

2008 - 2009 Annual Work Program and Mid Year Report

for Land Use Planning Projects and Policy Initiatives



**Prepared by:
Office of Long Range Planning**

February 15, 2008

ACKNOWLEDGEMENTS

COUNTY EXECUTIVE OFFICE
COUNTY EXECUTIVE OFFICER (CEO)
DEPUTY CEO

MICHAEL F. BROWN
JOHN BAKER

PLANNING & DEVELOPMENT DEPARTMENT

DIRECTOR OF LONG RANGE PLANNING
DIRECTOR OF DEVELOPMENT SERVICES

JOHN MCINNES
DIANNE BLACK

PUBLIC WORKS DEPARTMENT

PUBLIC WORKS DIRECTOR

SCOTT MCGOLPIN

TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY	1
II.	OFFICE OF LONG RANGE PLANNING	4
A.	Introduction	4
B.	Structure of the General Plan and Supporting Documents	4
C.	Organizational Structure	7
1.	General Plan Amendments Section of the General Planning Division.....	9
2.	Community Plans Section of the General Planning Division.....	9
3.	Special Projects Section of the General Planning Division	9
4.	Strategic Planning Division	9
D.	Ongoing Work Effort/ Current Projects.....	10
1.	Housing Element Update	12
2.	General Plan Electronic Conversion and Reformat (Update Comp Plan to Community Plan Format)	12
3.	Countywide Annexation Policy	12
4.	Update Seismic Safety and Safety Element	13
5.	Santa Ynez Community Plan	13
6.	Los Alamos Community Plan Update	13
7.	Goleta Community Plan Update.....	14
8.	Mission Canyon Specific Plan Update	14
9.	Update Summerland Community Plan Circulation Chapter, Update Board of Architectural Review Guidelines and Develop Commercial District Design Guidelines	14
10.	UCSB LRDP Review	14
11.	Old Town Orcutt Community Plan Amendments.....	15
12.	Required Services and Operation Management	15
E.	Potential New Projects	16
F.	Mid-Year Report on Projects.....	19
1.	Projects Completed or Discontinued in FY07-08	20
2.	Projects To Continue into Fiscal Year 2008-2009.....	21
III.	DEVELOPMENT SERVICES	26
A.	Role of Development Services in Land Use Planning and Policy Initiatives	26
B.	Current Land Use Planning Projects and Policy Initiatives	26
1.	Permitting Review for Agricultural Projects	26
2.	Continuous Improvement/Zoning Ordinance Phase II	26
3.	Integration of Coastal Zoning Ordinance into Montecito LUDC	27
4.	Board of Architectural Review Process Improvements	27
5.	Permit System Upgrade	27
6.	Coastal Impact Assistance Program	28
7.	Coastal Resource Enhancement Fund	28
8.	Financial Assurance Rules for Energy Facilities	28
9.	Staff Tools	28
10.	Building and Safety Fee Study	29
11.	Accela Upgrade Phase II	29
12.	Permit Coordination Program.....	29
C.	Potential New Projects	29
Table 5	Dev Services Projects	30
IV.	AGRICULTURAL PLANNING	31
A.	Role of Department in Land Use Planning and Policy Initiatives	31

B.	Current Land Use Planning Projects and Policy Initiatives	31
1.	AREA Ag Baseline Study	31
C.	Potential New Projects	32
1.	Agricultural Buffer Policy	32
2.	Grading Ordinance Analysis/Modification	33
V.	PUBLIC WORKS DEPARTMENT	35
A.	Role of Department in Land Use Planning and Policy Initiatives	35
B.	Current Land Use Planning Projects and Policy Initiatives	35
1.	Santa Ynez Community Plan – Technical Support.....	35
2.	Goleta Community Plan Update - Technical Support.....	35
3.	Los Alamos Community Plan Update - Technical Support.....	35
4.	Mission Canyon Specific Plan Update - Technical Support.....	35
5.	Orcutt Community Plan - Technical Support	36
C.	Potential New Projects	36

LIST OF TABLES

TABLE 1	Office of Long Range Planning Current Projects & Services	11
TABLE 2	Office of Long Range Planning Potential New Projects (Short Term)	17
TABLE 3	Office of Long Range Planning Potential New Projects (Mid & Long Term)	18
TABLE 4	Status of 2007-2008 Approved Work Program Projects	19
TABLE 5	Development Services Current Projects	30
TABLE 6	Agricultural Planning Services & Potential New Projects	34

LIST OF FIGURES

FIGURE 1	General Plan and Zoning Ordinance Documents	5
FIGURE 2	Implementing Documents	6
FIGURE 3	Office of Long Range Planning Projects and Services FY 2008-2009	8

APPENDICES

APPENDIX A	Office of Long Range Planning Project Summaries – Current Projects
APPENDIX B	Office of Long Range Planning Project Summaries – Potential Projects
APPENDIX C	Development Services Project Summaries
APPENDIX D	Agricultural Planning Project Summaries

I. EXECUTIVE SUMMARY

The *2008-2009 Annual Work Program* (Work Program) provides a summary of the various land use planning projects and policy initiatives proposed for the upcoming 2008-2009 fiscal year. The purpose of the Work Program is to provide the Planning Commission and Board of Supervisors (Board) 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 to consider and determine priority planning projects and policy initiatives that improve and/or update the County's General Plan. The Work Program identifies projects based on their ability to address the following County organization-wide values:

Accountability – personal responsibility for:

- Integrity and ethics
- Achieving results
- Clear goals and empowerment
- Dependability
- Protecting resources against waste, loss, or misuse

Customer-Focus – a service orientation that exhibits:

- Concern for customer's goals and needs
- Responsiveness and good judgment
- Continuous and measurable improvements

Efficiency – creating a work environment that encourages:

- Contemporary skills and business practices
- Mutual respect & open communication about improvements
- Innovation & continuous learning

A rating tool (shown below) was developed to quickly identify those potential new projects that best address the County's organization-wide values of accountability, customer-focus and efficiency and to provide a relative rating system to assist in prioritizing projects. A rating of low, medium and high was used for each of the organization-wide values (A, C and E) for each potential new project identified in the Office of Long Range Planning section. The rationale behind the rating of each project is included on the project summary sheets in Appendix B.

ACE Rating: HIGH		
A	C	E

Implicit in the organization-wide values is the idea that the land use planning function needs to be efficient and responsive to the people it serves. To carry out these values, several goals have been embraced including:

- Identify and provide core services with the commitment to quality and cost efficiency;
- Be aware of and responsive to community needs;
- Ensure objectivity and accountability for the services that are provided by clearly defining roles and responsibilities;
- Operate as a team that shares common goals and objectives;
- Support employees in their efforts to provide quality cost effective services;
- Seek out and utilize private sector input and expertise to facilitate first rate planning and service delivery; and procure the best available technology to achieve service efficiencies and assist in communications, both internal and external.

Accordingly, all Departments are working to ensure fiscal integrity, policy coordination and general management accountability as they carry out the policy direction from the Board and the corresponding approved Work Program.

This is the ninth consecutive year that a Work Program has been prepared for consideration by the decision makers and the community. This year, 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. This expanded discussion is intended to reflect policy coordination efforts across County departments, prevent fragmented decision making, and increase the efficiency and effectiveness of staff and decision makers in responding to broader County goals. This year's Work Program includes projects and initiatives from the following County departments/divisions:

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

Last year's 2007-2008 Annual Work Program included projects from the Parks and General Services Departments, however no land use planning projects were identified by those departments for inclusion in this year's Work Program.

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 on 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.

The Office of Long Range Planning has 15.50 full time equivalent planners available to work on planning projects and to complete required services. Assuming the continuation of current on-going projects and services into Fiscal Year 2008-2009, there are a total of 0.40 full time equivalent planners available for new projects.

Sections III through V of the Work Program discuss the land use planning projects and policy initiatives being performed by the Planning & Development Department's Development Services and Agricultural Planning functions and the 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 2008-2009.

The Appendices provide detailed information on current and potential new land use planning projects. Appendix A contains project summary sheets and budgetary spread sheets 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 2008-2009. Project summaries and spreadsheets are provided in Appendix C and Appendix D for the Development Services and Agricultural Planning Divisions of the Planning & Development Department.

II. OFFICE OF LONG RANGE PLANNING

A. Introduction

The *2008-2009 Annual Work Program* (Work Program) provides a summary of various work efforts over the Fiscal Year 2008 to 2009 period that would update and improve the *General Plan* and its implementing programs, while making the Office of Long Range Planning more responsive to emerging community trends and needs. This is the ninth consecutive year that the Work Program has been prepared for consideration by the decision-makers and the community.

The Work Program outlines projects that have been determined by the community and Board to be timely, strategic, and which represent 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 the fiscal year.

The purpose of the Work Program is to provide the Planning Commission and Board with an opportunity to review current and new potential projects and select those that warrant general fund allocation and staff resources in the upcoming fiscal year.

The Work Program provides flexibility to accommodate some urgent issues that may arise and require new programs or projects. However, the demand for new projects typically far exceeds the capacity of current staff and budget appropriation levels.

B. Structure of the General Plan and Supporting Documents

The existing structure of the County's General Plan is based upon the requirements of State law and the direction of the Board over the last two 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 the last decade 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).

Figure 1

THE GENERAL PLAN

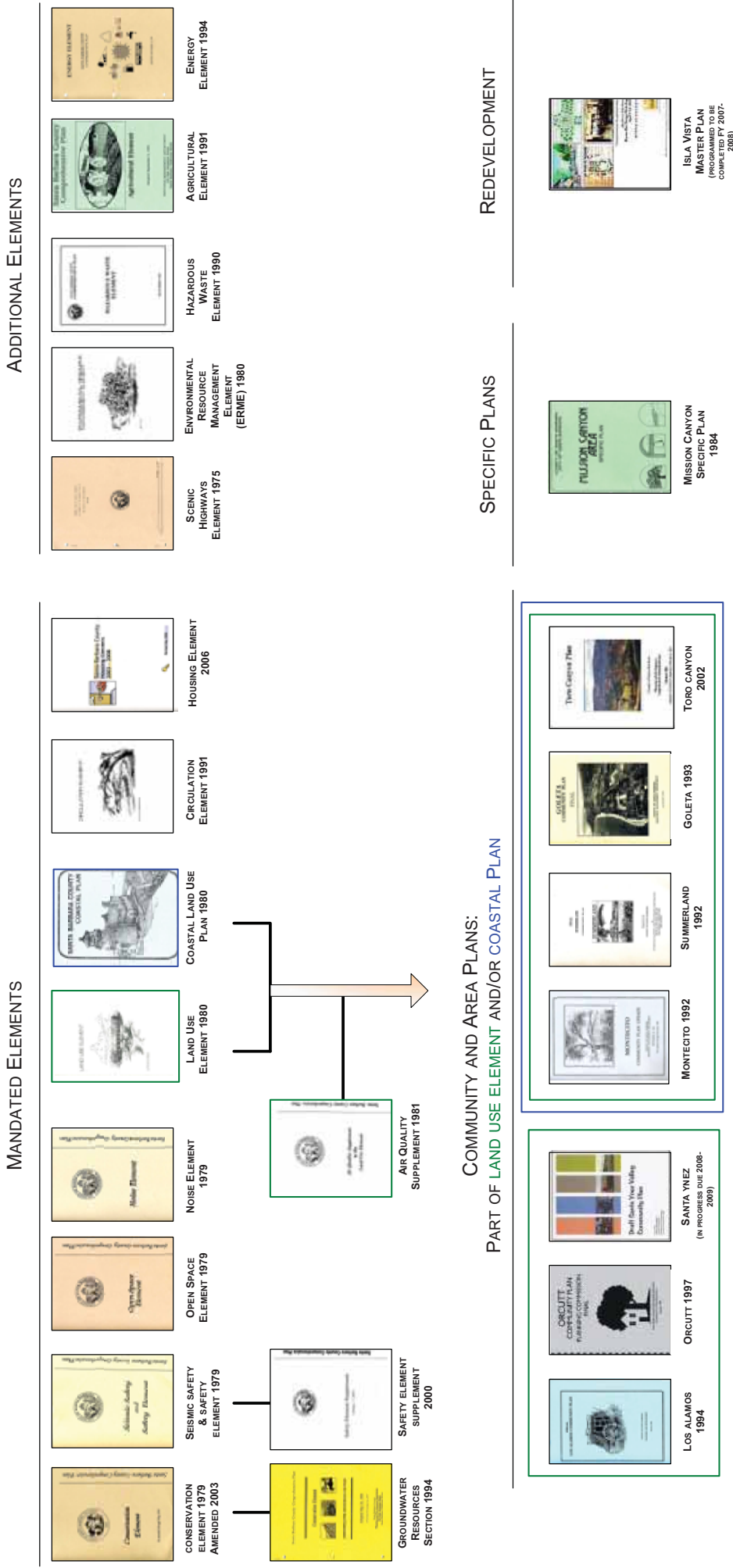


Figure 2

IMPLEMENTING ZONING ORDINANCE DOCUMENTS



SANTA BARBARA COUNTY LUDC LAND USE DEVELOPMENT CODE



ARTICLE II COASTAL - IN EFFECT UNTIL LUDC RECEIVE COASTAL COMMISSION APPROVAL



MONTECITO LUDC LAND USE DEVELOPMENT CODE



ARTICLE IX - OAK TREE PROTECTION & REGENERATION



ORDINANCE 661

GUIDANCE DOCUMENTS



SUMMERLAND BAR GUIDELINES 1992



MONTECITO BAR GUIDELINES 1995



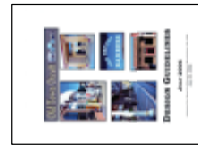
DESIGN RESIDENTIAL DESIGN GUIDELINES 1998



