

**Planning & Development  
Comprehensive Planning Division**

**2005-2008  
WORK PROGRAM**

**May 2005**

# ACKNOWLEDGEMENTS

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## INTRODUCTION

The Comprehensive Planning Division 2005 to 2008 Three Year Work Program provides a summary of various work items over the Fiscal Year 2005 to 2008 period that would update and improve the *Comprehensive Plan* and its implementing actions while making the Department more responsive to emerging community trends and needs.

The Three Year Work Program outlines projects that have been previously deemed by the community and Board as timely, strategic and which represent an efficient use of limited resource over the stated three year time period. Most of the division's work involves detailed research and analysis, and extensive community participation on highly complex projects, which require a multi-year commitment of resources for each project. This multi year programming best occurs through the Three Year Work Program. The program maintains the current emphasis on community planning and resource (biological and agricultural) planning and protection while preserving substantial levels of effort in redevelopment, implementation of the *Comprehensive Plan*, and moderate efforts in regional planning.

The work program provides flexibility to accommodate some urgent issues that may arise within the time period that need to be addressed by a new program. The demand for new projects from the division typically far exceeds the capacity of existing staff and budget. This is coupled with uncertain state funding and reductions in grant funding which limit the number of programs the department can undertake. New work items must often be added by deleting or deferring other work previously programmed.

In some cases, projects that were slated to begin in Fiscal Year 2005-2006 have been delayed to the following year to ensure sufficient resources to complete projects in progress. The update of this Three Year Work Program has taken into consideration fiscal constraints, as well as the urgency of some needed projects, and the efficiency of expending some small additional resources that will enable the Division to complete a multi-year project.

## BACKGROUND

### Structure of the Comprehensive Plan and Supporting Documents

The existing structure of the county's *Comprehensive Plan* is based upon the requirements of State law and the direction of the County Board of Supervisors over the last two decades. State law provides the basic framework for the seven mandated elements of the Plan and the Local Coastal Program, the minimum required contents for these elements, and the implementing zoning ordinances. However, over the last decade the County, based upon extensive public input, technical recommendations from P&D, and Board and Planning Commission direction, has created a much more detailed approach than minimum state requirements.

The current *Comprehensive 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 actually carried out (see Figures 1 and 2).

Figure1 comp plan documents

Figure2

Five separate zoning ordinances (currently undergoing a major reformatting project) also play a key role in providing detailed guidance on implementing the Plan. Substantial public involvement is emphasized in the drafting and adoption of all of these elements, and implementing documents. In addition, the public is kept updated and involved in the growth and development of their communities and the county through the newsletter program, now in its fifth year.

During the 1980s the various elements of the Comprehensive Plan began to “show their age,” and some drawbacks of its structure (topical elements with Countywide scope) became apparent. In particular, this structure didn’t lend itself well to reflecting the differing values and planning concerns of various unincorporated communities, and made it difficult to give detailed guidance in the form of specific policies and development standards. As a result, the updating of the Comprehensive Plan took place through the development and adoption of Community Plans that covered the full range of topical “elements” (issues) within defined geographic areas. Community Plans have been adopted for Summerland, Montecito, Goleta, Los Alamos, Orcutt, and the Toro Canyon area and are in-progress for the Santa Ynez Valley and Isla Vista.

## **BUDGET**

The Division’s current budget for fiscal year ‘05-’06 is approximately \$1.88 million, with about \$1.8 million of that programmed from the general fund. The remaining Division’s revenues are derived from local, state and federal grants and permits (Figure 3). Most of these grant funds are used for capital improvement type projects to fund implementation work. Over the last several years the Division’s general fund contribution has varied from approximately \$1.5 million to \$1.7 million. Revenues from grants and redevelopment have also been a significant revenue source in the past.

The Division’s budget is organized into programs or functions that overlap the Division’s four sections. The four major cost centers include Community Plans, General Plan Elements, Regional Planning, and Mitigation and Resource Management. The major functions comprise the majority of the division’s budget. Remaining costs are within Administration. Typical work efforts within the four program areas are described in following section. This overview is intended to provide general background on budget issues. For more detailed budget information, please refer to County budget documents.

## **DIVISION ORGANIZATION**

The division’s budget is organized into four “programs” which correspond to basic planning functions within the Comprehensive Planning division, plus general mission/administration functions. These programs are Community Planning, General Plan Elements (Comprehensive Planning), Regional Planning, and Mitigation and Resource Management. The work in these programs is described below.

### **Community Planning**

This program covers the creation, update and implementation of community plans. Typical projects have included community planning efforts and implementation items from those plans. A summary of project types is provided below:

- Community plans for Goleta, Summerland, Montecito, Los Alamos, Orcutt and Toro Canyon Area Plan as well as the current Santa Ynez Valley Community Plan effort.

Budget

graphic



Implementation projects include the Montecito Design Guidelines, the Goleta and Orcutt Transportation Improvement Plans (GTIP and OTIP), Old Town Orcutt zoning ordinance revisions, as well two major fee studies for Orcutt and Goleta over the last four years, projected to generate over \$50 million in capital improvement revenue over the next 10 to 15 years.

### **Comprehensive Plan Elements**

This program covers the creation, update and implementation of “functional” elements of the *Comprehensive Plan* and Local Coastal Plan as well as implementation projects. Typical projects have included:

- Agricultural Element,
- Energy Element,
- Housing Element,
- Conservation Element groundwater resources section update,
- Agriculture-Commercial land use designation of 550,000 acres of rural land,
- Carpinteria Valley Greenhouse Program,
- Highway 101 Design Guidelines and Landscape Plan, and
- Affordable housing implementation strategies.

