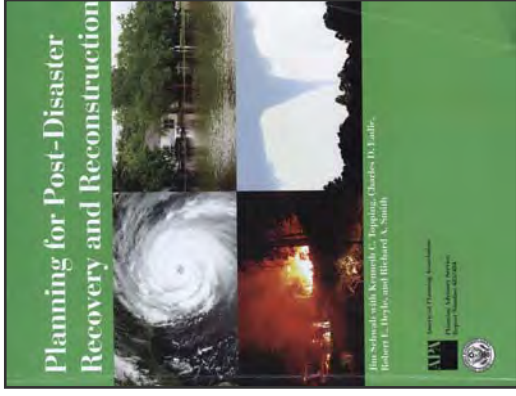
## Mission Canyon Scenic Corridor Phase II

Office of Long Range Planning

*Goal: To design and implement a streetscape plan for the Mission Canyon Scenic Corridor*

### Background & Description

- Mission Canyon is an unincorporated community in the South Coast of Santa Barbara adjacent to the City of Santa Barbara. A draft Community Plan, developed by the County of Santa Barbara and the Mission Canyon Planning Advisory Committee, was initiated by the Board of Supervisors for environmental review in October 2008.
- The draft Mission Canyon Community Plan identifies the Mission Canyon Scenic Corridor in recognition of the special character, history and appeal of Mission Canyon Road from Rocky Nook Park to the intersection with Foothill Road as the gateway entrance into Mission Canyon. Phase I of the Scenic Corridor project applied an overlay to this district with specific development standards to protect visual resources.
- Phase II of the Scenic Corridor project is an action item from the draft Community Plan. Phase II directs Planning & Development to work with Public Works, Parks and the City of Santa Barbara to design and implement a streetscape plan including, but not limited to: designation of on- and off-street trails, removal of encroachments into the right-of-way, safe pedestrian access between the Old Mission and Scenic Corridor points of interest, a signage plan, landscaping recommendations and investigation of a utility undergrounding program.



### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.14	\$66,190	0.31	\$10,690	0.45	\$76,880
	Total		Total		Total
	\$84,334		\$50,866		\$135,200





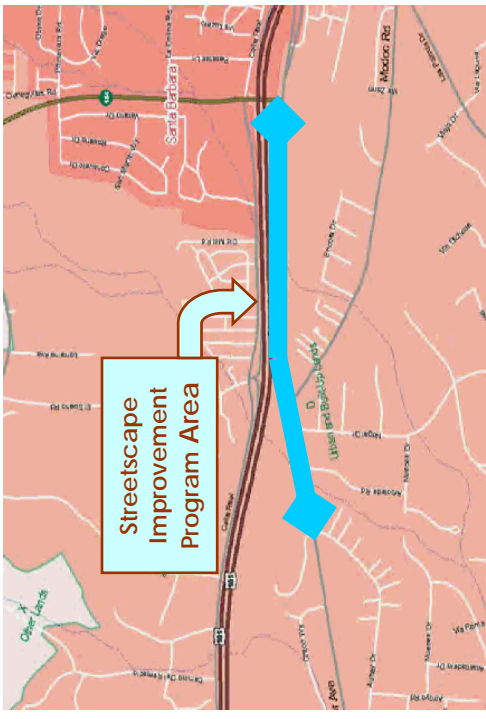
**Potential  
Project**

**Hollister Ave/Upper State Street  
Streetscape Improvement Program**  
Office of Long Range Planning

*Goal: To develop and maintain streetscape on Hollister Ave from Auhay Dr to the Santa Barbara City Limit*

**Background & Description**

- This landscape and streetscape plan would prescribe visual and functional improvements of Hollister Ave from Auhay Dr. to the Santa Barbara city limit (approximately 1.7 miles). In conjunction with planned capital improvements to widen the roadway, the streetscape plan would design and inform the installation of lighting, seating, landscape, and transit structures for increased quality of this busy transit corridor. The streetscape plan would also coincide with the update of the Goleta Community Plan, which has potential to revitalize mixed-use commercial development and comprehensive urban design.
- The 1993 Goleta Community Plan identifies this project in Action VIS-GV-1.3: When funding becomes available, the County shall provide landscaping of the Hollister Avenue corridor and shall coordinate with Caltrans to complete the landscaped median on US 101 and to landscape the southern right of way area.
- This improvement would implement beautification and improved commercial and residential vitality for this “gateway” corridor between the City of Santa Barbara and the Goleta Valley.