101 DESIGN GUIDELINES 1998



ORCUTT TRANSPORTATION IMPLEMENTATION PLAN 1998



OLD TOWN ORCUTT COMMERCIAL DESIGN GUIDELINES 2006



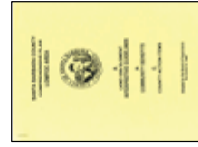
GOLETA TRANSPORTATION IMPLEMENTATION PLAN 1999



BICYCLE MASTER PLAN 2005



HOUSING ELEMENT IMPLEMENTATION GUIDELINES 2005



LOMFOC GUIDELINES AND INTERPRETIVE ACTION ITEMS 1999



APPENDICES ELLWOOD-DEVEREUX OPEN SPACE AND HABITAT MANAGEMENT PLAN 2004

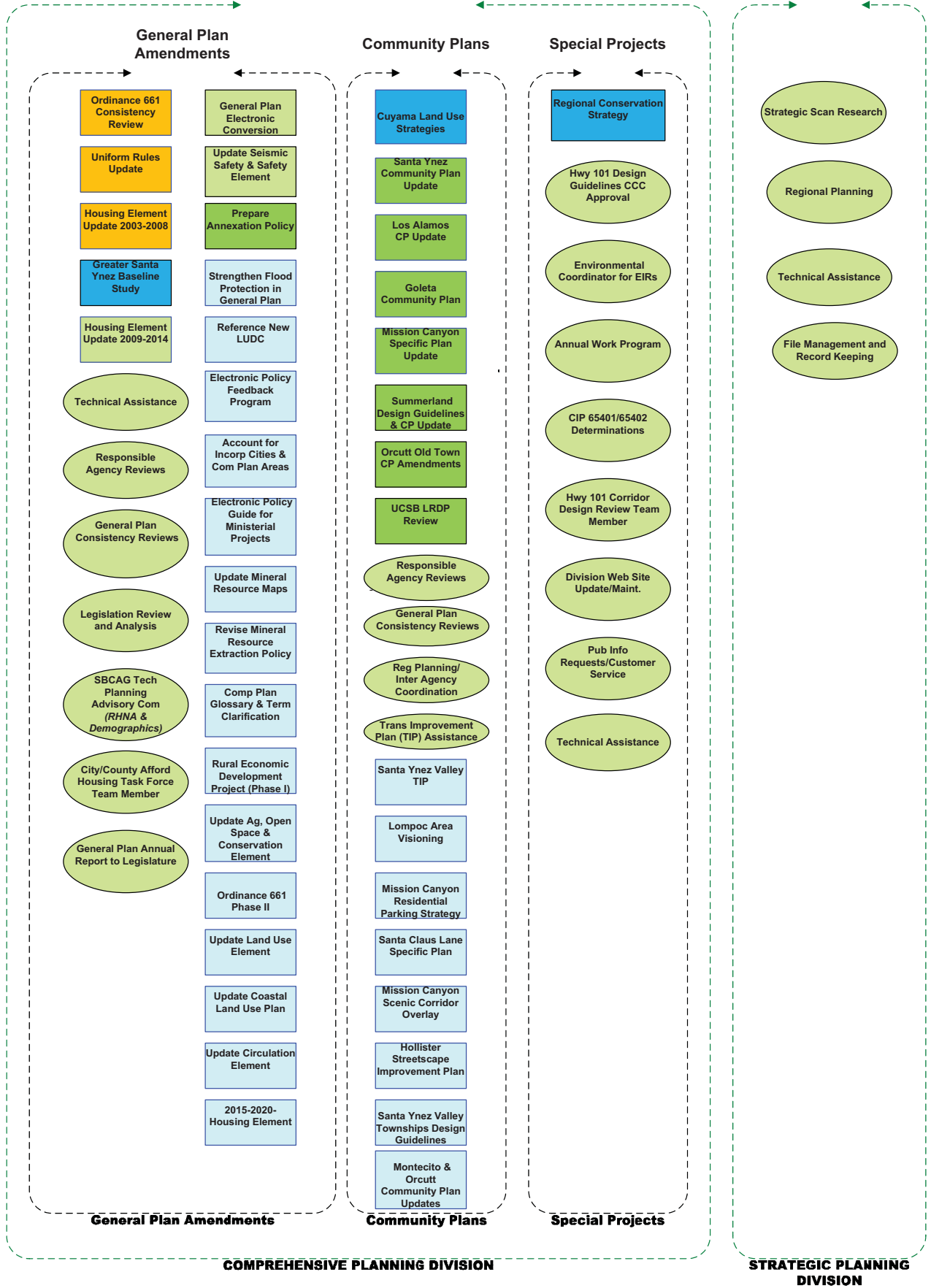
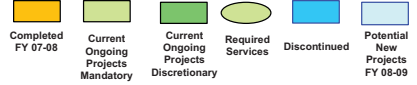
Five separate zoning ordinances have recently been reformatted into the County Land Use & Development Code (LUDC) and the Montecito LUDC. The development codes became effective January 2, 2007. The Coastal Zoning Ordinance (Article II) will remain in effect until the Coastal Commission certifies the Coastal Zone portions of the County LUDC. These documents play a key role in providing detailed guidance on implementing 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 Countywide 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 reformatted 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, Mission Canyon and the Toro Canyon area. A plan is currently under development for the Santa Ynez Valley. Additionally, several communities are currently updating or will soon update these original Plans, including the eastern Goleta Valley, Summerland, Los Alamos and Mission Canyon.

C. Organizational Structure

The Office of Long Range Planning is organized into a General Planning Division and a Strategic Planning Division, based on core programs and functions. This organizational structure connects core functions and project priorities to areas of project responsibility and authority. Figure 3 on the following page shows the Office of Long Range Planning Organizational Structure and indicates how projects and required services are divided between the two Divisions. The General Planning Division is further divided into three sections: General Plan Amendments, Community Plans, and Special Projects. Work efforts within each section are described below. The Office of Long Range Planning reports to the Santa Barbara County Planning and Development Director, who also serves as Deputy County Executive Officer and reports to the County Executive Officer.

Figure 3
Planning and Development
Office of Long Range Planning
Projects and Required Services
Fiscal Year 2008-2009



1. General Plan Amendments Section of the General Planning Division

This section is responsible for the creation, update and implementation of the 12 “functional” elements of the General Plan and Local Coastal Plan. This includes maintenance and periodic updates, as well as State Mandated revisions to the County Housing Element. The section also monitors the effectiveness and coordinates the administration of policies and program documents related to rural lands. Additionally, the General Plan section provides interagency coordination related to regional transportation and housing planning, and serves as technical staff to the Board of Supervisors on matters related to the Santa Barbara County Association of Government’s (SBCAG) administration of the Regional Housing Needs Assessment (RHNA). Additional topical and geographic focus areas include the provision of ongoing land-use related legislative analysis and technical support to the County’s intergovernmental relations program, coordination with LAFCO member jurisdictions on annexations and other government reorganizations, coordination of Countywide responses to regional CEQA documents, and participation on the City/County Affordable Housing Task Force. The section also is tasked with administering the County’s participation in the 2010 Decennial Census.

2. Community Plans Section of the General Planning Division

This section is responsible for the creation, update and implementation of the eight community plans throughout the County. 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 projects that implement the community plans through extensive involvement with the Department’s Development Review Division.

3. Special Projects Section of the General Planning Division

This section is responsible for special assignments not covered in the other two sections as well as administrative functions of the Division. The section manages projects such as the Annual Work Program and Mid Year Reports, the Capital Improvement Program General Plan Conformity Review and the Regional Conservation Strategy. Historically it has worked to acquire and implement grants for Board-directed capital improvements or major community plan implementation items. More recently, the section has moved away from this practice in favor of leaving this responsibility to other Departments with more responsibility for implementing capital projects related to parks and open space, trails, bike paths, etc.

4. Strategic Planning Division

This Division is responsible for research and analysis related to the identification of emerging economic, demographic, and social trends in Santa Barbara County that represent the most significant challenges to achieving the County’s Strategic Goals. To address these challenges, this section supports the County Executive Office in preparing a biannual strategic scan and in catalyzing organizational resource alignment, allocation, and investment. The section is also responsible for evaluating the effectiveness of existing General Plan policy and identifying opportunities to strengthen policy to more

effectively address critical issues, since many relate directly to land use and development policy.

D. Ongoing Work Effort/ Current Projects

The Office of Long Range Planning is currently staffed by a director and 15.50 full time equivalent planners to carry out the work efforts. Figure 3 on page 8 shows 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 2008-2009 (green), discontinued projects (dark blue) and new potential projects that merit consideration by the Planning Commission and Board (light blue).

Table 1 provided on the following page is a summary of Long Range Planning's ongoing work effort for Fiscal Year 2008-2009. This table provides the estimated cost and full time employee equivalent for each current project and required service. Assuming the continuation of current projects and ongoing work efforts in concert with existing budgeted staffing and resources, Table 1 shows that there is the equivalent of 0.40 full time employees available to work on new projects in Fiscal Year 2008-2009.

Appendix A includes a summary of each of the current projects along with spread sheets showing 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 proposing to be engaged in during Fiscal Year 2008-2009. 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 2008-2009

CURRENT PROJECTS AND PROGRAMS		FTE	Consultant Cost	Other Dept. Expenses	Total Cost
Current Projects					
1	2009-2014 Housing Element Update	1.65	\$80,000	\$22,120	\$252,900
2	General Plan Electronic Conversion and Reformat	0.79		\$29,435	\$102,755
3	Annexation Policy	0.32		\$3,290	\$36,570
4	Update Seismic Safety and Safety Element	0.09		\$3,290	\$12,290
5	Santa Ynez Community Plan Update	0.72	\$52,300	\$40,757	\$177,600
6	Los Alamos Community Plan Update	0.64	\$140,000	\$9,100	\$220,834
7	Goleta Community Plan Update	1.07		\$18,106	\$134,154
8	Mission Canyon Specific Plan Update	0.51		\$15,500	\$103,344
9	Summerland Design Guidelines	0.73		\$13,323	\$146,786
10	UCSB LRDP Review	0.23			\$31,754
11	Old Town Orcutt Community Plan Amendments	0.40		\$2,860	\$46,942
	Subtotal	7.15	\$272,300	\$157,781	\$1,265,929
Required Services					
12	Census LUCA	0.42			\$37,070
13	RHNA Planning	0.40			\$40,012
14	General Plan Annual Report to Legislature	0.05			\$4,630
15	CIP Conformity Review	0.04			\$4,020
16	General Plan Consistency Review	0.76			\$81,290
17	LAFCO Annexation Review	0.29			\$28,780
18	Responsible Agency Review	0.56			\$56,480
19	Regional Planning/Inter Agency Coordination	0.97			\$101,652
20	Annual Work Program	0.38			\$40,084
21	Strategic Scan	0.67	\$40,000		\$108,400
22	Technical Support to Other Departments	0.54			\$57,996
23	Legislative Review	0.31			\$32,580
24	Greenhouse Gas Regulatory Requirements	0.16			\$16,640
25	Environmental Coordinator for EIRs	0.09			\$9,380
	Subtotal	5.64	\$40,000		\$619,014
Operations Management					
26	Training	0.39			\$40,250
27	Budget Development and Implementation	0.22			\$23,130
28	Public Info and Outreach	0.36			\$39,130
29	Division Web Site	0.22			\$21,684
30	Division and Section Staff Meetings	1.04			\$113,165
31	Mandatory Employee Performance Reviews	0.08			\$8,594
32	Project Admin Support			\$44,500	\$44,500
	Subtotal	2.31	\$0	\$44,500	\$290,453
	SUBTOTAL	15.10	\$312,300	\$202,281	\$2,175,396
	Available for New Projects	0.40	0	0	\$43,200
	TOTAL BUDGET	15.50	\$312,300	\$202,281	\$2,218,596

1. *Housing Element Update*

As one of seven required elements of the General Plan, the Housing Element is required by law to meet the existing and projected housing needs of all economic segments of the community. Fiscal Year 2008-2009 marks the transition from the completion of the 2003-2008 Housing Element update to the preparation of the 2009-2014 Housing Element update. Over the next year, the General Plan Amendments section of the division will review amendments to State housing law, existing County housing policies, and other related land use policies for the purpose of revising the current Housing Element in compliance with the August 31, 2009 statutory deadline for the County to update and submit a revised Housing Element to the State for review and certification. The Draft 2009-2014 Housing Element is expected to be released in the fourth quarter of FY 2008-2009 and will detail how the County's land use policies address the State mandate to provide housing opportunities to all economic segments of the community who work within the unincorporated area of the County. The division will work with the public to ensure the community participation components of the update are fully informed by facts surrounding the constraints to providing sufficient housing to accommodate the need, as well as the impacts to the community should the demonstrated need go unmet.