### **Mitigation and Resource Management**

This program involves the pursuit, attainment and implementation of grants to help achieve the *Comprehensive Plan's* goals, objectives and action measures. Projects funded by grants are usually Board-directed capital improvements or major community plan implementation items. Because of the diverse nature of both funding sources and *Comprehensive Plan* policy direction, projects are highly variable and are often executed with other departments, particularly the Public Works and Park Departments. Sometimes the division implements a grant directly. However, in some instances the division acts as a fund manager and “passes through” funds to other organizations such as the Isla Vista Recreation and Park District (IVRPD) and Coal Oil Point Reserve to implement projects. Notable grants and projects include:

- Pt. Sal acquisition,
- Brownfields urban renewal,
- Circulation Planning in Isla Vista,
- Snowy Plover Protection,
- Gaviota Coastal Trail Planning,
- Open space acquisition efforts in Isla Vista,
- San Jose Bikepath, park planning and habitat restoration in Isla Vista,
- Joint Proposal for the Ellwood-Devereux Coast,
- Santa Clause Lane Beach Public Access, and
- Carpinteria-Rincon Coastal Trail Planning.

Occasionally a resource study is needed in a timely fashion and cannot wait the time it takes to seek a grant, be awarded, and receive the funds. In this case the division, under the Board direction, judiciously allocates General Fund monies to support such a resource study.

## **Regional Planning**

This program covers interagency coordination including work with the Santa Barbara County Association of Governments (SBCAG) on regional transportation planning, Caltrans on state highway projects, Local Agency Formation Commission (LAFCO) and cities and special districts on plans or development projects which raise County policy issues. Typical projects include:

- Supporting the CEO's office with providing comments on the various cities' and special district's request to annex land,
- Participating through the CEO's office in municipal service reviews being conducted by LAFCO,
- Supporting the CEO's office with providing comments on the University of California Santa Barbara's (UCSB) Long Range Development Plan and specific projects pursued under that plan,
- Partnering with SBCAG and the cities in the 101 in Motion project, and
- Review of planning and environmental documents from other agencies with an eye towards policy consistency.

A more recent aspect of the Regional Planning Program is the 2030 Newsletter Series. The 2030 Newsletter Series describes the status of land use issues in the county in the Year 2030 to foster discussion on long-term planning issues. The Land and Population Newsletter published in November 2000 was the first newsletter in this series. The Goleta Urban Agriculture Newsletter and the Open Lands Newsletter, both published in FY '02-'03, describe the competing forces facing agricultural and open space resources and described potential tools for addressing these conflicts. The next possible newsletters are the Jobs/Housing Balance and Regional Transportation Newsletters.

## **WORK LOAD MANAGEMENT**

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

### **FY'05-'06 Proposed Work Program**

In FY '05-'06, the division will focus on completing three major work programs and making substantial progress on the remaining existing programs. With the completion of some major work programs, the division will be able to initiate four new programs FY '05-'06. The main programs and ongoing efforts that staff will continue to focus on are identified below. Projects that could be initiated over the next three years are described in Table 1.

## **Main Programs**

### **2003 Housing Element Update** (Supervised by Josh McDonnell)

In March, 2004, the Board of Supervisors adopted the 2003-2008 Housing Element. One of seven required elements of the Comprehensive Plan, the Housing Element functions as the County's plan to meet the existing and projected housing needs of all economic segments of the community. During FY '05-'06, the division's housing team will continue the formulation of the Action Items identified in the adopted Housing Element for Board of Supervisors consideration. These Action Items include amending the Zoning Ordinance to allow residential use to be a primary use in certain commercial district as well as revising Single Room Occupancy standards, potential county initiated re-zones of up to 109 acres of land to accommodate affordable housing development, and adopting residential design standards among others. The division will continue to work with the public throughout the Action Phase and will complete environmental review of the action phase and public hearings during FY 05-06.

### **Santa Ynez Valley Community Plan** (Supervised by David Lackie)

The division is in the process of updating the existing Comprehensive Plan for the Santa Ynez Valley area. This plan will modify existing land use and zoning designations and set forth new goals, policies, objectives and actions specific to the Santa Ynez Valley. The Community Plan update provides the general public, landowners and decision-makers with a framework for planning future development in the region consistent with the vision and objectives of the area's residents. The division will complete environmental review and bring the plan to the Planning Commission for review during the first and second quarters of FY '05-'06. Board of Supervisor adoption hearings will occur during the third and fourth quarters of FY '05-'06.

### **Grading Ordinance Guidelines** (Supervised by David Lackie)

As directed by the Board of Supervisors, the division is preparing guidelines to the grading ordinance that will provide clear and specific standards for agricultural operation expansions and conversions in order to achieve a balance between agricultural uses and protection of natural and cultural resources in the inland rural areas of the County. The guidelines will address ground disturbance and vegetation removal not associated with existing cultivation. Therefore, existing cultivation and ranching operations would not be affected by the changes proposed to the Grading Ordinance. The division will work with the Agricultural Advisory Committee, other agricultural interest groups, and the public to identify options, will initiate the draft guidelines, and make substantial progress on environmental analysis of the guidelines in FY '05-'06.

### **Uniform Rules Update** (Supervised by David Lackie)

The division is engaged with the Agricultural Preserve Advisory Committee in updating the Agricultural Uniform Rules that apply to agricultural land that is under Williamson Act contract. The rules guide the uses allowed on a site under contract. The Rules are outdated and do not currently respond to the changing needs of the county's farmers. The division will bring the amendments forward for adoption in the first quarter of FY '05-'06.