**Budget**

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.24	\$59,515	0.36	\$13,548	0.60	\$73,063
	<b>Total</b>		<b>Total</b>		<b>Total</b>
	\$90,619		\$60,204		\$150,823







## Potential Project

# Update General Plan Noise Element

## Office of Long Range Planning

*Goal: To update the Noise Element to reflect current community goals, objectives, and policies concerning noise standards in the County*



### Background & Description

- General Plan Elements typically provide a twenty year topical outlook of the community vision for the County. The General Plan Noise Element was adopted March 5, 1979 and has not undergone a formal update since adoption. The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions.
- This project entails updating the Noise Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project, the Noise Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- This update is recommended to ensure that the County's adopted General Plan meets State recommendations for general plan updates as well as effectively communicate the most current vision of the General Plan.

### Budget

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
1.03	\$55,950	\$189,150	0.22	\$3,750	\$32,550	1.25	\$59,700	\$221,700





**Potential  
Project**

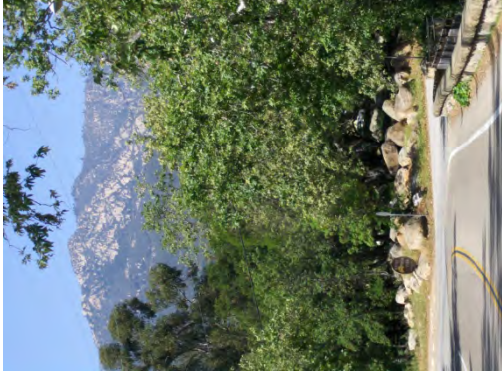
# Mission Canyon Post-Disaster Reconstruction Plan

## Office of Long Range Planning

*Goal: To develop a plan to facilitate post-disaster recovery and reconstruction*

### Background & Description

- Mission Canyon is an unincorporated community in the South Coast of Santa Barbara adjacent to the City of Santa Barbara. A draft Community Plan, developed by the County of Santa Barbara and the Mission Canyon Planning Advisory Committee, was initiated by the Board of Supervisors for environmental review in October 2008.
- Mission Canyon is designated by the State of California as a Very High and High Fire Hazard Severity Zone; consequently, prudent planning in the area includes “hazard mitigation” or plans, policies and actions to reduce or eliminate the hazards. Planning for post-disaster reconstruction provides a vision of what the community could become in the aftermath of a foreseeable natural disaster.
- Development of a plan to facilitate post-disaster reconstruction is an action item from the draft Community Plan. The action directs the County to work with the community to provide a vision for decision makers including a post-disaster permitting process, incentives to maintain community character and other recommendations as developed by the County and community.



### Budget

ESTIMATED FY 10-11			ESTIMATED FY 11-12			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.16	\$5,670	\$26,406	0.20	\$6,300	\$32,220	0.36	\$11,970	\$58,626





**Potential  
Project**

# Rural Region Plan Santa Ynez Valley

## Office of Long Range Planning

*Goal: To complete a Rural Region Plan to reflect current community norms and values as well as trends and conditions for the Santa Ynez Valley*

### Background & Description

- In 1998, the Board of Supervisors designated a total of ten Rural Regions reflecting County watersheds at a regional scale. The development of Rural Region Plans would be similar to community plans for urban areas. Existing County policies that apply to these rural lands reside in the General Plan and Coastal Land Use Plan. A comprehensive update of these rural policies, which apply uniformly to all rural areas, has not occurred since the adoption of the Land Use Element in 1980, Coastal Land Use Plan in 1982 and Agriculture Element in 1991.
- The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions. This proposed project involves the creation of a new Rural Region Plan for the Santa Ynez Valley within the Third Supervisorial District, exclusive of areas covered by the Santa Ynez community plan update.
- This project will create a Rural Region Plan by refining and building upon existing rural policies to address the specific needs of the Santa Ynez Valley which represents an outstanding example of historic California agriculture and open space. The Santa Ynez Valley Rural Region Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the Santa Ynez Valley. In addition, the Santa Ynez Valley Rural Region Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.



### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.38	\$15,000	4.30	\$390,450	8.13	\$405,450
	Total		Total		Total
	\$453,048		\$947,730		\$1,459,098





**Potential Project**

# Update General Plan Circulation Element

## Office of Long Range Planning

*Goal: To update the Circulation Element to reflect current community policies, goals, and objectives for circulation in the County*



### Background & Description

- General Plan Elements typically provide a twenty year topical outlook of the community vision for the County. The General Plan Circulation Element was adopted December 1980 and has not undergone a comprehensive update since adoption. The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions.
- In September 2008, Governor Schwarzenegger signed AB 1358 which requires local agencies to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways in a manner that is suitable to the rural, suburban or urban context of the general plan. Effective January 1, 2011, any substantial revision of the Circulation Element must make accommodation for a broader definition of users and their varying needs. Users identified include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation.
- This project entails updating the Circulation Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project, the Circulation Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- This update is recommended to ensure that this County's adopted General Plan meets State recommendations for general plan updates as well as effectively communicate the most current vision of the General Plan. A timely update of the Circulation Element will also provide an opportunity to ensure circulation policies support and enhance County efforts to prepare for the regulatory requirements of AB 32 and AB 375.

### Budget

ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.31	\$576,200	0.33	\$20,960	0.64	\$597,160
	Total		Total		Total
	\$615,800		\$64,304		\$680,104







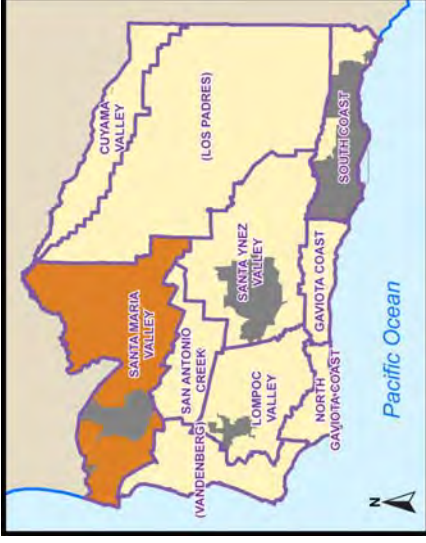
# Potential Project

## Rural Region Plan Santa Maria Valley Office of Long Range Planning

*Goal: To complete a Rural Region Plan to reflect current community norms and values as well as trends and conditions for the Santa Maria Valley*

### Background & Description

- In 1998, the Board of Supervisors designated a total of ten Rural Regions reflecting County watersheds at a regional scale. The development of Rural Region Plans would be similar to community plans for urban areas. Existing County policies that apply to these rural lands reside in the General Plan and Coastal Land Use Plan. A comprehensive update of these rural policies, which apply uniformly to all rural areas, has not occurred since the adoption of the Land Use Element in 1980, Coastal Land Use Plan in 1982 and Agriculture Element in 1991. The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions. This proposed project involves the creation of a new Rural Region Plan, exclusive of areas covered by existing community plans, requiring 8.13 FTE to bring the plan from inception to adoption.
- This project will create a Rural Region Plan by refining and building upon existing rural policies to address the specific needs of the Santa Maria Valley which represents an outstanding example of historic California agriculture and open space. The Santa Maria Valley Rural Region Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the Santa Maria Valley.
- In addition, the Santa Maria Valley Rural Region Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.



### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
2.30	\$15,000	1.10	\$15,450	8.13	\$405,450
	Total		Total		Total
	\$313,080		\$158,010		\$1,459,098





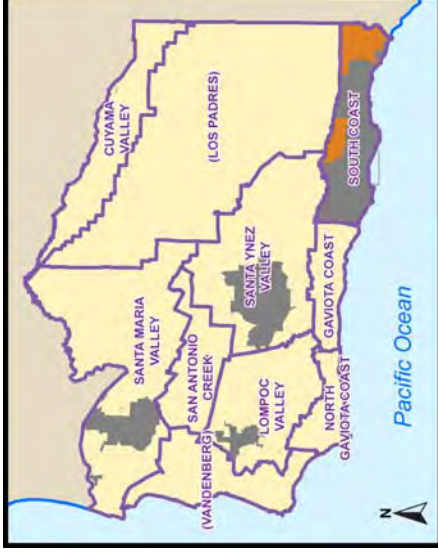
# Potential Project

## Rural Region Plan South Coast Office of Long Range Planning

*Goal: To complete a Rural Region Plan to reflect current community norms and values as well as trends and conditions for the South Coast*

### Background & Description

- In 1998, the Board of Supervisors designated a total of ten Rural Regions reflecting County watersheds at a regional scale. The development of Rural Region Plans would be similar to community plans for urban areas. Existing County policies that apply to these rural lands reside in the General Plan and Coastal Land Use Plan. A comprehensive update of these rural policies, which apply uniformly to all rural areas, has not occurred since the adoption of the Land Use Element in 1980, Coastal Land Use Plan in 1982 and Agriculture Element in 1991. The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions. This proposed project involves the creation of a new Rural Region Plan, exclusive of areas covered by existing community plans, requiring 8.13 FTE to bring the plan from inception to adoption.
- This project will create a Rural Region Plan by refining and building upon existing rural policies to address the specific needs of the South Coast which represents an outstanding example of historic California agriculture and open space. The South Coast Rural Region Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the South Coast.



- In addition, the South Coast Rural Region Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
2.30	\$15,000	1.10	\$17,277	8.63	\$407,277
	Total		Total		Total
	\$313,080		\$159,837		\$1,525,725





**Potential  
Project**

# Rural Region Plan Cuyama Valley

## Office of Long Range Planning

*Goal: To complete a Rural Region Plan to reflect current community norms and values as well as trends and conditions for the Cuyama Valley*

### Background & Description

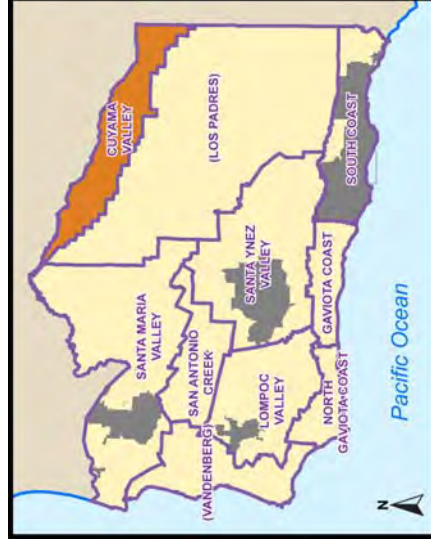
In 1998, the Board of Supervisors designated a total of ten Rural Regions reflecting County watersheds at a regional scale. The development of Rural Region Plans would be similar to community plans for urban areas. Existing County policies that apply to these rural lands reside in the General Plan and Coastal Land Use Plan. A comprehensive update of these rural policies, which apply uniformly to all rural areas, has not occurred since the adoption of the Land Use Element in 1980, Coastal Land Use Plan in 1982, and Agriculture Element in 1991. The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions. This proposed project involves the creation of a new Rural Region Plan, exclusive of areas covered by existing community plans, requiring 8.13 FTE to bring the plan from inception to adoption.

Visioning is the first step of the multi-phase process of establishing a Rural Region Plan for the Cuyama Valley. The visioning phase will consist of public outreach and selection of Visioning Committee representatives. The Visioning Committee will lead a series of meetings to gather public input and assess local trends. The visioning phase will culminate with the preparation of a statement of community values and development of a comprehensive vision document to serve as a guide to the preparation of the Rural Region Plan. The Rural Region Plan will refine and build upon existing rural policies to address the specific needs of the Cuyama Valley which represents an outstanding example of historic California agriculture and open space. The Cuyama Valley Rural Region Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the Cuyama Valley.