2. *General Plan Electronic Conversion and Reformat (Update Comp Plan to Community Plan Format)*

The General Plan was drafted over a span of four decades. During the 2008-2009 Fiscal Year, the General Plan Amendments section will complete a project initiated in July 2007 to convert and reformat the County General Plan into a series of web-based, searchable electronic documents for the purpose of providing members of the public, staff, and decision-makers with instant, user-friendly access to all documents in the General Plan. Phase I of the conversion project, the digitization of the General Plan will be completed by the end of Fiscal Year 2007-2008. Phase II, to begin in Summer 2008, focuses on the conversion process and includes the publication of a historical compendium detailing all amendments since the inception of the County General Plan. The reformat component of the project will streamline the General Plan by unifying the format to reflect a more modern organization. Currently, the format and style of the documents varies significantly, with more recent documents taking a consistent approach in defining goals, policies, action items and development standards that are intended to serve as guiding principles for implementing each element and community plan. The project entails reviewing all elements of the General Plan and categorizing the embedded policy statements according to the structure used in the more recently adopted components of the General Plan. The purpose of the reformat component of the project is to facilitate understanding of land use policies by bringing all elements into a consistent format with regard to how policies and action items are identified. The project will also minimize the potential for old, varied, outdated versions of paper-based General Plan Elements to be mistakenly used by the public, county staff, and decision makers; leading to confusion and the inconsistent application and interpretation of County land use policy. The project will culminate during the second half of the fiscal year with the republication of each of the twelve General Plan Elements and the associated Community Plan subcomponents of the Land Use Element.

3. *Countywide Annexation Policy*

This project, initiated by the Board during the 2007-2008 Fiscal Year, ensures that the County is positioned to maintain its financial health and the long-term integrity of the

public services to those living within the unincorporated area. This project aims to establish County policies, objectives and a strategy for responding to proposed city and special district annexations, detachment formations, and other reorganizations, consistent with the County's General Plan and identified challenges. Based on the principles of equity and parity, this policy aims 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 policy document resulting from this analysis will serve to 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.

4. *Update Seismic Safety and Safety Element*

The County's Hazard Mitigation Plan contains a number of maps and updated data which serve as the primary guiding document regarding public safety in the event of natural disasters. This project updates the Seismic Safety and Safety Element to reflect the policies of the County's Hazard Mitigation Plan for natural events that apply to urban fire hazard, fault lines, emergency evacuation routes and emergency response planning as required by State and Federal law. The update would reference the maps and data so that updates to the Hazard Mitigation Plan, as required every five years, also serve to update the references made within the Seismic Safety and Safety Element. In order to improve public communication about potential threats from natural disasters in our community, the updated element would be reformatted for distribution and posted on the County web site in conjunction with the General Plan Reformat Project. The project is expected to be complete by June 2009.

5. *Santa Ynez Community Plan*

This project updates the existing General Plan for the Santa Ynez Valley area by modifying existing land use and zoning designations, and setting 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. Environmental review will be completed and the plan will be brought to the Planning Commission for review in Fall 2008. Board adoption hearings will begin in the second quarter of Fiscal Year 2008-2009. The project is expected to be completed by winter 2009.

6. *Los Alamos Community Plan Update*

The Los Alamos Community Plan was adopted in 1994 to provide goals, policies, and development standards to ensure that future development is carried out in a manner that is consistent with the community's expectations. The Office of Long Range Planning was charged with updating the plan to consider a proposed development project and make other changes identified and requested by the Los Alamos Planning Advisory Committee. It is anticipated that the Planning and Commission will consider a draft plan for initiation in Spring 2008. Depending on the scope of changes to the existing Los Alamos Community Plan, environmental review and an updated community plan will be considered for adoption by the Planning Commission and Board in spring or summer of 2009.

7. *Goleta Community Plan Update*

The Goleta Visioning Committee completed and delivered their visioning document to the Board in November 2006. The document is the first phase of the Goleta Community Plan Update and will be used as a reference tool in updating the 1993 Goleta Community Plan. The impending update is likely to focus on the key issues of land use, circulation, open space, agricultural, and community facilities. The update will involve extensive public participation through the creation of a General Plan Advisory Committee during Fiscal Year 2008-2009.

8. *Mission Canyon Specific Plan Update*

The City of Santa Barbara 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 it would not unduly impact City of Santa Barbara services and sensitive canyon resources. The intent of the specific plan was to guide development rather than to unnecessarily restrict it. The update of the 1984 specific plan will address fire safety, circulation, water and wastewater services, flood hazards, and architectural design issues. Any amendments to the 1984 specific plan must be approved by both the City of Santa Barbara and the County of Santa Barbara. It is anticipated that specific plan amendments and design guideline changes will be considered for initiation in spring 2008 and that environmental review would be completed and would be brought back along with a final plan for adoption in winter 2009.

9. *Update Summerland Community Plan Circulation Chapter, Update Board of Architectural Review Guidelines and Develop Commercial District Design Guidelines*

In October of 2004, 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. This project is focused on developing Commercial Design Guidelines to complement and coordinate future private development with the Lillie Avenue Streetscape project. A second phase would include the update of the current Board of Architectural Review Design Guidelines for single and duplex units. Beginning in winter 2008, Public Works will be beginning a community wide traffic study that will inform the third phase of the project which is to update the Traffic and Circulation Chapter of the Summerland Community Plan. The project is expected to go forward for initiation of environmental review in spring 2009 and be brought back for Planning Commission review in fall/winter 2009-2010. The Board of Supervisors is expected to consider the documents in spring/summer 2010. Coastal Commission review and certification will extend into the 2010-2011 fiscal year.

10. *UCSB LRDP Review*

A long-range development plan (LRDP) is a General Plan that 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, University, and the public. The University is anticipated to release the LRDP in winter 2008. The Office of Long Range Planning in coordination with the CEO's office will be coordinating the County's response and analysis of both physical and fiscal impacts related to future University growth. Comments are due to the University by late spring 2008. The County

anticipates the negotiation of the University's "fair-share" of related impacts to extend into summer 2008.

11. Old Town Orcutt Community Plan Amendments

The Old Town Orcutt Community Plan Amendments project stem from the July 2006 adoption of a conceptual streetscape plan for Old Town Orcutt. The conceptual plan substantially deviated from the Orcutt Community Plan (OCP) policies, Orcutt Transportation Improvement Plan (OTIP), and the Public Infrastructure Financing Plan (PIFP).

Before coordinating the documents noted above, a comprehensive traffic and parking study was initiated to address community concerns related to cut through traffic and vehicle, pedestrian, and bicycle safety along Clarke Avenue in Old Town Orcutt. The draft study is currently being finalized and will be distributed for public review throughout the Orcutt community in fall 2008 before being brought to the Planning Commission and Board of Supervisors for review in late spring 2009.

12. 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 intergovernmental 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 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.

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 2008-2009 Work Program. The projects have been identified as short term (recommended to begin in 1-2 years), midterm (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 critical to maintaining the integrity of the General Plan. Project #1, titled Strengthen Flood Protections within the General Plan, is a non-discretionary project necessary to comply with legal requirements of AB 162. Many of the potential projects were developed and identified in the 2007-2008 Work Program based on an evaluation of the current General Plan and supporting documents with an eye toward clarifying and modernizing outdated portions of the General Plan. Others, such as the Santa Ynez Transportation Improvement Plan, Lompoc Area Visioning, Mission Canyon Parking Strategy and the Rural Economic Development Project are being brought forward as possible implementation projects stemming from ongoing community planning efforts or to consider areas that may need updated land use policies.

Mid term projects are important, but not as time critical as those identified as short term projects. Most are implementation projects stemming from community planning efforts. The update to the Open Space Element was recommended in public comment to the Fiscal Year 2007-2008 Work Program.

Several projects have been identified as potential long term projects. These include updates to portions of the General Plan that have been amended hundreds of times but have never been comprehensively updated. Long term projects also include updates to aging Community Plans.

In addition to the potential new projects identified herein, there are a significant number of actions items that have been identified in existing and draft Community Plans. As Community Plans are updated, these action items will be evaluated by the community and General Plan advisory committees. Action items that are contained in new or updated Community Plans will be added to the list of potential new projects in future Work Programs.

Table 2 on the following page provides a summary of short term potential new projects for Planning Commission and Board of Supervisor's consideration for Fiscal Year 2008-2009. Table 2 includes the estimated total, departmental support and consultant cost as well as the full time employee equivalent for each potential new project. The ACE rating and rationale for each project is included on the project summary sheets in Appendix B.

Table 3 on page 18 provides a list of mid and long term potential new projects. Table 3 includes the estimated total cost and full time employee equivalent based on preliminary estimates which will be refined as the projects get closer to being initiated.

Detailed project summary sheets and budget and scheduling information for each potential new project are contained in Appendix B.

TABLE 2
OFFICE OF LONG RANGE PLANNING
POTENTIAL NEW PROJECTS
SHORT TERM (1-2 YEARS)
FISCAL YEAR 2008-2009 COSTS

POTENTIAL PROJECTS						Total Cost
Short Term (1-2 years)						
		FTE	Consultant Cost	Other Dept. Expenses		
1	Strengthen Flood Protections within General Plan	0.31		\$8,750		\$44,955
2	Update Comprehensive Plan to Reference New Land Use Development Code	0.31		\$8,365		\$42,265
3	Develop Electronic Comment Program	0.10				\$11,208
4	Update CP to Account for Incorporated Cities & Planning Areas	0.17		\$8,365		\$26,965
5	Create Electronic Guide to Ministerial Projects	0.25				\$26,670
6	Update Maps in Conservation Element	0.20		\$15,153		\$37,033
7	Revise Mineral Resource Extraction Policy to Comply with CEQA	0.04		\$2,905		\$7,765
8	Develop Comprehensive Plan Glossary & Provide Term Clarification	0.43		\$8,365		\$54,565
9	Santa Ynez Valley Transportation Improvement Plan	0.13	\$6,000	\$16,250		\$37,850
10	Lompoc Area Visioning	0.26				\$29,016
11	Mission Canyon Residential Parking Strategy	0.06		\$3,500		\$10,940
12	Rural Economic Development & Ag Diversification Pilot Project	0.60		\$7,000		\$68,220
	TOTAL	2.86	\$6,000	\$78,653		\$397,452

TABLE 3
OFFICE OF LONG RANGE PLANNING
POTENTIAL NEW PROJECTS
MID AND LONG TERM

POTENTIAL PROJECTS						
		FTE	Consultant Cost	Other Dept. Expenses	Total Cost	
Mid Term (3-5 years)						
13	Santa Claus Lane Streetscape Revitalization	1.00	\$130,000		\$241,910	
14	Mission Canyon Scenic Corridor Overlay	0.26	\$30,000	\$10,710	\$69,230	
15	Hollister/State Street Streetscape Improvement Program	0.33	\$50,000	\$17,036	\$107,207	
16	Santa Ynez Valley Townships Design Guidelines	0.90		\$7,280	\$113,035	
17	Agricultural Element Update	1.45	\$225,000		\$381,600	
18	Open Space Element Update	1.55	\$80,000		\$247,400	
19	Conservation Element Update	1.65	\$300,000		\$478,200	
	SUBTOTAL	7.14	\$815,000	\$35,026	\$1,638,582	
Long Term (5-10 years)						
20	Ordinance 661 Phase II	1.25	\$50,000	TBA	\$185,000	
21	Update Land Use Element	3.00	\$500,000	TBA	\$824,000	
22	Update Coastal Land Use Plan	2.50	\$500,000	TBA	\$770,000	
23	Montecito Community Plan Update	2.50	\$225,000	TBA	\$495,000	
24	Update Noise Element	1.15	\$80,000	TBA	\$204,200	
25	Update Energy Element	1.25	\$80,000	TBA	\$215,000	
26	2015-2020 Housing Element	1.65	\$300,000	TBA	\$478,200	
27	Orcutt Community Plan Update	2.50	\$225,000	TBA	\$495,000	
28	Update Circulation Element	0.65	\$500,000	TBA	\$570,200	
	SUBTOTAL	16.45	\$2,460,000		\$4,236,600	
	TOTAL (Short, Mid & Long Term)	26.45	\$3,281,000		\$6,272,634	

F. Mid-Year Report on Projects

The Board of Supervisors adopted the current Fiscal Year 2007-2008 Work Program on June 13, 2007, which provided for the continuation of ten major ongoing projects and the initiation of seven additional new projects. The status of the 2007-2008 Work Program projects is shown in Table 4 below. Of the seventeen total projects, three are or will be complete in the current Fiscal Year 2007-2008. Three others have been discontinued. The remaining eleven are proposed to continue into Fiscal Year 2008-2009. A discussion of each project is provided below.

Table 4
Status of 2007-2008 Approved Work Program Projects

FISCAL YEAR 2007-2008	STATUS
Ongoing Projects to be Completed or Discontinued	
• Housing Element Update 2003-2008	Completed Aug 07
• Uniform Rules Update	Completed fall 07
• Ordinance 661 Consistency Review	Completed fall 07
• Greater Santa Ynez Baseline Study	Discontinued
• Cuyama Land Use Strategies	Discontinued
• Regional Conservation Strategy	Discontinued
Projects to Continue into 2008-2009	
• 2009-2014 Housing Element Update	Estimated Completion summer 09
• General Plan Electronic Conversion & Reformat	Estimated Completion winter 09
• Update Seismic Safety & Safety Element	Estimated Completion spring 09
• Prepare Annexation Policy	Estimated Completion fall 09
• UCSB LRDP Review	Estimated Completion summer 08
• Santa Ynez Community Plan Update	Estimated Completion Dec 08
• Los Alamos Community Plan Update	Estimated Completion Sep 2010
• Goleta Community Plan Update	Estimated Completion Oct 2011
• Mission Canyon Specific Plan Update	Estimated Completion winter 09/10
• Summerland Community Plan Update- Residential and Commercial Design Guidelines	Estimated Completion summer 2010
• Old Town Orcutt Community Plan Amendments	spring 2009

1. Projects Completed or Discontinued in FY07-08

Housing Element Update 2003-2008

The Office of Long Range Planning continued to work to implement the Housing Element that was adopted in May 2006. In August of 2007 the Board acted to rezone 260 acres within the community of Isla Vista which yielded approximately 1,400 units that the County has counted toward its RHNA shortfall of 1,235 units for this Housing Element planning period. On August 24, 2007 the County sent a letter to State Housing and Community Development requesting final certification and a formal response from the State regarding the final status of our Housing Element is expected by the end of the fiscal year.