## **Ongoing Work Efforts**

### **Regional Planning Work** (Supervised by Dave Ward)

Regional planning includes work on county-wide and inter-county planning issues through participation on numerous task forces/advisory groups such as SBCAG's Technical Planning Advisory Committee and Technical Transportation Advisory Committee, County HCD's Housing Advisory Committee, and the County-wide Affordable Housing Task Force. The division'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, including jobs/housing balance, regional transportation, and public transit and municipal sewer and water planning in coordination with new housing growth centers. This fiscal year the division will primarily focus on participating in municipal service reviews conducted by LAFCO, implementing annexation policies with the County Administrator's office, reviewing annexations to special districts and to cities, UCSB's campus housing plan, and annexation plans by the Chumash.

### **Transportation Planning** (Supervised by Dave Ward)

The division's transportation team works closely with Public Works, SBCAG, MTD, and a variety of other organizations to ensure that new transportation improvements are consistent with the County's approved planning documents such as the General Plan-Circulation Element and various community plans. Examples of specific projects include the implementation of Highway 101 Design Review Team efforts, participation in the periodic update of transportation improvement plans, and focused regional transportation planning studies such as the San Jose Creek Bike path and California Coastal Trail feasibility studies. The transportation team will continue to actively participate in SBCAG's 101 in Motion project during FY '05-'06. Many of these focused studies are grant funded.

### **Grants Acquisition/Administration** (Supervised by Dave Ward)

The division actively seeks and implements grants to fund our core work program as well as special projects as identified by the Board of Supervisors. The goal is to seek funding to carry out important County projects while minimizing impacts to the Santa Barbara County General Fund and other traditional revenue sources. Grant funds have been obtained for numerous types of projects including sensitive habitat, restoration and enhancement of wetlands, parking and circulation studies, brownfield site assessments, resource studies, master plans, design guidelines, and trail and bikeway planning. In the coming fiscal year the division will seek out grants to fund planned bike paths, trails, coastal access, and transportation planning efforts. In addition, grants that fund staffing costs associated with carrying out the division's work program efforts will be sought. A summary of the division's five year grant acquisition history is provided in Appendix F.

### **Division Administration** (Supervised by Lisa Plowman)

Division Administration efforts include staff training and professional development, technology improvements, public information and outreach, data management and record-keeping, budget and work program management, a regional newsletter series; and inter- and intra- departmental coordination of resources and public policy.

Table 1 provided on the following pages is a summary of the division's continuing work effort for FY '05-'06 and potential projects that could be initiated over the next three fiscal years.

## **2004 Three Year Work Program – Performance and Projects**

The 2004 Three Year Work Program identified a number of projects that the division would continue working on, complete or initiate. The division proposed to complete the six projects, initiate 2 new projects and carry out several major milestones. Over the last year the division was able to complete three work efforts and complete the majority of the proposed milestones, but was not able to initiate any new projects. A summary of the division's performance is provided in Table 2. In addition, a summary of future work efforts identified in the 2004 Three Year Work Program is included in Appendix G.

**TABLE 1**  
**THREE YEAR WORK PROGRAM - FY 2005-2008**  
**YEAR 1: FISCAL YEAR 2005-'06**

It is anticipated that three projects would be completed and a new project could be initiated if staffing and resources are made available, and on-going activities in support of our Mission would be supported in Fiscal Year 2005-2006. The division has 15.45 employees that are assigned to work on projects.

<b>CURRENT PROJECTS</b>	<b>FTE</b>	<b>Staff &amp; Consultant COST</b>	<b>Duration</b>	<b>Completion Date</b>
Santa Ynez Community Plan	3.3	395,000	11 months	May 06
Agricultural Preserve – Uniform Rules Update	0.1	14,000	3 months	Sept 05
2003 Housing Element Update – Action Phase (including rezones and zoning ordinance amendments)	3.9	460,000	11 months	May 06
Grading Ordinance Guidelines	1.5	150,000	12 months (15 mos Total)	Sept 06
<b>SUBTOTAL</b>	<b>8.8</b>	<b>1,019,000</b>		
<b>ONGOING ACTIVITIES</b>				
Grants <ul style="list-style-type: none"> <li>• Snowy Plover Implementation Plan – Complete Alternative Trail Study at Ocean Beach (Grant Funded)</li> <li>• Open Space Habitat Management Plan for Joint Proposal for Ellwood-Devereux Coast (Grant Funded)</li> <li>• Carpinteria-Rincon Coastal Trail Feasibility Study (Grant Funded)</li> </ul>	1.0	135,000	100%	N/A
Regional Planning <ul style="list-style-type: none"> <li>• 101 In Motion, MTD Coordination, SBCAG, LAFCO</li> <li>• UCSB LRDP Review (Grant Funded)</li> </ul>	1.3	173,000	100%	N/A
Administration	2.0	262,000	100%	N/A
Community Plan Implementation	1.0	113,000	100%	N/A
<b>SUBTOTAL</b>	<b>5.3</b>	<b>683,000</b>		
<b>Remaining Available FTE and Budget</b>	<b>1.3</b>	<b>183,630</b>		
<b>NEW PROJECTS</b>				
New Project - TBD	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>
<b>TOTAL BUDGET</b>	<b>15.4</b>	<b>1,885,630</b>		