In addition, the Cuyama Valley Visioning Rural Region Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.38	\$15,000	4.30	\$390,450	8.13	\$405,450
	Total	Total	Total		Total
	\$453,048	\$947,730	\$1,459,098		\$1,459,098







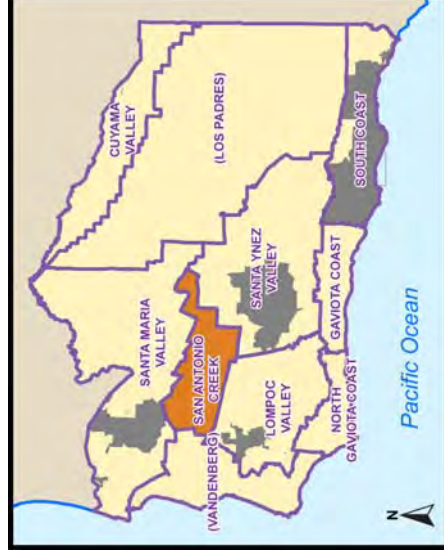
# Potential Project

## Rural Region Plan San Antonio Creek Office of Long Range Planning

*Goal: To complete a Rural Region Plan to reflect current community norms and values as well as trends and conditions for the San Antonio Creek*

### Background & Description

- In 1998, the Board of Supervisors designated a total of ten Rural Regions reflecting County watersheds at a regional scale. The development of Rural Region Plans would be similar to community plans for urban areas. Existing County policies that apply to these rural lands reside in the General Plan and Coastal Land Use Plan. A comprehensive update of these rural policies, which apply uniformly to all rural areas, has not occurred since the adoption of the Land Use Element in 1980, Coastal Land Use Plan in 1982, and Agriculture Element in 1991. The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions. This proposed project involves the creation of a new Rural Region Plan, exclusive of areas covered by existing community plans, requiring 8.13 FTE to bring the plan from inception to adoption.
- This project will create a Rural Area Plan by refining and building upon existing rural policies to address the specific needs of the San Antonio Creek, which represents an outstanding example of historic California agriculture and open space. The San Antonio Creek Rural Area Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the San Antonio Creek.



- In addition, the San Antonio Creek Rural Area Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.38	\$15,000	4.30	\$390,450	8.13	\$405,450
	Total	Total	Total	Total	Total
	\$453,048	\$947,730	\$1,459,098		





# Rural Region Plan Lompoc Valley

Office of Long Range Planning

*Goal: To complete a Rural Region Plan to reflect current community norms and values as well as trends and conditions for the Lompoc Valley*

Potential Project



## Background & Description

- In 1998, the Board of Supervisors designated a total of ten Rural Regions reflecting County watersheds at a regional scale. The development of Rural Region Plans would be similar to community plans for urban areas. Existing County policies that apply to these rural lands reside in the General Plan and Coastal Land Use Plan. A comprehensive update of these rural policies, which apply uniformly to all rural areas, has not occurred since the adoption of the Land Use Element in 1980, Coastal Land Use Plan in 1982, and Agriculture Element in 1991.
- The California Office of Planning and Research advises periodic updates every 5-10 years in order to ensure that the general plan reflects the most current long-range vision within jurisdictions. This proposed project involves the creation of a new Rural Region Plan, exclusive of any future community planning efforts for urbanized areas, requiring 8.13 FTE to bring the plan from inception to adoption.
- This project will create a Rural Area Plan by refining and building upon existing rural policies to address the specific needs of the Lompoc Valley, which represents an outstanding example of historic California agriculture and open space. The Lompoc Valley Rural Area Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting the unique characteristics and rural integrity of the Lompoc Valley.

- In addition, the Lompoc Valley Rural Area Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources.

## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
3.38	\$15,000	4.30	\$390,450	8.13	\$405,450
	Total	Total	Total	Total	Total
	\$453,048	\$947,730	\$1,459,098		







**Potential  
Project**

# Mission Hills/Vandenberg Village Visioning

Office of Long Range Planning

*Goal: To create a Community Plan for the unincorporated communities of Vandenberg Village, Mission Hills, and Mesa Oaks to establish land use goals and policies reflecting community values.*



## Background & Description

- The 1980 Santa Barbara County Comprehensive Plan established the existing land use goals, policies, and development standards for the unincorporated Mission Hills and Vandenberg Village communities. Since the plan's adoption, issues related to agriculture, tourism, recreation, biological and open space resource protection, fire hazards and traffic and circulation have stimulated interest in developing a long-range planning document to guide future development within the area.
- Visioning is the first step of the multi-phase process of establishing a community plan for the Mission Hills and Vandenberg Village region. The visioning phase will consist of public outreach and selection of a Visioning Committee representative of these communities. The Visioning Committee will lead a series of meetings to gather public input and assess local trends. The visioning phase will culminate with the preparation of a statement of community values and development of a comprehensive vision document to serve as a guide to the preparation of the community plan.

## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
1.09	\$47,640	0.58	\$234,450	1.67	\$282,090
	Total \$188,904		Total \$309,618		Total \$498,522





## Potential Project

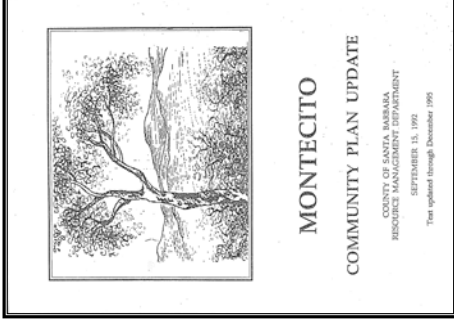
# Montecito Community Plan Update

Office of Long Range Planning

*Goal: To update the Montecito Community Plan to reflect current community goals, objectives and activities concerning Montecito*

## Background & Description

- The Montecito Community Plan was adopted October 15, 1992. The Element is currently 16 years old. Regular updates to jurisdictional General Plans are recommended by the State of California Office of Planning and Research every 5-10 years.
- This proposed project entails conducting an update to the existing Montecito Community Plan to reflect current goals, policies, objectives, and activities regarding Montecito. Updates to the existing community plan may result in modifications to the existing Montecito Architectural Guidelines and Development Standards and applicable Land Use Development Code sections. The proposed updates will bring all documents into compliance with current Government Code regulations.
- The proposed update is necessary to comply with State of California Government recommendations regarding consistency of General Plan updates to respond to changing conditions, information, community concerns, and objectives.



## Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
1.00	\$6,000	0.70	\$115,600	2.00	\$128,000
	Total		Total		Total
	\$135,600		\$206,320		\$387,200



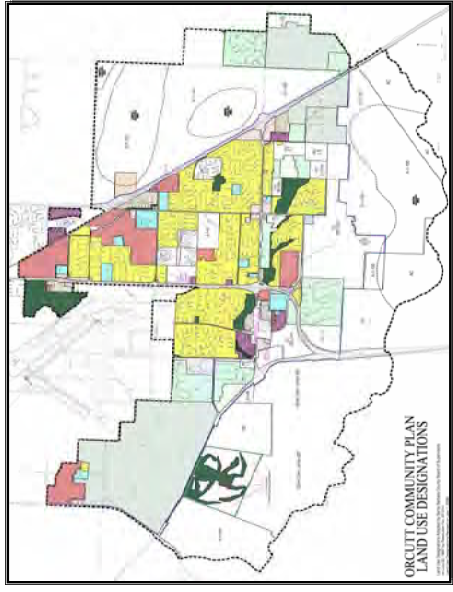


## Potential Project

# Orcutt Community Plan Update

Office of Long Range Planning

*Goal: To update the Orcutt Community Plan to respond to current land use issues and community concerns*



### Background & Description

- This proposed project consists of a complete update to the Orcutt Community Plan to reflect current conditions and community preferences related to land use regulation. The update and accompanying environmental review would take an estimated 30 months to complete.
- The Orcutt Community Plan implements locally developed land use policies consistent with the Santa Barbara County Comprehensive General Plan. The Orcutt Community Plan was adopted on July 22, 1997. The plan is currently 11 years old. The Governor’s Office of Planning and Research (OPR) recommends that plans be updated every five to ten years.
- Changes in the community, such as the local economy, shifting demographics, or growth adjacent to the urban boundary in the City of Santa Maria, may trigger a need to re-examine and revise local land use goals and objectives to respond to current conditions, information, and community concerns.

### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
1.14	\$28,000	0.53	\$180,000	0.12	\$137,350	1.79	\$345,350
	\$175,744		\$248,688		\$152,902		\$577,334







## Potential Project

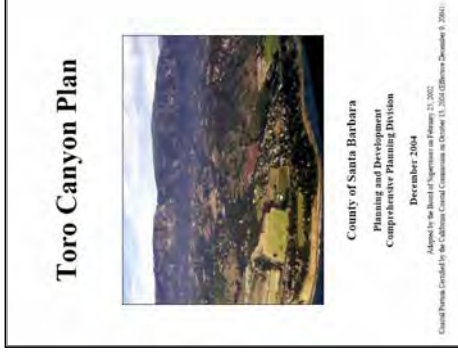
# Toro Canyon Community Plan Update

## Office of Long Range Planning

*Goal: To update the Toro Canyon Community Plan to reflect current goals, objectives, and activities concerning Toro Canyon*

### Background & Description

- The Toro Canyon Community Plan was adopted February 25, 2002.
- The Element is currently 6 years old. Regular updates to jurisdictional General Plans are recommended by the State of California Office of Planning and Research every 5-10 years.
- This proposed project entails conducting an update to the existing Toro Canyon Community Plan to reflect current goals, policies, objectives, and activities regarding the Toro Canyon area. Updates to the existing community plan may result in modifications to Development Standards and applicable Land Use Development Code sections. The proposed updates will bring all documents into compliance with current Government Code regulations.
- The proposed update is necessary to comply with State of California Government recommendations regarding consistency of General Plan updates to respond to changing conditions, information, community concerns, and objectives.



### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.67	\$13,590	0.67	\$175,000	0.67	\$31,095	2.00	\$219,685
	Total		Total		Total		Total
	\$99,994		\$261,404		\$117,499		\$478,898

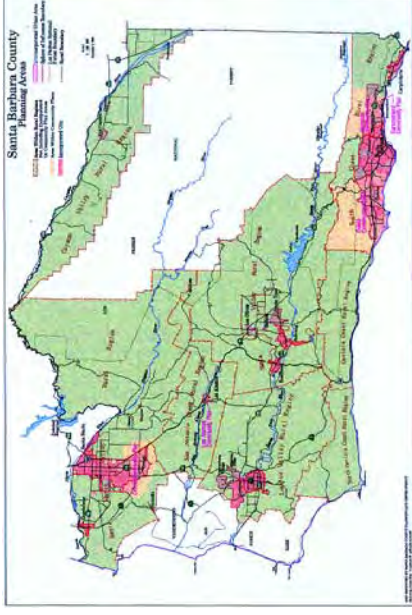


# 2015-2023 Housing Element

## Office of Long Range Planning

*Goal: To update the County's Housing Element to comply with State Law and reflect the needs of the local population*

**Potential Project**



### Background & Description

- The Housing Element update will focus on evaluating the County's previous efforts to address the diverse housing needs of the local community and assess opportunities to propose new policy language that both streamlines the previous Housing Element and furthers the goals and policies adopted by the Board.
- Beginning in 2014, State law will allow jurisdictions to shift from a five year Housing Element update cycle to an eight year update cycle. The next Housing Element update must be submitted to the State no later than July 31, 2015 for review and certification.
- The update will focus on practical policy solutions that can yield programs supportive of sustainable residential growth in such a way that adequately addresses the significant challenges faced by all segments of the local population to obtain stable decent housing. The next Housing Element update will also address changes in State Law that further require local jurisdictions to provide opportunities to address the unique requirements of certain special needs segments of the local population.

### Budget

ESTIMATED FY 10-11		ESTIMATED FY 11-12		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.20	\$0	1.85	\$50,000	2.05	\$50,000
	Total		Total		Total
	\$25,920		\$289,760		\$315,680