Uniform Rules Update

The Santa Barbara County Uniform Rules is the set of rules the County uses to implement the Agricultural Preserve tax credit program, established by the California Land Conservation Act of 1965, also known as the Williamson Act. In April 2003, the Board of Supervisors directed staff to work with the Agricultural Preserve Advisory Committee (APAC) and members of the public to update the Uniform Rules. On September 25, 2007, the Board of Supervisors adopted the updated Uniform Rules for Agricultural Preserves and Farmland Security Zones and certified the Final EIR. The update brought the rules into conformance with legislative amendments to the Williamson Act, addressed discrepancies identified in 2001 California Department of Finance audit, ensured the continued integrity of the Agricultural Preserve Program, and increased the clarity and flexibility of the Uniform Rules program. The Uniform Rules update further strengthens the integrity of the Agricultural Preserve Program and ensures the continuation of agriculture as a viable industry in Santa Barbara County.

Ordinance 661 Consistency Rezone

This consistency rezone implements Phase III of the Agricultural Element by replacing previous Ordinance 661 zoning in portions of the rural areas with current Land Use Development Code zoning consistent with land use designations enjoyed by other landowners in the rural areas throughout the County. The Board voted unanimously to approve the conversion of approximately 58,000 acres of land previously zoned under the old Ordinance 661 to the current equivalent zoning designations in the Land Use Development Code.

Greater Santa Ynez Baseline Study

The objective of this project was to use existing data to develop a baseline report on the current social, economic and environmental characteristics of the Greater Santa Ynez Valley region. A staff report outlining two options for a project scope of work was presented to the Board in September of 2007. Based on public input at that hearing, the Board directed staff to discontinue work on the project.

Cuyama Land Use Strategies

After extensive consultation with Cuyama Valley residents, it was determined that the proposed Cuyama Land Use Strategy project did not adequately include a scope of work that would have addressed regional Cuyama Valley planning issues. The 2007-2008 project was intended to focus specifically in the urban area of New Cuyama to accompany the proposed aquatics facility. Residents felt that a more comprehensive valley wide scope was needed to fully address the latent planning needs. The project

has been re-scoped and included as a potential new project entitled Rural Economic Development and Agricultural Diversification Pilot Project.

Regional Conservation Strategy

This project was intended to provide a regional strategy to allow more certainty in the regulatory process and reasonable use of property while also protecting federally listed endangered species. A Conservation Steering Committee was formed in spring 2007 and made substantial progress toward determining the scope of the conservation strategy and providing guidance for a consultant to prepare a draft plan. The Committee has decided to include nine federal and state listed species in the plan and to include agriculture as a covered activity. These actions expand both the level of detail that would be required to prepare a plan and increase the amount of land that would need to be acquired as mitigation to obtain take authorization from the Fish and Wildlife Service for approval of a regional plan.

Given the change in the State and County's economic climate since the program's initiation, the Regional Conservation Strategy project has been discontinued. Specifically, the likelihood of funds becoming available to acquire and preserve land to implement a regional plan is significantly diminished as a result of recent fiscal developments. As such, the project was discontinued before embarking on the next phase of work which would have required a substantial commitment of staff resources and general fund allocation to pay consultants to prepare a conservation plan and accompanying documents.

2. Projects To Continue into Fiscal Year 2008-2009

Housing Element Update 2009-2014

MID-YEAR ACCOMPLISHMENTS

- Participated in SBCAG's Regional Housing Needs Assessment and fair share allocation discussions for the next Housing Element update cycle

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- None

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- None

General Plan Electronic Conversion and Reformat

MID-YEAR ACCOMPLISHMENTS

- Completed search of 16,273 Board of Supervisor approved Resolutions to identify General Plan Resolutions passed between 1979 through 2007
- Established electronic database of approximately 575 General Plan Resolutions from 1979 through 2007
- Created hard copy binders of General Plan Resolutions sorted by: Year; Element; and Mapping Requests
- Completing analysis of Resolutions to identify those needing incorporation and/or appropriate citation within Elements

- Scanned all General Plan Elements into digital library with Optical Character Recognition capabilities
- Completed analysis of resolutions from 1979 to 2007 for Land Use, Circulation and Environmental Resource Management Elements
- Completed conversion of Land Use, Circulation and Environmental Resource Management Elements to electronic, editable format
- Incorporated 75% of resolutions and/or appropriate resolution citations for Land Use, Circulation and Environmental Resource Management Elements

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- This project combines three projects that were included in the Fiscal Year 2007-2008 Word Program: General Plan Reformat, Reformat LUE, Circ & ERME and Update General Plan for Consistent Format
- Due to the number of hours required to convert Elements from hard copy to electronic, editable copy; and the manual system for resolution searches at the Clerk of the Board, the timeline for this project has been extended

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The project is proceeding within budget with an anticipated completion of winter 2009

Update Seismic Safety & Safety Element

MID-YEAR ACCOMPLISHMENTS

- Completed analysis of resolutions from 1979 to 2007 for Seismic Safety & Safety Element
- Scanned Seismic Safety & Safety Element into digital library with Optical Character Recognition capabilities

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- State Assembly Bill 162, requires that local jurisdictions update the goals, policies, and objectives related to flood hazards. The current work plan proposes to add this task to the current effort to update the Seismic Safety and Safety Element. As such, LRP is extending the project schedule to accommodate this new State mandate

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- This timeline for this project has been extended in order to provide the Board with an opportunity to accommodate recent changes in State Law that require jurisdictions to strengthen flood related information in their Seismic Safety and Safety Elements. Should the Board direct LRP to incorporate the flood related tasks, the new anticipated completion date is June 2009

Prepare Annexation Policy

MID-YEAR ACCOMPLISHMENTS

- Made substantial progress in establishing policies, objectives and a strategy for responding to annexations and reorganizations

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- Initiation of this project was postponed due to unanticipated resourcing requirements associated with completion of other projects (i.e., Uniform Rules)

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The project is proceeding within budget with an anticipated completion fall 2009

UCSB LRDP Review

MID-YEAR ACCOMPLISHMENTS

- In coordination with the CEO's office, prepared for County's analysis and response to LRDP
- LRDP is anticipated to be released in winter 2008

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- None

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The project is proceeding within budget with an anticipated completion of negotiation of the University's "fair-share" of related impacts in summer 2008

Santa Ynez Community Plan

MID-YEAR ACCOMPLISHMENTS

- Released Notice of Preparation
- Made significant changes in environmental approach based upon comments received during scoping hearings and in response to Notice of Preparation
- Developed a model for surveying and analyzing current and anticipated traffic impacts in the Santa Ynez Valley
- A change to the rezone initiation procedure for projects within the planning area was considered and rejected by the Planning Commission

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- None

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The project is proceeding within budget with an anticipated completion date of December 2008

Los Alamos Community Plan

MID-YEAR ACCOMPLISHMENTS

- Formed Los Alamos Planning Advisory Committee (LAPAC)
- Completed the review of proposed project that would expand urban area
- Collected economic and demographic data and trends to inform and update the planning process
- Conducted outreach effort to all Los Alamos residents, including workshops and survey efforts that were distributed community wide and to Bell Street business owners
- Initiated planning effort and held 23 LAPAC meetings

- Completed redrafting of Los Alamos Community Plan, new Bell Street Form Based Code and revised Bell Street Commercial Design Guidelines

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- None

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The project is proceeding on schedule and within budget, however the revised completion date is Fall 2010, assuming an environmental impact report is required. The schedule will be accelerated by 6-8 months if the initial study determines that a negative declaration is adequate

Goleta Community Plan Update

MID-YEAR ACCOMPLISHMENTS

- Prepared meeting and outreach strategy for the formation of the Goleta Planning Advisory Committee
- Completed comprehensive policy analysis to inform the selection of a provisional planning boundary to ensure that any land use policy updates for the Eastern Goleta Valley would be consistent with the Isla Vista land use policy and address Eastern Goleta Valley residents concerns

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- The project schedule identified in the 2007-2008 work program was revised to define appropriate boundaries for the updated plan and to form the planning advisory committee

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- There are no anticipated impacts to the budget as a result of the schedule adjustment

Mission Canyon Specific Plan Update

MID-YEAR ACCOMPLISHMENTS

- Conducted outreach effort to all Mission Canyon residents
- Informed and coordinated planning effort with the City of Santa Barbara
- Formed the Mission Canyon Planning Advisory Committee (MCPAC)
- Initiated planning effort and held 14 MCPAC meetings and three public workshops
- Prepared a draft of the Mission Canyon Residential Design Guidelines

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- Additional outreach and review was required by a 1982 agreement with the City of Santa Barbara
- Staff, rather than consultants, will be conducting the environmental review portion of the project

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The anticipated completion date is winter 2009

Summerland Design Guidelines and Focused Community Plan Update

MID-YEAR ACCOMPLISHMENTS

- Developed Commercial Design Guidelines to complement and coordinate future private development with the Lillie Avenue Streetscape project
- Began preparation of Design Guidelines for single and duplex units
- Formed the Summerland Planning Advisory Committee (SUNPAC)

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- Beginning in winter 2008, Public Works will be beginning a community wide traffic study that will inform the third phase of the project which is to update the Traffic and Circulation Chapter of the Summerland Community Plan

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- The project is proceeding within budget with an anticipated Board adoption date summer 2010

Old Town Orcutt Community Plan Amendments

MID-YEAR ACCOMPLISHMENTS

- The Public Works Department has initiated a traffic and parking study

WORK PROGRAM MODIFICATIONS & ADDITIONAL WORK EFFORTS

- None; the project was initiated after adoption of the 2007-2008 Work Program to rectify discrepancies between the Orcutt Community Plan policies, the Orcutt Transportation Improvement Plan and the Public Infrastructure Financing Plan

WORK PROGRAM MODIFICATIONS: IMPACT ON SCHEDULE & BUDGET

- None; the anticipated Board adoption date is spring 2009

III. DEVELOPMENT SERVICES

A. Role of Development Services in Land Use Planning and Policy Initiatives

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

Table 5 on page 30 is a summary of Development Services' ongoing work effort. This table provides the estimated cost and full time employee equivalent where available for each current project.

B. Current Land Use Planning Projects and Policy Initiatives

1. *Permitting Review for Agricultural Projects*

The Board of Supervisors set priorities for process improvement in May of 2005 and reconfirmed those priorities on October 16, 2007. The priorities included streamlining the permit process for agricultural projects. A number of efforts to streamline permitting of typical agricultural development are underway including: a) Changing the permit path for simple agricultural-related permits (small barns, gates, new single family homes, etc.) from Land Use Permit to Zoning Clearance, which is the same review process as LUP but without notice and the ability to appeal; b) Changing the permitting path for residential second units and farm worker units on agricultural properties from a Minor Conditional Use Permit to a staff issued Land Use Permit; c) Increasing the threshold of 20,000 square feet of structural development for determining when a development plan is required to a threshold related to the agricultural parcel zoning, its proximity to an urban area, and parcel size. The Process Improvement Oversight Committee will continue to work with staff and the Agricultural Advisory Committee before bringing recommendations to the Planning Commission and Board of Supervisors.

2. *Continuous Improvement/Zoning Ordinance Phase II*

The Process Improvement Oversight Committee has been working with the Department and the Board of Supervisors on a work program for the current fiscal year that included five priorities: agricultural permit streamlining (discussed above), ministerial permit streamlining, the appeals process, Zoning Ordinance Reformatting Project and customer service improvements. Progress has been made in all these areas. The following improvements have been adopted as ordinance amendments by the Board of Supervisors: a) Shifting from Land Use Permit to Zoning Clearances as the follow-up to discretionary projects, such as Conditional Use Permits and Development Plan Approvals; b) Improved noticing of Land Use Permits to involve neighbors in projects earlier in the process when the applicant is more likely to make changes; c) Revised appeal process that clarifies who may appeal a project and requires that an appeal happen earlier in the process when changes are more easily made; d) Retooling the

Coastal Development Permit process associated with discretionary projects to avoid inappropriate double appeals; and e) revising the CDP waived hearing process to shift the jurisdiction from the Zoning Administrator/Planning Commission to the Director when neighbors receive notice of a project but a hearing is not held unless one is requested.

Staff and the Oversight Committee are working on additional process improvement items including: a) Making additional changes in noticing to improve the clarity of notices sent to the public and standardize noticing procedures to ensure noticing consistently occurs early in the overall process; b) Identifying additional small structures and uses that may be appropriate to shift from Land Use Permits to Zoning Clearances to further identify truly ministerial projects; and, c) Reviewing the level of decision-making on permits to ensure the level is appropriate. These improvements are targeted for completion this fiscal year. Staff is also working with the Oversight Committee to identify potential improvements to be completed next fiscal year for consideration by the Board of Supervisors this spring, including ordinance changes identified through development of the new Land Use and Development Code.

3. *Integration of Coastal Zoning Ordinance into Montecito LUDC*

As part of the Zoning Ordinance Reformatting Project, the Board adopted a County-wide Land Use Development Code and retained a reformatted Article IV for Montecito, referred to as the Montecito Land Use Development Code. The Montecito Code did not include those portions of the Coastal Zoning Ordinance that apply in Montecito. The Board directed staff to work with the Montecito community to integrate the applicable provisions of the Coastal Zoning Ordinance into the Montecito Land Use Development Code. The Board of Supervisors adopted the integrated Land Use and Development Code in November of 2007. Staff submitted the Montecito Land Use and Development Code to the Coastal Commission in December of 2007 and anticipates Coastal Commission certification during fiscal year 2008-2009.