## FUTURE PROJECTS

<b>PROJECTS THAT COULD BE INITIATED</b>	<b>FTE/Year</b>	<b>Total FTE</b>	<b>Staff &amp; Consultant Costs/ Year</b>	<b>Total Staff &amp; Consultant Costs</b>	<b>Duration</b>
Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing	2.0	2.0	220,000	220,000	12 months
Ordinance 661 Consistency Rezone - Phase I	2.0	2.0	320,000	320,000	12 months
Ordinance 661 Consistency Rezone - Phase 2	2.5	5.0	270,000	540,000	24 months
Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District	2.0	3.0	214,000 – yr. 1 106,000 – yr. 2	320,000	18 months
Design Guidelines for Summerland – Commercial	1.5	1.5	160,000	160,000	12 months
Orcutt Streetscape and Commercial Design Guidelines	1.5	1.5	160,000	160,000	12 months
Orcutt Streetscape and Commercial Design Guidelines – Old Town Only	1.0	1.0	90,000	90,000	12 months
Permit Streamlining for Agricultural Operation – Phase I (restoration projects) - Sustainable Conservation	1.5	2.25	173,000– yr. 1 87,000 – yr. 2	260,000	18 months
Land Use Strategies for Gaviota Coast	2.0	4.0	207,500	415,000	24 months
Land Use Strategies for Cuyama	1.5	3.0	157,500	315,000	24 months
Land Use Strategies for Lompoc	2.0	4.0	207,500	415,000	24 months
Update to the Goleta Community Plan	2.0	3.0	200,000 – Yr. 1 100,000– Yr. 2	300,000	18 months
Mission Canyon Area Specific Plan	1.5	1.87	156,000 – Yr. 1 39,600– Yr. 2	195,000	15 months
Jobs/Housing Newsletter (Prepared by County as precursor to Housing Element Update in 2009 or prepared by SBCAG)	0.5	0.5	75,000	75,000	6 months
Review of Rural Land Uses	2.0	3.0	266,000– Yr. 1 134,000– Yr. 2	400,000	18 months
Regional Transportation Newsletter (Prepared by County as precursor to Circulation Element Update or prepared by SBCAG)	0.5	0.5	90,000	90,000	8 months
More Mesa Design Overlay	0.3	0.3	48,000	48,000	8 months
Oaks	TBD	TBD	TBD	TBD	TBD

Table 2



**APPENDIX A**

**Project Summaries  
Current and Potential Projects**

## **APPENDIX B**

### **Description of Potential Projects for FY 2005-08**

## **Review of Residential Agricultural Unit Program and Second Units on Agricultural Lands and Downshift Permit Requirements for Farm Worker Housing**

Because of the significant agricultural economy and corresponding farm employee labor force in the county, the need for housing in the rural areas continues to grow. The county has several programs that attempt to address rural/agricultural housing. First, the county has a program called the Residential Agricultural Unit (RAU) Program that allows an additional residential unit on agricultural land that is under a Williamson Act contract. The unit can be rented to the general population and helps provide additional income to the farmer. This program was set to expire in 2005 and was extended to 2007. The county also allows additional units on agricultural land for farm employees. The employees living in the units must work on-site. A conditional use permit, which is discretionary, is currently required for a farm employee unit. Lastly, the county allows second units on small inner rural non-contracted agricultural properties, but not on parcels 40 acres or larger.

The Department is seeking to review each of these programs together to determine how they are working and how they could be modified to facilitate housing for the rural community without compromising on-site agricultural operations. For example, the RAU and second unit programs could be combined and modified to allow second units on larger non-contracted agricultural land and permit requirements for farm employee units could be reduced to land use permit (ministerial). The overall goal is to simplify the permit process and provide workable options to landowners to generate income on their agricultural land that encourages retention of agriculture in the long term.

## **Residential Development Standards and Guidelines and Revisions DR Design Residential Zone District**

As part of the Housing Element update the County is committed to developing new clear standards for the types of desired residential development in the county. The division conducted several design workshops in the community in an effort to engage the public in creating residential designs that use remaining vacant and underdeveloped land efficiently and that are well designed from a site layout and architectural design perspective. The division would work with the community to identify examples of desirable site planning and architectural design. In addition, the design concepts that resulted from the workshops will be presented and a draft set of standards will be forwarded to decision-makers for adoption. The provision of these guidelines will assist the development community in understanding the types of designs that have general support in the community and from decision-makers.

DR is the primary zone district used for multifamily housing at medium to high densities. Over the past several years the department has found that this zone district does not necessarily facilitate the best designed projects and may in fact hinder good design in some instances.

## **Summerland Commercial District Design Guidelines**

The division, in collaboration with the community, could prepare design guidelines for commercial development in Summerland. This community has seen a significant increase in redevelopment in the commercial district along Lillie Avenue. As the area redevelops the character of the community is changing. The level of proposed and

future development activity is substantial and should be developed in a way that contributes to the aesthetics of the community. The creation of commercial design guidelines will allow the community to maintain its architectural integrity and to help guide developers to design projects that are more likely to gain community support. The design guidelines will also address streetscape improvements within the public road right of way, particularly for Lillie Avenue.

### **Orcutt Streetscape and Commercial Design Guidelines**

The division, in collaboration with the community, could prepare streetscape and design guidelines for commercial development in Orcutt. The community of Orcutt has seen a significant increase in development since the adoption of the Community Plan. In addition, the recent changes to the zoning requirements in Old Town Orcutt have stimulated interest and revitalization of that area. The level of proposed and future development activity is substantial and should be developed in a way that contributes to the aesthetics of the community. The creation of commercial design guidelines will allow the community to maintain its architectural integrity and to help guide developers to design projects that are more likely to gain community support. The design guidelines could also address streetscape improvements and parking opportunities within the public road right of way, particularly for Clark Avenue in Old Town. Another option is to focus on developing streetscape and design guidelines for Old Town Orcutt.