4. *Board of Architectural Review Process Improvements*

The Board of Supervisors created regional Boards of Architectural Review (BAR) at the beginning of 2005. The regional BARs were originally created as a pilot program and the Board of Supervisors extended this program for an additional five years in January of 2008. Improvements to the BAR process, including development and use of a conceptual review checklist and a form to document findings, were implemented for all the BARs in order to increase clarity to applicants and appeal bodies and to improve efficiency.

5. *Permit System Upgrade*

Planning and Development currently uses the Accela Enterprise System software to track and manage its development and building permits. No major upgrades have been made to the System since its initial implementation more than five years ago. The upgraded System will provide new features for the public such as online application submittals, online payment processing, and researching data on active and historical permits. The upgraded System will also benefit staff by providing more information and automation than the current system, as well as linking all departments involved in the

land development process into a single system. Implementation of the upgrade is scheduled for completion by the end of 2008.

6. Coastal Impact Assistance Program

As part of the 2005 Energy Bill, Congress approved the Coastal Impact Assistance Program to disperse funds to coastal states with oil and gas production in adjacent federal waters. Santa Barbara County will receive more funds than any other coastal jurisdiction, at about \$868,000 per year for four years beginning in 2008. The department has coordinated preparation of a Coastal Impact Assistance Plan, which is necessary to receive grants. This plan is scheduled to be submitted to the California Resources Agency in January 2008.

7. 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 that enhance coastal resources, including aesthetics, recreation, tourism and natural resources. An estimated \$1,604,934 is available for use during this current cycle. This is a recurring project, with the current cycle scheduled to be heard initially by the Board when it considers the County's Capital Improvement Plan mid-winter. The Board will also consider a proposal from ExxonMobil later in 2008 that offers land in Las Flores Canyon in lieu of fees to satisfy its CREF obligation. ExxonMobil is currently studying the concept and will share it with the Board of Supervisors once approved internally by corporate ExxonMobil.

8. Financial Assurance Rules for Energy Facilities

The owners and operators of onshore oil and gas facilities associated with offshore oil development are obligated to remove those facilities and clean up their sites upon permanent cessation of oil and gas extraction. However, the County does not typically require financial assurance to ensure that companies have the financial resources to meet this obligation. These rules would fill that current void. An internal draft of the rules has been prepared and is ready to review with the industry for their input. The Board of Supervisors' consideration of the rules for adoption is projected for March 2008.

9. Staff Tools

The department continues to work to provide the tools and training necessary for staff to perform quality work and provide for their growth within the organization. Work in this area is focused on the following: refining and continued implementation of the training program, updating procedures manuals, updating and modernizing prototypical documents, and undertaking succession planning. Specific projects completed include a major revision to the staff Permit Procedure Manual (PPM) and development of new staff report and initial study forms. The PPM is now in an electronic format, with real time links to current versions of relevant documents, resources and training materials. The manual also includes processing checklists to ensure that staff complete all required steps to the various permit procedures. The staff reports now retrieve project information from Accela, with text formatted for use in notices and hearing agendas, avoiding replication of work and ensuring consistency between documents.

10. Building and Safety Fee Study

Upon adoption of the International Building Codes in 2008, the department will be required to establish the real costs for operation of the Building and Safety Division in order to establish building fees (in contrast to the current valuation system). An independent contractor is anticipated to conduct a time-in-motion study. This study is anticipated to commence in January of 2008, with adoption of fees and the updated codes scheduled for June of 2008.

11. Accela Upgrade Phase II

Phase II of the Accela Upgrade includes the integration of spatial data into the permit process and provide remote (wireless) access to the system. This will occur by upgrading the existing department/county GIS infrastructure and then implementing the Accela GIS module. When complete, staff will be able to display both geographic and permit related information on a base map or aerial image. This upgrade will also allow inspection and enforcement staff to download and input information directly while in the field. This project is anticipated to commence upon completion of Phase I at the end of 2008 and will take between six months to a year to complete.

12. Permit Coordination Program

The Natural Resource Conservation Service (NRCS) and the Cachuma Resource Conservation District (CRCD) are seeking assistance from the County to develop a Permit Coordination Program to facilitate the permit process for certain types of conservation practices on agriculturally zoned parcels within the County. Under the program, all the various local, state and federal agencies with jurisdictional authority, would condition and authorize in advance (via multiple programmatic permits or general/coastal plan and ordinance amendments) a set of 18 different NRCS conservation practices. With the assistance of a private consulting organization, Sustainable Conservation, and P&D staff, NRCS/CRCD are currently in the process of refining the program description and recommending which NRCS practices should be included in the program to meet the specific resource needs of Santa Barbara County. Preparation of the program level CEQA documentation required for the Program would begin after the final program description had been drafted. A programmatic permit from the County would formalize this effort, likely in spring/summer of 2008, if resources are available. The Agricultural Advisory Committee (AAC) has recommended this project. If funds are determined to be available, work will begin during the current fiscal year.

C. Potential New Projects

None

TABLE 5
PLANNING and DEVELOPMENT - DEVELOPMENT SERVICES
CURRENT PROJECTS and PROGRAMS: FISCAL YEAR 2008-2009

CURRENT PROJECTS AND PROGRAMS		FTE	Consultant Cost	Other Dept/ Expenses	Total Cost
	Current Projects				
1	Permitting Review for Ag Projects	0.10			\$12,000
2	Continuous Improvement/ZORP Phase II	0.70			\$86,000
3	Montecito LUDC Integration	0.10			\$12,000
4	BAR Process Improvement	0.10			\$12,000
5	Permit System Upgrade - Accela Phase I	4.00	\$358,301		\$683,301
6	Permit System Upgrade - Accela Phase 2	0.25			\$25,000
7	Coastal Resource Enhancement Fund	0.35			\$35,000
8	Staff Development & Tools	0.40			\$45,000
9	Permit Coordination Program	0.16			\$35,000
	Subtotal	6.16	\$358,301		\$945,301
	Available for New Projects	0.00			
	TOTAL BUDGET	6.16			

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. The position was filled in November 2005. The Agricultural Land Use Planner position was established to focus on agricultural land use issues and to coordinate with the Planning and Development Department. The role of Agricultural Land Use Planning is to protect agricultural resources; agricultural operations; and 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 Planning functions were reassigned to report directly to the Planning and Development Director, with a dotted line relationship to the Agricultural Commissioner.

Table 6 on page 34 is a summary of Agricultural Planning's ongoing work effort for Fiscal Year 2008-2009. This table provides the estimated cost and full time employee equivalent for each required service and for potential new projects. Table 6 shows that there is the equivalent of 0.70 full time employees available to work on new projects in Fiscal Year 2008-2009.

A. Role of Department in Land Use Planning and Policy Initiatives

The role of the Agricultural Planning in Long Range Planning and Policy Initiatives is twofold. The Agricultural Land Use Planning Program provides advice and input to planning staff on policy matters and initiatives affecting agriculture. Additionally, the Agricultural Planners may develop long term planning tools and policy initiatives for the purposes of protecting agricultural resources.

Other functions of Agricultural Planning include: a) administration of monthly Agricultural Advisory Committee meetings; b) implementation of a Referral Program; c) GIS mapping and support; d) coordination on other policy initiatives affecting agriculture; e) LAFCO/City Annexation Coordination; and f) agricultural/other agency coordination. In order to fulfill all of these duties a second Planner position was created. The Ag Planner duties focus on the Referral Program and GIS Support. The Agricultural Land Use Planner oversees the Ag Planner and implements all other Ag Planning functions.

B. Current Land Use Planning Projects and Policy Initiatives

1. AREA Ag Baseline Study

In January 2006 the Board of Supervisors authorized the County to enter into a Memorandum of Understanding (MOU) with the Center for Environmental Equality; Santa Barbara County Cattleman's Association; and the Coalition of Labor, Agriculture, and Business. Among other things, the MOU "authorized and approved funding of an Agricultural Resources/Baseline Condition Study describing baseline conditions, threats, and impacts to agriculture that will be incorporated into an EIR for proposed revisions to the County's Grading Ordinance. American Farmland Trust (AFT) was hired to prepare

the study. A Scope of Work was authorized by the CEO and AAC in September 2006. The scope contained a total of six tasks including: Task 1 – Documentation of Agricultural Resources – Land Area Availability; Task 2 – Economic Baseline Conditions; Task 3 – Stakeholder Input; Task 4 – Policy Audit/Literature Review; Task 5 – Baseline for Key Agricultural Commodities; Task 6 – Recommendations for Survival Strategies. The Draft Study has been completed and was presented to and accepted by the AAC in fall of 2007. The study includes baseline data and information for incorporation into CEQA documents (including the Grading Ordinance EIR) and may be used as the basis for future policy development.

C. Potential New Projects

1. Agricultural Buffer Policy

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. 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.

The Agricultural Planning Program has attempted to develop clear guidelines for the incorporation of agricultural buffers as mitigation on new development proposals. Although agricultural buffers have historically been imposed on development projects in order to mitigate potential impacts to adjacent agriculture, no clear guidelines have been established to provide clarity and adequacy of the requirement. It is envisioned that additional policy language could be incorporated into the Agricultural Element and additional standard condition/mitigation incorporated into the County of Santa Barbara's "Planner's Guide to Conditions of Approval and Mitigation Measures" to address this.

The public is becoming increasingly aware of the need for agricultural buffers to address ag-urban conflicts. Citizens increasingly write comment letters on environmental documents stating concern with protection of agricultural lands suggesting adequate buffers as mitigation. The Goleta Visioning Committee identified as their first priority to protect agricultural lands from encroachment by residential and commercial development (Goal #1) and specifically referenced "sufficient buffers zones" in their steps to achieve this goal. Likewise, the Draft Santa Ynez Community Plan refers to agricultural buffers in their Development Standards:

"New non-agricultural development adjacent to agriculturally zoned property shall include appropriate buffers, such as trees, shrubs, walls, and fences, to protect adjacent agricultural operations from potential conflicts and claims of nuisance. The size and character of the buffers shall be determined through parcel-specific review on a case-by-case basis." (DevStd LUA-SYV-3.1)

In an effort to address this growing concern, the Agricultural Land Use Planner has provided the AAC with AG Buffer policy examples from San Luis Obispo and Ventura

Counties and organized a working group of participants from the Homebuilders Association and Agricultural Community over a series of months to discuss the issue. At this point, further authorization from the Board of Supervisors is required in order to incorporate the development of an Agricultural Buffer Policy into the Agricultural Planning Program 2008/2009 Work Program.

2. Grading Ordinance Analysis/Modification

Much discussion has occurred over the years regarding the interpretation of the Grading Ordinance language which contains an exception to the exemption for agricultural grading when there is a “potential for significant environmental damage”. In the late 1990’s the Planning and Development Department, Building Officials, and Agricultural Advisory Committee struggled with Interim Guidelines for interpretation of this clause. An extensive effort by Planning & Development was conducted in the early 2000s to develop Resource Protection policies to further define resource protection measures.

In the winter of 2005/2006 the County in collaboration with the Cattleman’s Association and Coalition of Labor, Business, and Agriculture agreed to perform an Agricultural Baseline Study before additional efforts on the Grading Ordinance continued. The results of that agreement were contained in the MOU which initiated the AREA Study as discussed above. It has been understood that additional work on the Grading Ordinance to remove and/or further clarify the exception to the exemption would be postponed until completion of the AREA study to provide baseline data for incorporation into the EIR prepared on the revisions to the Grading Ordinance.

As discussed above, the AREA study has been completed and has been accepted by the AAC. The AREA study will be used as baseline information for the policy analysis and EIR to access process options to allow possible intensification and expansion of agricultural operations. The project will analyze the current process and identify where regulations impede intensification and expansion. It will analyze comparable agricultural policies and costs in neighboring counties. Revisions to the Grading Ordinance are one of the process options that will be considered in the policy analysis and EIR.

TABLE 6
PLANNING DEVELOPMENT - AGRICULTURAL PLANNING
CURRENT PROGRAMS AND POTENTIAL NEW PROJECTS: FISCAL YEAR 2008-2009

CURRENT PROJECTS AND PROGRAMS	FTE	Consultant Cost	Other Dept/ Expenses	Total Cost
Required Services				
Subdivision Review Committee	0.06			\$6,000
New Case Review Meetings	0.11			\$12,000
AAC Support	0.19			\$20,400
Technical Support to Other Agencies	0.14			\$15,600
Project Review	0.46			\$49,200
Interagency Coordination	0.17			\$18,000
Subtotal	1.12			\$121,200
Operations Management				
Training	0.07			\$7,500
Outreach to Ag Community	0.06			\$6,000
Division and Section Staff Meetings	0.04			\$4,200
Mandatory Employee Performance Reviews	0.01			\$1,200
Subtotal	0.18			\$18,900
SUBTOTAL	1.30			\$140,100
Available for New Projects	0.70			
TOTAL BUDGET	2.00			

POTENTIAL NEW PROJECTS	FTE			Total Cost
Agricultural Buffers Policy	0.68		\$7,000	\$82,640
Grading Ordinance Analysis/Modification	0.60		\$7,000	\$73,960
Subtotal	1.28			\$156,600

V. PUBLIC WORKS DEPARTMENT

A. Role of Department in Land Use Planning and Policy Initiatives

The role of the Public Works, Transportation Division in the updating of Community Plans is largely one of engineering oversight. While we may play a key role in conjunction with General Planning in the development of traffic engineering study scopes, after that our role would mainly be that of peer review of the work submitted by engineering consultants. This is important to ensure that the design of roadway infrastructure is done to current engineering standards, and to ensure that the other elements of the community plan are well supported by the transportation infrastructure.