### **Ordinance 661 Consistency Rezone Phase I & Phase II**

Implementation of Phase III of the Agricultural Element involves rezoning the remaining Ordinance 661 rural lands to Article III. Ordinance 661 was adopted in the 1960's and there are numerous parcels that are still subject to this outdated ordinance. The program would eliminate the need for individual property owners to seek consistency rezones as part of processing an application for development. The first phase of this process would be limited to the straight-forward consistency rezones that would not involve a change in minimum parcel size (e.g. 100-AG to AG-100). The second phase would involve the more complicated conversions that could create nonconforming uses, structures and/or parcels. ***(This project could also be processed on an area by area basis).***

### **Permit Streamlining for Agricultural Operations Phases I & II**

As it exists today, the zoning permit process for restorative/beneficial projects in particular (including the potential for environmental review) poses a disincentive to agriculturalists insofar as it is cumbersome, time-consuming, costly and often redundant of agricultural assistance efforts/regulations by federal, state and other local agencies. The goal of Phase I of this program is to eliminate duplicative agency permitting and streamline the local permit process as it relates to restoration/beneficial projects. This has been accomplished in other communities (Monterey County) through the development of accepted best management practices. In the case of Monterey County, the County issues a single permit and the other agencies do not require review if the agreed upon management practices are used. The goal of Phase II of the program would be to work in coordination with NRCS/CRCD, to develop coordinated resource management plans or watershed management plans for the major creeks in the County. In addition, this phase would involve work with federal and state agencies to eliminate duplicative agency permitting and review and streamline the permit process for other agricultural activities, where feasible. The goal is to facilitate the permit process and

minimize the number of permits that need to be obtained. The division will actively engage the agricultural community in this process through the Agricultural Advisory Committee.

### **Land Use Strategies for the Gaviota Coast**

The County completed a public informational document, *A Perspective on Gaviota Coast Resources* in 2003, to identify the significance of the Gaviota Coast and important land use issues that will require future consideration by the public, county staff and decision-makers. At the same time, local community groups have also conducted intensive work developing land use proposals, anticipated for public consideration in FY 05/06. Ongoing community outreach on these local conservation efforts will likely result in consideration of updated land use strategies for development on the Gaviota Coast.

### **Land Use Strategies for the Cuyama Valley**

The Cuyama Valley is largely an agricultural community with a very small urban center called New Cuyama. In the last year, several members of the community have expressed interest in developing housing in the valley. If the community is going to grow beyond its current urban boundary a comprehensive review of land use policies and potential revisions should be considered by the community and the decision makers.

### **Goleta Community Plan Update**

The Goleta Community Plan was adopted by the Board of Supervisors in 1993. Since that time the City of Goleta incorporated and removed a significant portion of the Goleta Valley from the county's jurisdiction and the plan. Members of the community have expressed interest in updating the community plan to reflect the new boundaries and to update information within the plan. The issue areas that could most benefit from and update include: traffic and circulation; land use – residential, commercial and agricultural; and public services.

### **Mission Canyon Area Specific Plan Update**

The county prepared a specific plan for the Mission Canyon area in 1984 to address development issues. The plan focused on: water/sewer services; geologic, flood and fire; traffic and circulation, visual resources, and cultural/historic resources. Since preparation of the plan the area has been substantially built out. An update would primarily focus on traffic and circulation, hazards and aesthetics.

### **Land Use Strategies for Lompoc**

The Lompoc Valley is largely an agricultural and residential community made up of Mission Hills and Village Vandenberg. The Valley has a small urban center in Vandenberg Village with some remaining vacant land. Both of these urban areas are surrounded by Burton Mesa Chaparral Preserve which significantly limits development potential in the Valley. The development of new land use strategies could include review of land uses (agricultural, residential, commercial), design standards, circulation, and parks and recreation opportunities. The new strategies could also result in amendments to the comprehensive plan.

## **Comprehensive Review of Rural Land Uses (Conditionally Permitted Uses)**

Over the last 10 years the county has started to see an increase in the intensity of uses in the rural areas. This has occurred for a number of reasons including: the increased demand for rural-estate housing; cheaper land prices for development of conditionally permitted uses (i.e. churches, schools, golf course); continued demand for additional active recreation fields to support a burgeoning population; ability to provide sanitation services through package treatment plants; and agricultural trend towards highly intensive specialized crop production and processing, and a desire to expand indirect or non-agricultural commercial ventures (i.e., special events, Bed and Breakfasts) in the rural areas. If directed by the Board, the department would work with agriculturalists and other members of the community to review the existing land use regulations governing uses in the rural areas and to identify guidelines and possibly zoning ordinance amendments that would define the appropriate uses and intensity of use for the rural areas.

## **Regional Transportation Newsletter (preparation for Circulation Element update)**

The 2030 Newsletter series is designed to describe land use issues and project them into the future to foster discussion in the community and provide context for choices about long-term growth. The Regional Transportation Newsletter will provide information about the current circulation system, levels of service standards and the resulting built environment, projected levels of service, and alternative transportation options. The purpose of the newsletter is to raise transportation related planning issues and provide context for the Circulation Element Update that will follow.

## **Jobs/Housing Newsletter (preparation of Housing Element Update in 2009)**

As discussed above, the 2030 Newsletter series is designed to describe land use issues and project them into the future to foster discussion in the community and provide context for choices about long-term growth. The Jobs/Housing Newsletter will provide information about the current jobs/housing ratio within the county and between this county and surrounding counties and begin to look at ways to improve the balance, particularly on the south coast. The purpose of the newsletter is to help prepare the community for the Housing Element Update required in 2008 and the Regional Housing Needs Allocation process conducted by SBCAG that precedes the update.

## **More Mesa Design Overlay**

Over the last several years, more and more residential development has occurred on the outer edges of More Mesa, which is located in the unincorporated area of Goleta. This residential development has resulted in a visual change to the area and a desire to create a design overlay that will guide future development. The general goal of the overlay is to preserve views of mesa and from the mesa and to minimize any potential visual impacts associated with development.

## **APPENDIX C**

### **Additional Future Projects (Not Included as Options in the Three Year Work Program)**

### **Agriculture**

- Permit Streamlining for Agricultural Operation – Phase II (non-restoration projects)
- Credits for Agricultural Conservation (Transfer of Development Credits)

### **Resource Protection**

- Regional Open Space Implementation
- Credits for Resource Conservation (Transfer of Development Credits)
- Endangered Species Newsletter
- More Mesa Visual Resource Protection Overlay

### **Community Plan**

- Restructure Community Plans and Comprehensive Plan
- Hollister Avenue Revitalization
- Design Guidelines for Santa Ynez Township, Los Alamos and Goleta
- Summerland Community Plan Update
- Los Alamos Community Plan Update
- Montecito Community Plan Update
- Update Special Problems Area
- Update for Balance of Carpinteria Valley
- Mission Canyon Specific Plan Update
- Development Impact Fee study and Beneficial Projects Impact Fee Reduction Study - Countywide

### **General Plan**

- Land Use Element Update (follow-up from PIT)
- Housing Element Update (preparation for next planning period)
- Circulation Element Update
- Agricultural Element Update
- Conservation Element Update
- Open Space Element Update
- Safety Element Update
- Hazardous Waste Element Update
- Noise Element Update

### **LCP**

- Coastal Access Implementation Plan Update
- Local Coastal Plan Update

### **Regional**

- Regional Planning Principles (Countywide)
- Regional Revenue Sharing



**APPENDIX D**

**Planning Commission and Board of Supervisors Hearing  
Projections\***

## JUNE 2005 - JULY 2006

### PLANNING COMMISSION HEARINGS

Qtr.	Set and Anticipated Hearings	Total Hearings Per Quarter
<b>Jun '05</b>	Goleta Transportation Improvement Plan	3
<b>July '05 - Sep '05</b>		0
<b>Oct '05 – Dec '05</b>	Carpinteria/Toro Plan Transportation Improvement Plan Housing Element Action Phase including Re-zones (2) Santa Ynez Valley Community Plan	4
<b>Jan '06 – Mar '06</b>	RAU Update, Farm Employee and Second Units amendments (2) Santa Ynez Valley Community Plan (5) Grading Ordinance Guidelines Housing Element Action Phase including Re-zones (3) Briefing on Updated Three Year Work Program	12
<b>Apr '06 – Jun '06</b>	Santa Ynez Valley Community Plan (3) Grading Ordinance Guidelines Housing Element Action Phase including Re-zones	5
<b>July '06</b>	Orcutt Design Guidelines (2) Summerland Design Guidelines (2)	4

**TOTAL = 27 HEARINGS**

### BOARD OF SUPERVISORS HEARINGS

Qtr.	Set and Anticipated Hearings	Total Hearings Per Quarter
<b>Jun '05</b>	RDA 5 Year Implementation Plan Uniform Rules Update (2)	3
<b>July '05 – Sep '05</b>	Ellwood –Deveruex Joint Proposal LCP Certification Goleta Transportation Improvement Plan	2
<b>Oct '05 – Dec '05</b>		0
<b>Jan '06 – Mar '06</b>	RAU, Farm Employee and Second Units amendments (2) Carpinteria/Toro Transportation Improvement Plan Updated Three-Year Work Program	7
<b>Apr '06 – Jun '06</b>	Santa Ynez Valley Community Plan (2) Housing Element Action Phase including Re-zones	3
<b>July '06</b>	Santa Ynez Valley Community Plan (2) Grading Ordinance Guidelines Housing Element Action Phase including Re-zones (2)	5

**TOTAL = 20 HEARINGS**

\*Dates and number of hearings tentative

## **APPENDIX E**

### **Status of Comprehensive Plan and Implementing Documents**

## **Mandated Elements**

- Conservation Element 1979 – Amended 2003
  - Groundwater Resources Section – 1994
- Seismic Safety & Safety Element – 1979
  - Safety Element Supplement – 2000
- Open Space Element – 1979
- Noise Element – 1979
- Land Use Element – 1980
  - Air Quality Supplement – 1981
- Circulation Element – 1991
- Housing Element – 2004
  - Housing Element Action Phase -- 2005 (In Progress)

## **Additional Elements**

- Scenic Highways Element – 1975
- Environmental Resource Management Element (ERME) -- 1980
- Hazardous Waste Element – 1990
- Agricultural Element – 1991
- Energy Element – 1994

## **Community and Area Plans (Part of Land Use Element)**

- Montecito – 1992
  - Summerland – 1992 – Requested an Update
  - Goleta – 1993 – Requested an Update
  - Los Alamos – 1994 – Requested an Update
  - Orcutt – 1997
  - Toro Canyon – 2002
  - Santa Ynez (In Progress – Due 2005-2006)
- Unincorporated areas covered by the Comprehensive Plan but without community specific land use strategies include:
- Lompoc
  - Cuyama
  - Gaviota

## **Mandated Coastal Plan**

- Coastal Land Use Plan – 1980

## **OTHER IMPLEMENTING DOCUMENTS**

### **Design Guidelines**

- Summerland BAR Guidelines – 1992
- Montecito BAR Guidelines -- 1995
- Design Residential Design Guidelines – 1998
- 101 Design Guidelines – 1999

## **Fee Studies**

Orcutt – 1997  
Goleta – 1999

## **Redevelopment & Revitalization**

Isla Vista Master Plan  
(Program to be completed FY 2005-2006)

## **Transportation**

Orcutt Transportation Implementation Plan – 1998  
Goleta Transportation Implementation Plan – 1999  
Bicycle Master Plan – 1999

## **Other**

Mission Canyon Specific Plan – 1984  
Draft Burton Mesa Management Plan – 1994  
Goleta Trails Implementation Study – 1995  
Lompoc Guidelines and Interpretive Action Items – 1999  
Gaviota Coast Resource Study – 2002  
Carpinteria Valley Greenhouse Study – 2003  
Housing Implementation Guidelines – Updated 2005

## **Newsletter**

Goleta Valley Outlook – 1998  
Orcutt View – 1998  
Status of Agriculture – 1999  
Northern Lompoc Area News – 1999  
Santa Barbara County 2030:  
    Land & Population – 2000  
    Open Lands Newsletter – 2002  
Santa Ynez Newsletter – 2001  
Goleta Urban Agriculture Newsletter – 2002

## **IMPLEMENTING ZONING ORDINANCE DOCUMENTS**

Ordinance 661  
Article I – Sign Regulations  
Article II – Coastal  
Article III – Inland  
Article IV – Montecito  
Article V – Road Naming  
Article IX – Deciduous Oak Tree Protection & Regeneration

## **APPENDIX F**

### **Five Year Grant Acquisition History**

**Comprehensive Planning Division  
Grants Received July 2000 – May 2005**

<b>Fiscal Year</b>	<b>Grant Source</b>	<b>Grant Name</b>	<b>Description</b>	<b>Amount Awarded</b>
<b>FY00/01</b>	AB1431	Gaviota Coastal Trail – 2 <sup>nd</sup> Extent	Prepare a trail study for the last unstudied segment of the proposed Gaviota Coastal Trail between Arroyo Hondo and Canada San Onofre	50,000
	AB1431	Snowy Plover	Protect threatened western snowy plover habitat while protecting coastal access through design and implementation of pilot projects at three highly used Santa Barbara County beaches	100,000
	AB1431	Isla Vista Bluff Park Planning	Prepare a plan to develop an ocean bluff top park along Del Playa Drive in the community of Isla Vista	50,000
	Caltrans	Goleta Valley Community Center Trail	Prepare preliminary design plans for construction of the Goleta Valley Community Center Trail. Prepare preliminary road and streetscape schematic design plans for Hollister Ave.	45,000
	CREF	IV Blufftop Acquisition	Funds toward acquiring five ocean Blufftop parcels	57,500
	CREF	Snowy Plover	Protect threatened western snowy plover habitat while protecting coastal access through design and implementation of pilot projects at three highly used Santa Barbara County beaches	25,000
<b>FY01/02</b>	CREF	Ellwood-Devereaux Regional Plan	Protect 599 acres of sensitive habitat and open space, create 10 miles of public hiking/biking trails, provide long term maintenance of resources, and concentrate 95 acres of residential development away from coastal resources	50,000
	Caltrans	Isla Vista Multi-Modal Transportation	Transportation planning project to examine improved transit connections, traff calming, enhanced pedestrian and bicyclist access and mixed use planning.	140,000
	CIAP	Snowy Plover	Protect threatened western snowy plover habitat while protecting coastal access through design and implementation of pilot projects at three highly used Santa Barbara County beaches	60,000

<b>Fiscal Year</b>	<b>Grant Source</b>	<b>Grant Name</b>	<b>Description</b>	<b>Amount Awarded</b>
	CIAP	Carpinteria Greenhouses	Adoption and implementation of Greenhouses LCP	20,000
	CIAP	Toro Canyon Plan	Adoption and implementation of Toro Canyon Plan	20,000
	CIAP	Gaviota Coast Resource Study	Identify and map resources and support collaborative effort to research potential conservation strategies.	60,000
	CIAP	Regional Planning	Review coastal resources issues/UCSB's Long Range Development Plan and consult with agencies regarding regional growth strategies	50,000
	CIAP	Ellwood Specific Plan	Design a park master plan on County property, assess feasibility of transferring development rights, environmental review and processing.	25,000
	CIAP	Matching Grant Funds	Matching funds for CIAP planning and implementation projects in coastal areas	25,000
	AB1431	Goleta Wetland Acquisition Study (Isla Vista Bluff Acquisition)	Funds to be used for acquiring five ocean bluff top parcels along the 6700 block of Del Playa Drive in Isla Vista	27,000
	AB1431	Santa Barbara Shores Opens Space and Habitat Mgmt. Plan (Ellwood-Devereux Regional Plan)	Protect 599 acres of sensitive habitat and open space, create 10 miles of public hiking/biking trails, provide long term maintenance of resources, and concentrate 95 acres of residential development away from coastal resources	110,000
	Environmental Protection Agency Brownfields	Goleta Old Town Brownfields Supplemental Assistance	Carry out assessment activities on brownfields sites and evaluate environmental and planning activities.	150,000
	State HCD (CDBG)	Over-the-Counter for Public Infrastructure (Yardi)	Provide financing for public infrastructure improvements in Goleta Old Town	300,000
	State HCD (Downtown Rebound)	Goleta Old Town Mixed Use	Perform an inventory of properties within the downtown commercial corridor to determine each property's suitability for mixed use residential additions plus other infill possibilities	75,000
	State HCD (Downtown Rebound)	Workforce Housing Initiative	Plan for increased housing in the unincorporated areas of the County	75,000



<b>Fiscal Year</b>	<b>Grant Source</b>	<b>Grant Name</b>	<b>Description</b>	<b>Amount Awarded</b>
<b>FY02/03</b>	SCWRP-Wetlands Recovery Project	Ellwood-Devereaux Regional Plan	Protect 599 acres of sensitive habitat and open space, create 10 miles of public hiking/biking trails, provide long term maintenance of resources, and concentrate 95 acres of residential development away from coastal resources	110,000
	State HCD (CDBG)	Farmworker Housing, Site Analysis and Survey	Identify and analyze a site for potential farmworker housing project and survey farmworker housing needs	35,000
	IVRPD	Isla Vista Bluff Acquisition	Funds to be used for acquiring five ocean bluff top parcels along the 6700 block of Del Playa Drive in Isla Vista	50,000
	CREF	Carpinteria-Rincon Coastal Trail Feasibility Study	Study three potential alignments for the Coastal Trail from Carpinteria Ave/Highway 150 to Rincon Beach Park	55,000
	CREF	Isla Vista Bluff Acquisition	Funds to be used for acquiring five ocean bluff top parcels along the 6700 block of Del Playa Drive in Isla Vista	550,659
	EEMP	Isla Vista Bluff Acquisition	Funds to be used for acquiring five ocean bluff top parcels along the 6700 block of Del Playa Drive in Isla Vista	250,000
	GVLТ	Isla Vista Bluff Acquisition	Funds to be used for acquiring five ocean bluff top parcels along the 6700 block of Del Playa Drive in Isla Vista	175,000
<b>FY03-04</b>	CREF	Santa Claus Lane Beach Access	Conduct preliminary work toward acquiring eight privately owned beach parcels	22,500
	CREF	Surf Beach Snowy Plover Docent Shelter	Construct a shelter for docents at Surf Beach	7,500
<b>FY04-05</b>	CREF	Isla Vista Bluff Acquisition	Funds to be used for acquiring five ocean bluff top parcels along the 6700 block of Del Playa Drive in Isla Vista	15,350
<b>PENDING GRANTS</b>				
	Caltrans Transportation Planning	Old Town Orcutt Community Streetscapes Plan	Develop a conceptual design to revitalize the historic town center through streetscape, pedestrian and circulation improvements	140,400
	Caltrans	Hollister Corridor	Develop a conceptual design plan for multi-modal and	176,720

Fiscal Year	Grant Source	Grant Name	Description	Amount Awarded
	Transportation Planning	Community Planning Project	livable community concepts to be incorporated in the design.	

## **APPENDIX G**

### **2004 Three Year Work Program Performance and Projects for FY '04-'07**

## 2004 Three Year Work Program Performance and Projects for FY '04-'07

YEAR 1: FISCAL YEAR 2004-'05	STATUS
<b>Projects to be Completed</b>	
• Santa Ynez Community Plan	Estimated Completion May 06
• Uniform Rules Update	Estimated Completion July 05
• Isla Vista Master Plan and Redevelopment Plan Amendment	Estimated Completion March 06
• Old Town Orcutt Revitalization	Completed
• Open Space Habitat Management Plan for Joint Proposal for Ellwood-Devereux Coast	Completed
• Housing Element Implementation Guidelines Update	Completed
<b>PROJECTS TO BEGIN</b>	
• Review of the Residential Agricultural Unit Program and how the program interfaces with second units and other options to provide needed housing on agricultural lands	Not initiated
• Ordinance 661 Consistency Rezone - Phase I (Only if staff is available)	Not initiated
<b>ADDITIONAL MAJOR MILESTONES</b>	
• Complete EIR for Grading Ordinance Amendments and begin public hearings	Not Completed
• Complete required Redevelopment Administration Financial Report	Completed
• Coordinate Implementation Program and Projects for Carpinteria Valley Greenhouse Program; Toro Canyon Community Plan; and Orcutt Community Plan	Ongoing
• Initiate catalyst projects in the Isla Vista area.	Initiated
• Snowy Plover Implementation Plan – initiate alternative trail study at Ocean Beach	Initiated
• Environmental review for 2003 Housing Element Update – Action Phase ( including rezones and zoning ordinance amendments) will be completed and public hearings initiated.	Initiated

**YEAR 2: FISCAL YEAR 2005-'06**

**PROJECTS TO BE COMPLETED**

- Grading Ordinance Guidelines
- Snowy Plover Management Program—Implementation
- 2003 Housing Element Update – Action Phase ( including rezones and zoning ordinance amendments)
- Review of the Residential Agricultural Unit Program and how the program interfaces with second units and other options to provide needed housing on agricultural lands

**PROJECTS TO BEGIN**

- Development Impact Fee study and Beneficial Projects Impact Fee Reduction Study
- Permit Streamlining for Agricultural Operation – Phase I (restoration projects)
- Land Use Strategies for Gaviota Coast
- Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District
- Ordinance 661 Consistency Rezones – Phase I (if not begun in FY '04-'05)

**ADDITIONAL MAJOR MILESTONES**

- Environmental Review would be completed and hearings would begin on Ordinance 661 Consistency Rezone – Phase I, If initiated in FY '04-'05,
- Substantial Progress on Implementation of the Isla Vista Master Plan including initiation of the Pardall Road Redesign.

**YEAR 3: FISCAL YEAR 2006**

**PROJECTS TO BE COMPLETED**

- Residential Development Standards and Guidelines and Revisions to DR Design Residential Zone District
- Ordinance 661 Consistency Rezone - Phase I
- Permit Streamlining for Agricultural Operations – Phase I
- 

**PROJECTS TO BEGIN**

- Ordinance 661 Consistency Rezone - Phase II
- Permit Streamlining for Agricultural Operation – Phase II (non-restoration projects)
- Review of Appropriate Land Uses and intensity for Rural Areas
- Regional Transportation Newsletter (preparation for Circulation Element update)
- Jobs/Housing Newsletter (preparation of Housing Element Update in 2008)

**ADDITIONAL MAJOR MILESTONES**

- Complete environmental review and begin hearings on Development Impact Fee Study and Beneficial projects impact fee reduction study
- Begin and make substantial progress on environmental review for Land Use Strategies for the Gaviota Coast