B. Current Land Use Planning Projects and Policy Initiatives

1. Santa Ynez Community Plan – Technical Support

Public Works will provide ongoing technical support in the updating of the Santa Ynez Community Plan. Public Works role will be to help develop scope of work and analyze technical data related to traffic circulation and public infrastructure. It is anticipated that Public Works will require 275 hours of staff time for this project in FY 08-09.

2. Goleta Community Plan Update - Technical Support

Public Works will provide ongoing technical support in the updating of the Goleta Community Plan. Public Works role will be to help develop scope of work and analyze technical data related to traffic circulations and public infrastructure. It is anticipated that Public Works will require 32 hours of staff time for this project in FY 08-09.

3 Los Alamos Community Plan Update - Technical Support

Public Works will provide ongoing technical support in the updating of the Los Alamos Community Plan. Public Works role will be to help develop scope of work and analyze technical data related to traffic circulation and public infrastructure. It is anticipated that Public Works will require 58 hours of staff time for this project in FY 08-09.

4. Mission Canyon Specific Plan Update - Technical Support

Public Works will provide ongoing technical support in the updating of the Mission Canyon Specific Plan. Public Works role will be to help develop scope of work and analyze technical data related to traffic circulation and public infrastructure. It is anticipated that Public Works will require 120 hours of staff time for this project in FY 08-09.

5. Orcutt Community Plan - Technical Support

Public Works will provide ongoing technical support in the review of the Orcutt Community Plan Update. It is anticipated that Public Works will require 22 hours of staff time for this project.

6. Summerland Community Plan Update – Technical Support

Public Works will be providing ongoing technical support and assistance in updating the Summerland Community Plan and Circulation Element. Public Works will be initiating a traffic study of Summerland to be used in the update. It is anticipated that Public Works will require 75 hours of staff time for this project in F.Y. 08-09.

C. Potential New Projects

None

APPENDIX A

Office of Long Range Planning

Project Summaries and Spread Sheets

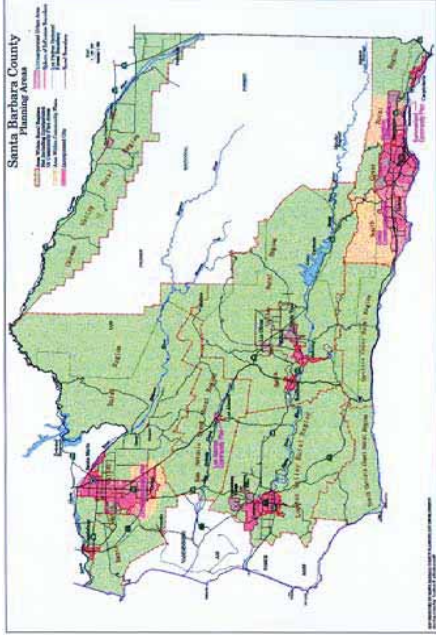
Current Projects



2009 - 2014 Housing Element

Office of Long Range Planning

Goal: Update the County's Housing Element to Comply with State Law and Reflect Needs of Local Population



Project Summary

- ◆ **Project Description:** The Housing Element update will focus on evaluating the County's 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 as well as furthers the goals and policies adopted by the Board.
- ◆ **Background:** State law requires local jurisdictions to update the Housing Element of the General Plan every five years. The next Housing Element update must be submitted to the State no later than August 31, 2009 for review and certification.
- ◆ **Purpose:** In December of 2007, the State Department of Housing and Community Development released the State's new Model Housing Element, which provides jurisdictions with a framework for complying with State law and the opportunity to fast-track certification of local housing planning documents. For the 2009-2014 Housing Element update, staff intends to look to this model as a guide for streamlining and simplifying the current housing policy environment. The update will focus on practical policy solutions that can yield programs that support sustainable residential growth 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 several changes made 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.

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning; Brett McNulty, Supervising Planner; Chris Rich, Senior Planner; Kim Cover Associate Planner; Andrew Strobel, Assistant Planner
- ◆ County Departments: Office of Long Range Planning, County HCD, County Counsel
- ◆ Public Participation: Technical Focus Groups, Public Workshops, Public Hearings
- ◆ Project Contact: David Matson, Deputy Director, (805)568-2068, dmatson@co.santa-barbara.ca.us

Project Schedule

- ◆ Draft Housing Element-Winter and Spring 2008
- ◆ Draft policy development-Spring and Fall 2008
- ◆ Public participation-Fall 2008 and Spring 2009
- ◆ EIR- Fall 2008 to Spring 2009
- ◆ EIR public hearings-Spring and Summer 2009
- ◆ Planning Commission and Board Adoption Hearings-Summer 2009

FUNDING	FTE	COST		DURATION	
		To Date	FY08-09	To Date	To Complete
General Fund	1.65	\$10,404	\$252,900	6 months	18 months

2009-2014 Housing Element

TASK	STAFF HOURS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
Organization, Draft Product, Administration	1,485	176				\$75,390.00	\$80,000.00	\$12,320.00	0.83
Public Outreach, Workshops, and Hearings	891	136				\$45,234.00		\$9,520.00	0.50
Management, Legal, and Executive Review	60					\$3,660.00		\$0.00	0.03
Final Product Preparation and Production	386	4				\$18,957.00		\$280.00	0.21
Implementation	149					\$7,539.00		\$0.00	0.08
TOTAL	2,971	316	Jul-07	Jun-09	\$252,900.00	\$150,780.00	\$80,000.00	\$22,120.00	1.65



General Plan Electronic Conversion and Reformat

Office of Long Range Planning

Goal: Convert General Plan into web-based, searchable electronic documents; incorporate previously approved amendments and reformat to standardize elements.

Project Summary

- ◆ **Project Description:** This project reflects the incorporation of three individual projects approved in 2007-2008 into one overarching project. These projects were approved as: Convert General Plan to Electronic Format; Update Land Use, Circulation, and Environmental Resource Management Elements to Incorporate Previously Approved Amendments; and Apply Community Plan Structure to Older General Plan Elements.
- ◆ **Background:** The General Plan was adopted in 1980 with additional Elements adopted by the County throughout the past twenty-seven years. Conversion of the Elements to electronic format; incorporation of previously approved amendments; and reformatting to standardize elements will serve to modernize these documents and enable staff to manage them accurately and efficiently.
- ◆ **Purpose:** Remove the potential for old, varied, outdated versions of paper-based General Plan Elements to be mistakenly used by the public and County staff and decision makers, which may lead to confusion and the inconsistent application and/or interpretation of County land use policy.



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, Susan Curtis, Senior Planner, Kim Cover, Associate Planner
- ◆ Other departments and agencies: CEO-GIS Coordinator, Public Works, Flood Control District
- ◆ Public Participation: Outreach
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

Project Schedule

- ◆ Project scoping, document review and research- Complete
- ◆ Reformatting and production of documents – Spring and Summer 2008
- ◆ Planning Commission and Board Adoption Hearing – Winter and Spring 2009

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	.79	\$7,812.09	\$102,755	6 months	17 months

General Plan Electronic Conversion and Reformat

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	910	270				\$35,910.00		\$18,900.00	0.51
Public Outreach, Workshops, and Hearings	76					\$21,546.00		\$0.00	0.04
Management, Legal, and Executive Review	12	8				\$732.00		\$560.00	0.01
Final Product Preparation and Production	301	109.5				\$11,541.00		\$7,665.00	0.17
Implementation	121	33				\$3,591.00		\$2,310.00	0.07
Total:	1,420	420.5	Jul-07	Jun-09	\$102,755.00	\$73,320.00		\$29,435.00	0.79



Prepare Countywide Policy Regarding Annexations and Local Reorganizations

Office of Long Range Planning

Goal: Ensure that the County's interests are protected when new cities incorporate, unincorporated lands are annexed, and special districts expand their boundaries

Project Purpose

- ◆ The County must be positioned to ensure the financial health and long-term integrity of delivering required public services to the citizens living in the unincorporated area.
- ◆ The County also must ensure that the ability to comply with State and Federal law is not jeopardized by the encroachment of incorporated municipalities on developable lands within the unincorporated area.
- ◆ This project aims to establish County policy goals, objectives, and strategy for responding to proposed city and special district annexations, detachments formations, and other reorganizations, consistent with the County's long-range plan and identified critical issues. This project also provides guidance to the Board regarding County implementation of State passage of AB1019 during the 2007 legislative cycle.
- ◆ The policy document resulting from this analysis will serve to 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 periods.



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, Susan Curtis, Senior Planner, and staff TBD
- ◆ Other departments and agencies: TBD as needed
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, (805) 568-2068, dmatson@co.santa-barbara.ca.us

Project Schedule

- ◆ Project scoping, document review and research- Complete
- ◆ Policy development and production of draft document – Spring 2008
- ◆ Public Participation/Hearings-Summer 2008
- ◆ Planning Commission briefing – Winter 2009
- ◆ Board of Supervisor Adoption Hearings – Winter 2009

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	.32	\$0	\$36,570	6 months	13 months

Prepare Countywide Policy Regarding Annexations

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	290					\$16,640.00			0.16
Public Outreach, Workshops, and Hearings	174	47				\$9,984.00		\$3,290.00	0.10
Management, Legal, and Executive Review	12					\$732.00			0.01
Final Product Preparation and Production	75					\$4,260.00			0.04
Implementation	29					\$1,664.00			0.02
Total:	580	47	Jul-07	Jan-09	\$36,570.00	\$33,280.00		\$3,290.00	0.32



Update Seismic Safety & Safety Element

Office of Long Range Planning

Goal: Update the Seismic Safety & Safety Element to comport with the 2009 County Hazard Mitigation Plan

Project Purpose

- ◆ The County's Hazard Mitigation Plan contains a number of maps and updated data which serve as the primary guiding document regarding public safety in the event of natural disasters. This project updates the Seismic Safety & Safety Element to reflect the policies of the County's Hazard Mitigation Plan for natural events that apply to urban fire hazard, fault lines, emergency evacuation routes and emergency response planning as required by State and Federal law.
- ◆ The update will reference the Hazard Mitigation Plan's maps and data so that updates to the Hazard Mitigation Plan, as required every five years, also serves to update the references made within the Seismic Safety and Safety Element. This effort ensures that the data lifespan of the aged Seismic Safety and Safety Element is extended indefinitely by proxy.
- ◆ To improve public communication about potential threats from natural disasters in our community, the updated element will be reformatted for distribution and posted to the County web site in conjunction with the General Plan Reformat Project.
- ◆ The timeline for this project has been extended in order to provide the Board with an opportunity to accommodate recent changes in State Law that require jurisdictions to strengthen flood related information in their Seismic Safety and Safety Elements. Should the Board direct LRP to incorporate the flood related tasks; the new anticipated completion date is June 2009.



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, Susan Curtis, Senior Planner, other staff TBD
- ◆ Other departments and agencies: CEO-GIS Coordinator, Public Works, Flood Control District
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

Project Schedule

- ◆ Project scoping, document review and research- Complete
- ◆ Document updates to comport with Hazard Mitigation Plan- Fall 2008
- ◆ Public Hearing-Winter 2009
- ◆ Planning Commission and Board of Supervisor Adoption Hearing – Winter and Spring 2009

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	.09	\$0	\$12,290	6 months	7 months

Update Seismic Safety & Safety Element

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	80					\$4,500.00			0.04
Public Outreach, Workshops, and Hearings	48	47				\$2,700.00		\$3,290.00	0.03
Management, Legal, and Executive Review	3					\$183.00			0.00
Final Product Preparation and Production	21					\$1,167.00			0.01
Implementation	8					\$450.00			0.00
Total:	160	47	Jan-08	Jun-09	\$12,290.00	\$9,000.00		\$3,290.00	0.09



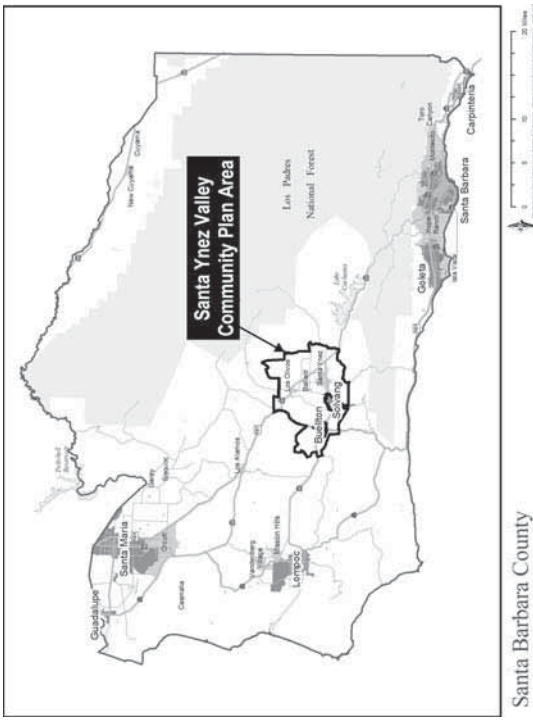
Santa Ynez Valley Community Plan

Office of Long Range Planning

Goal: In collaboration with the community, continue to develop a plan to guide future land use in the Santa Ynez Valley

Project Summary

- ◆ The Santa Ynez Valley Community Plan Area consists of approximately 46,933 acres extending from the western outskirts of Buellton to just east of Santa Ynez Township and Hwy 154, and from the Santa Ynez River in the south to the junction of Hwy 101 and 154 in the north. The Plan covers the unincorporated county lands including the townships of Santa Ynez, Ballard and Los Olivos.
- ◆ Drawing on a community visioning document called the *Valley Blueprint* that was created in 2000, the plan intends to preserve the Valley's rural character, scenic qualities, small town charm and agricultural heritage.
- ◆ The Plan addresses land use and zoning, traffic and circulation, design review, affordable housing, natural resource protection and parks, recreation and trails, among other topics.
- ◆ The Board of Supervisors initiated the Santa Ynez Community Plan for environmental review in September 2006.



Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; Justin Feek, Associate Planner
- ◆ Development Review: John Karamitsos, Melissa Mooney
- ◆ County Departments: Public Works; Parks; Public Health; Water Agency; County Counsel
- ◆ Public Participation: Valley Planning Advisory Committee, Ag. Advisory Committee, Valley Housing Summit Group
- ◆ Project Contact: Derek Johnson, 568-2072, djohnson@co-santa-barbara-ca.us

Project Schedule

- ◆ Environmental Review – Spring 2007 to May 2008
- ◆ Planning Commission Hearings – September to October 2008
- ◆ Board Adoption Hearings – Fall/Winter 2008

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	.72	\$ 1,551,550	\$ 177,601	7 years, 7 Months	10 Months

Santa Ynez Valley Community Plan

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
DEIR Public Review	339	60	May-08	Aug-08	\$33,655	\$22,035	\$42,299	\$3,720	
Transportation Improvement Plan	50	300			\$12,860	\$3,250		\$21,000	
Planning Commission Hearings									
PC Hearing #1	171	3	Jul-08	Sep-08	\$11,395	\$11,115	\$2,500	\$195	
PC Hearing #2	72	3	Sep-08	Sep-08	\$5,225	\$4,680		\$195	
BOS Hearings									
BOS Hearing #1	114	3	Sep-08	Oct-08	\$16,573	\$7,410	\$2,500	\$195	
BOS Hearing #2	163	5	Oct-08	Dec-08	\$53,718	\$10,595		\$195	
Implementation									
Print/Distribute Final SYVCP	24	6	Jan-09	Feb-09	\$3,805	\$1,560	\$5,000	\$372	
Final EIR Mapping	5	45	Jan-09	Feb-09	\$3,250	\$325		\$2,925	
Train Dev Rev	25	80	Jan-09	Feb-09	\$8,850	\$1,625		\$4,960	
Tip Adoption Process	300	100	Jan-09	Apr-09	\$26,500	\$19,500		\$7,000	
Administrative Record	30	0	Jan-09	Apr-09	\$1,770	\$1,950		\$0	
Total:	1293	605	May-08	Apr-09	\$177,601	\$84,045	\$52,299	\$40,757	0.72



Los Alamos Community Plan Update

Office of Long Range Planning

Goal: To update the 1994 Los Alamos Community Plan in collaboration with the Los Alamos Community and the Los Alamos Planning Advisory Committee



Project Summary

- ◆ The town of Los Alamos is an unincorporated community in northern Santa Barbara County. A Community Plan was developed by the County of Santa Barbara and the Los Alamos Community Advisory Committee in 1994 that encompasses approximately 620 acres.
- ◆ The Community Plan addresses land use and zoning, traffic and circulation, design review, affordable housing, natural resource protection and parks, recreation and trails, among other topics.
- ◆ A primary focus of the plan update is to review the town's existing urban boundary and consider an extension to accommodate a proposed development project and update the existing 1994 Los Alamos Bell Street Design Guidelines. This update and review will enable the community to modernize its planning goals and objectives to foster the local economic growth the community desires.
- ◆ The Board of Supervisors initiated an update of the Community Plan in June 2006. The Los Alamos Planning Advisory Committee began meeting in October 2006 and expects to conclude with plan update recommendations to decision making bodies in Spring 2008.

Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; David Lackie, Supervising Planner; Eric Lentz, Planner
- ◆ Development Review: Zoraida Abresch, Alice McCurdy
- ◆ County Departments: Public Works; Parks; Public Health; Water Agency; County Counsel
- ◆ Public Participation: Los Alamos Planning Advisory Committee (LAPAC)
- ◆ Project Contact: Derek Johnson, 568-2072, djohnson@co.santa-barbara.ca.us

Project Schedule

- ◆ Planning Commission Initiation Hearings – Spring 2008
- ◆ Board of Supervisors Initiation Hearings – Spring/Summer 2008
- ◆ Environmental Review – Summer 2008
- ◆ Planning Commission Adorbtion Hearings – Summer 2010

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	0.64	\$261,000	\$220,834	1 year	18 months

Los Alamos Community Plan Update

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>SUPPORT</i>	<i>DEPT.</i>	<i>FTE</i>
Consultant Selection/Notification	5		Jul-08	Jul-08	\$310	\$310			\$0	
Prepare Contract	26		Jul-08	Jul-08	\$1,612	\$1,612			\$0	
Prepare BoS Letter	14		Jul-08	Jul-08	\$868	\$868			\$0	
Internal Review of BoS Letter/Contract	6		Jul-08	Jul-08	\$372	\$372			\$0	
Docket BOS letter	2		Jul-08	Jul-08	\$124	\$124			\$0	
BoS Hearing to Approve Contract	3		Jul-08	Jul-08	\$186	\$186			\$0	
EIR Preparation	685	100	Jul-08	May-09	\$188,970	\$42,470	\$140,000		\$6,500	
Planning Commission Hearings									\$0	
Planning Commission hearing #1	269	20	Mar-09	Jun-09	\$17,978	\$16,678			\$1,300	
Planning Commission hearing #2	147	20	May-09	Jul-09	\$10,414	\$9,114			\$1,300	
Total:	1,157	140	Jul-08	Jul-09	\$220,834	\$71,734	\$ 140,000	\$	\$9,100	0.64



Goleta Community Plan Update

Office of Long Range Planning

Goal: Update the Goleta Community Plan to reflect the incorporation of the City of Goleta and changes in land use patterns and community needs



Project Summary

- ◆ The Goleta Community Plan was adopted by the Board of Supervisors in 1993. In 2003, the City of Goleta incorporated and removed a significant portion of the Goleta Valley from the Goleta Planning Area (GPA) and County jurisdiction.
- ◆ 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 Goleta Visioning Committee completed a vision document in October 2006 to serve as a reference tool during the update the Goleta Community Plan.
- ◆ The chapters that could most benefit from an update include: residential, commercial, and agricultural land use, traffic, circulation and parking; water, air quality, and general public services.

Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; Erika Leachman, Planner
- ◆ Public Participation: Goleta Planning Advisory Committee public meetings and workshops
- ◆ Project Contact: Derek Johnson (805) 568-2072, djohnson@sbcao.org

Project Schedule

- ◆ Community Visioning Process – Jan. 2006 – Oct. 2006
- ◆ Determine Goleta Planning Area (GPA) boundary Oct. 2007 – March 2008
- ◆ Form GPAC – March. 2008 – Aug. 2008
- ◆ 22 Public GPAC Meetings – Aug. 2008 – Aug. 2009
- ◆ Staff Drafts Updated Community Plan – Aug. 2009 – Feb. 2010
- ◆ Environmental Review, if needed – Apr. 2010 – Mar. 2011
- ◆ Plan Adoption and Implementation of regulatory changes – Summer – Fall 2011
- ◆ California Coastal Commission Certification – Winter 2011 –

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	1.07	\$281,255	\$134,154	26 months	60 months

Goleta Community Plan

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
Conduct Interviews	20		Jul-08	Jul-08	\$1,403	\$1,403			
Internal Reviews			Jul-08	Jul-08	\$140	\$140			
Announce Selection	1		Jul-08	Jul-08	\$69	\$69			
Docket Board Letter to form GPAC	22		Jul-08	Aug-08	\$1,315	\$1,315			
Board of Supervisors confirms the GPAC	1		Aug-08	Aug-08	\$0	\$0			
GPAC Preparation Tasks	0								
Prepare GPAC binders with meeting information: agendas, materials, notes, pap	80		Jun-08	Jul-08	\$4,720	\$4,720			
Finalize and Plot Maps and other large presentation materials	19	110	Jul-08	Sep-08	\$8,269	\$1,119			\$7,150
Review Agendas with Derek and John	2		Jul-08	Jul-08	\$157	\$157			
Review Presentations and Meeting Materials with Derek and John	20		Jul-08	Aug-08	\$1,573	\$1,573			
GPAC Meetings	0								
GPAC Meeting #1: Setup, introductions, and agreements	90		Sep-08	Sep-08	\$5,679	\$5,679			\$300
GPAC Meeting #2: Overview of the Community Plan Update Process	88		Sep-08	Oct-08	\$5,587	\$5,287			\$300
GPAC Workshop #1: Site Visit - Project Area Tour via Vanpool	22		Sep-08	Oct-08	\$1,569	\$1,269			\$300
GPAC Meeting #3: Overview of Existing Goleta Community Plan and GYC 20:	88		Sep-08	Oct-08	\$5,601	\$5,301			\$300
GPAC Meeting #4: Goleta Valley: Now and Then	84		Oct-08	Nov-08	\$5,322	\$5,022			\$300
GPAC Meeting #5: Environmental Resources: Air and Noise	86		Oct-08	Nov-08	\$5,432	\$5,132			\$300
GPAC Meeting #6: Environmental Resources: Lay of the Land	88		Nov-08	Dec-08	\$5,607	\$5,307			\$300
GPAC Meeting #7: Environmental Resources: Ecological Systems	86		Nov-08	Dec-08	\$5,474	\$5,174			\$300
GPAC Meeting #8: Public Facilities: General	84	8	Dec-08	Jan-09	\$5,892	\$5,032			\$860
GPAC Meeting #9: Public Facilities: Mobility	86	8	Dec-08	Jan-09	\$6,054	\$5,194			\$860
GPAC Meeting #10: Public Facilities: Water and Waste	85	8	Jan-09	Jan-09	\$5,943	\$5,083			\$860
GPAC Meeting #11: Public Facilities: Parks And Recreation	87	8	Jan-09	Feb-09	\$5,971	\$5,175			\$796
GPAC Meeting #12: General Land Use for Sustainable Development and Smart	86	8	Feb-09	Feb-09	\$5,983	\$5,187			\$796
GPAC Meeting #13: Land Use: Community Development and Cumulative Proj	86	8	Mar-09	Mar-09	\$5,983	\$5,187			\$796
GPAC Meeting #14: Residential Land Use	86	8	Mar-09	Apr-09	\$5,983	\$5,187			\$796
GPAC Meeting #15: Commercial and Industrial Land Use	85	8	Apr-09	Apr-09	\$5,899	\$5,103			\$796
GPAC Meeting #16: Agricultural Land Use	86	8	Apr-09	May-09	\$5,983	\$5,187			\$796
GPAC Meeting #17: Sustainable Eastern Goleta: Vision for Future Generations	88		May-09	May-09	\$5,636	\$5,336			\$300
GPAC Meeting #18: Review Meeting	88		May-09	Jun-09	\$5,636	\$5,336			\$300
GPAC Meeting #19: Review Meeting	88		Jun-09	Jun-09	\$5,636	\$5,336			\$300
GPAC Meeting #20: Draft Goals	88		Jun-09	Jul-09	\$5,636	\$5,336			\$300
Total:	1923	182			\$134,154	\$116,048	\$0	\$18,106	1.07



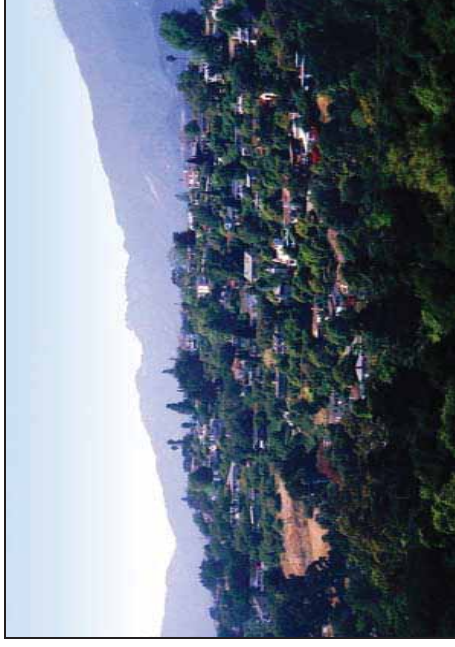
Mission Canyon Specific Plan Update and Residential Design Guidelines

Office of Long Range Planning

Goal: Update the Mission Canyon Specific Plan to focus on changes in traffic and circulation patterns as well as address natural hazards and architectural design

Project Summary

- ◆ The County prepared a Specific Plan for the Mission Canyon area in 1984 to address development issues. The plan focused on: water/waste water services; geologic, flood and fire; traffic and circulation, visual resources, and cultural/historic resources.
- ◆ The Mission Canyon Planning Advisory Committee was formed to assist Staff in developing Residential Design Guidelines and an update of the 1984 Specific Plan.
- ◆ The entire plan will be updated to comply with current Government Code regulations as well as focus on traffic and circulation, flooding and drainage, fire hazards, and design guidelines.



Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; David Lackie, Supervising Planner; Rosie Dyste, Senior Planner
- ◆ Public Participation: Community workshops and meetings with property owners and other interest groups.
- ◆ Project Contact: Derek Johnson (805) 568-2072, djohnso@co.santa-barbara.ca.us

Project Schedule

- ◆ Meetings and Workshops – Dec 2006 -August 2008
- ◆ Draft Plan Preparation – January 2007 –June 2008
- ◆ Environmental Review – -July 2008 – October 2008
- ◆ Local adoption of regulatory changes – Winter 2009

FUNDING	FTE 08-09	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	0.51	\$153,446	\$103,344	2 year	9 months

Mission Canyon Specific Plan & Design Guidelines

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
Admin Draft ND	248	106	Jul-08	Aug-08	\$25,001	\$19,901		\$5,100	
Draft ND	202	32	Aug-08	Oct-08	\$15,779	\$13,779		\$2,000	
County Planning Commission Hearing	107.5	33	Oct-08	Nov-08	\$11,350	\$9,250		\$2,100	
Santa Barbara PC and City Council Hearings	131	40	Nov-08	Jan-09	\$16,100	\$14,100		\$2,000	
Board of Supervisors Hearings	92	17	Jan-09	Mar-09	\$16,750	\$15,650		\$1,100	
Implementation	140	50	Mar-09	Apr-09	\$18,364	\$15,164		\$3,200	
Total:	920.5	278	Jul-08	Apr-09	\$103,344	\$87,844	\$0	\$15,500	0.51



Summerland Design Guidelines and Focused Community Plan Update

Office of Long Range Planning

Goal: Prepare commercial and residential design guidelines the Community of Summerland and a focused update of the Traffic, Circulation and Parking Chapter of the Summerland Community Plan

Project Summary

- ◆ The county prepared the Summerland Community Plan and Board of Architectural Review Guidelines for Summerland in 1992 to address development issues. The plan and guidelines focused on water/sewer services; geologic, flood and fire; traffic and circulation, visual resources, and cultural/historic resources.
- ◆ Background: In Fall 2004, County Board of Architecture Review (BAR) and Summerland community members identified the need for better design, scale and compatibility of many new downtown projects with the existing commercial corridor of Lillie Avenue and in 2008 Summerland Streetscape improvements began.
- ◆ Purpose: To enhance the image of Summerland, provide a unified streetscape and with a more pedestrian-friendly environment, address parking opportunities, coordinate complimentary building design and create a destination center for community business and residential areas.
- ◆ The Community Plan Update will focus on the Traffic and Circulation chapter of the existing Community Plan due to changing traffic, circulation and parking patterns.
- ◆ The Summerland Planning Advisory Committee (SumPAC) was appointed in November 2007 and is expected to conclude with plan update recommendations to decision making bodies in Fall/Winter 2008.



Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; Shaunn Mendrin, Senior Planner
- ◆ County Departments: Public Works; Parks; County Counsel
- ◆ Public Participation: Summerland Planning Advisory Committee (SumPAC)
- ◆ Project Contact Derek Johnson, 568-2072, djohnson@co.santa-barbara.ca.us

Project Schedule

- ◆ Development of Commercial Design Guidelines – Fall 2007
- ◆ Development of Residential Design Guidelines – Summer 2008
- ◆ Update Traffic and Circulation Element – Fall 2008
- ◆ Board of Supervisors Initiation Hearings – Spring 2009
- ◆ Environmental Review – Summer and Fall 2009
- ◆ Planning Commission Adoption Hearings – Fall and Winter 2009-2010
- ◆ Board of Supervisor Adoption Hearings – Spring and Summer 2010
- ◆ Coastal Commission review and certification – Summer 2010-2011

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	08-09 .73	\$46, 154	\$146, 786	6 months	34 months

Summerland Community Plan Amendments

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COSTS	CONSULTANT	DEPT. SUPPORT	FTE
SunPAC Meeting #8: Review Draft Residential Design Gt	97		Jun-08	Jul-08	\$6,026	\$6,026			
SunPAC Meeting #9: Finalize Draft	125		Jul-08	Aug-08	\$7,782	\$7,782			
SBAR Review	172		Jul-08	Sep-08	\$28,860	\$28,860			
Review of Draft Residential Design Guidelines	18	65	Aug-08	Aug-08	\$5,231	\$1,066		\$4,165	
Phase 3: Traffic & Circulation Element Update					\$0				
SunPAC Meeting #10: Background Information	97		Aug-08	Sep-08	\$6,046	\$6,046			
SunPAC Meeting #11: Traffic & Circulation Element Upda	96	50	Sep-08	Oct-08	\$6,963	\$5,918		\$1,045	
1st District & CEO Coordination	20		Oct-08	Oct-08	\$5,125	\$1,625		\$3,500	
SunPAC Meeting #12: Review of Draft Updated Chapter	97		Oct-08	Nov-08	\$6,018	\$6,018			
SunPAC Meeting #13: Finalize & Formalize Draft	97	16	Oct-08	Nov-08	\$7,063	\$6,018		\$1,045	
Dev Rev & PW review of Draft	18	36	Nov-08	Dec-08	\$3,374	\$1,066		\$2,308	
Phase 4: CEQA Process					\$0				
SB18	18		Nov-08	Jan-09	\$1,267	\$1,267			
Coordinate Copies of Documents with Quickcopy	0		Nov-08	Nov-08	\$6,421	\$6,421			
Initiation	287	13	Oct-08	Apr-09	\$39,010	\$38,100		\$910	
Materials Preparation	34		Apr-09	May-09	\$8,631	\$8,631			
Prepare Notice of Intent to Adopt Neg Dec					\$0				
Prepare Notice	5		May-09	May-09	\$105	\$105			
Notification Period (20 or 30 Days)	3		May-09	Jul-09	\$195	\$195			
Initial Study Checklist					\$0				
Draft IS & Negative Declaration	80	5	May-09	Jun-09	\$5,550	\$5,200		\$350	
Address comments from Notice of Intent	8		May-09	May-09	\$520	\$520			
Prepare Draft IS/ND for review	48		Jun-09	Jun-09	\$2,600	\$2,600			
Total:	1321	185	June-08	June-09	\$146,786	\$133,463	-	\$13,323	0.73



UCSB Long Range Development Plan Review

Office of Long Range Planning

Goal: Identify impacts and coordinate with University to mitigate impacts to County services and infrastructure



Project Summary

- ◆ The University’s Long Range Development Plan (LRDP) guides land use and physical development such as buildings, open space and circulation systems at the UCSB campus. The LRDP is based on academic goals and the projected number of students for an established future date.
- ◆ UCSB has initiated preparation of a new LRDP and Environmental Impact Report (EIR) to address development and student population through the year 2025.
- ◆ The Office of Long Range Planning will be working with UCSB to address issues related to the proposed LRDP and impacts associated with university growth on County services and infrastructure.

Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; Shaunn Mendrin, Senior Planner
- ◆ Other Participants: County Executive Office; County Counsel; Public Works Department, Fire Department and County Sheriff’s Department
- ◆ Project Contact: Derek Johnson (805) 568-2072, djohnson@co.santa-barbara.ca.us

Project Schedule

- ◆ Study Group Meetings – Spring and Summer 2007
- ◆ Anticipated LRDP EIR Release – Winter 2007
- ◆ Develop & Negotiate Mitigation MOU Agreement – Winter/Spring 2008
- ◆ Board Deliberations – Spring 2008
- ◆ Implementation of Agreement – Summer 2008

FUNDING	FTE	COST		DURATION	
		To Date	FY 08-09	To Date	To Complete
General Fund	0.23	4,375	\$31,754	6 months	13 months

UCSB LRDP REVIEW

TASK	STAFF HRS		DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COSTS	CONSULTANT	DEPT. SUPPORT		FTE
	HRS	DATE							SUPPORT	FTE	
Mitigation Negotiation Meeting #3	55	Jul-08		Jul-08	\$4,305				\$4,305		
Mitigation Negotiation Meeting #4	40	Jul-08		Jul-08	\$2,990				\$2,990		
BOS Hearing #1											
Prepare Staff Report	27	Jul-08		Aug-08	\$1,860				\$1,860		
Internal Group Review of Staff Report	10	Aug-08		Aug-08	\$966				\$966		
Prepare for Hearing	17	Aug-08		Aug-08	\$1,233				\$1,233		
Docket Staff Report	4	Aug-08		Aug-08	\$260				\$260		
BOS Hearing	4	Aug-08		Aug-08	\$363				\$363		
Receive Comments and Revise Agreement	25	Aug-08		Sep-08	\$2,250				\$2,250		
BOS Hearing #2											
Prepare Staff Report	24	Sep-08		Sep-08	\$1,698				\$1,698		
Internal Group Review of Staff Report	12	Sep-08		Sep-08	\$960				\$960		
Prepare for Hearing	8	Sep-08		Sep-08	\$640				\$640		
Docket Staff Report	4	Sep-08		Sep-08	\$260				\$260		
Hold Hearing	4	Sep-08		Sep-08	\$320				\$320		
Revise Agreement	25	Sep-08		Sep-08	\$2,250				\$2,250		
Implementation Agreement											
Establish Reporting Program	33	Sep-08		Oct-08	\$2,460				\$2,460		
Establish Accounting/Performance Monitoring	124	Oct-08		Jan-09	\$8,480				\$8,480		
Establish Performance Review Group	5	Jan-09		Jan-09	\$459				\$459		
TOTAL:	421		-	Jul-08	\$31,754		-		\$31,754		0.23



Old Town Orcutt Community Plan Amendments

Office of Long Range Planning

Goal: Ensure policy consistency for current and future growth to serve the needs of Old Town Orcutt residents and businesses

Project Summary

- ◆ The County Public Works Department is actively completing a Transportation and Parking Study for Old Town Orcutt. The study will analyze the current traffic patterns and parking supply to determine what, if any, inadequacies exist. The Office of Long Range Planning will also be updating the OTIP as part of the policy coordination effort
- ◆ Recommendations and mitigation measures will be provided to address any concerns identified by the study.
- ◆ The Office of Long Range Planning will, if necessary, amend the Orcutt Community Plan based on recommendations as a result of the transportation and parking study.



Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director; David Lackie, Supervising Planner; Eric Lentz, Planner
- ◆ County Departments: Public Works, County Counsel, Water Agency, Parks Department
- ◆ Public participation through the Office of Long Range Planning's coordination with three community groups: the Orcutt Area Advisory Group (OAAG), Old Town Orcutt Revitalization Association (OTORA) and Residents for Old Town Orcutt Preservation (ROTOP).
- ◆ Project Contact: Derek Johnson, Deputy Director, (805) 568-2072, djohnson@co.santa-barbara.ca.us

Project Schedule

- ◆ Community Workshop – Spring 2008
- ◆ Community and General Plan Amendment Preparation – Summer 2008
- ◆ Planning Commission Hearings – Fall 2008
- ◆ Board of Supervisors Hearings – Winter 2008-2009

FUNDING	FTE	TOTAL COST	TOTAL DURATION
General Fund	0.40	\$46,942	9 months

Orcutt Community Plan Amendments

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Review Background Report	24	20	Jul-08	Jul-08	\$2,788	\$1,488		\$1,300	
Meet with other departments to discuss Background Report	16	6	Aug-08	Aug-08	\$1,382	\$992		\$390	
Update OCP	120		Aug-08	Nov-08	\$7,440	\$7,440		\$0	
Community Interest Group Meeting Series #2 (Present Updated Plan Environmental	22	8	Aug-08	Oct-08	\$1,884	\$1,364		\$520	
BAR hearing (Present Findings)	99	10	Oct-08	Jan-09	\$6,788	\$6,138		\$650	
Planning Commission Approval Hearing	11		Oct-08	Nov-08	\$682	\$682		\$0	
Hearing preparation	77		Nov-08	Nov-08	\$4,774	\$4,774		\$0	
Board of Supervisors Approval Hearing	197		Nov-08	Jan-09	\$12,214	\$12,214		\$0	
Phase III: Implementation	95		Nov-08	Jan-09	\$5,890	\$5,890		\$0	
Total	711	44			\$46,942	\$44,082		\$2,860	0.40

APPENDIX B

Office of Long Range Planning

Project Summaries and Spread Sheets

Potential New Projects



Potential Project

Strengthen Flood Protections within General Plan

Office of Long Range Planning

Goal: Comply with legal requirements of AB 162 to increase flood related information in the Land Use Element, Conservation Element, Housing Element and Safety Element



Project Summary

- ◆ **Project Description:** This project will increase flood protection for the public through the identification of rivers, creeks, streams, flood corridors, riparian habitat and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management in the Conservation Element; identification of flood hazards and establishment of goals, policies and objectives to protect the community from flooding in the Safety Element; identification of areas subject to flooding in the Land Use Element; and flexibility in excluding lands suitable for urban development with inadequate flood management infrastructure from the Housing Element.
- ◆ **Background:** In October 2007, Governor Schwarzenegger signed AB 162 which strengthens flood protections in California by requiring jurisdictions, upon the next revision of the mandatory Housing Element, on or after January 1, 2009, to update flood related information in its General Plan, including but not limited to the Conservation Element, Housing Element, Safety Element, and the Land Use Element.
- ◆ **Purpose:** Strengthen flood protection through update of General Plan information and comply with legal requirements of State law, which was updated with the passage of AB 162 in 2007.

ACE Rationale

- ◆ **Accountability:** Meets State and County General Plan requirements for updating General Plan Elements.
- ◆ **Customer Service:** Flood protection updates have countywide applications, cross jurisdictional benefits, and serve as an informational tool for keeping citizens informed of potential flood hazards.
- ◆ **Efficiency:** Updated flood information will reduce staff time required to review stormwater and flood management components of development permit applications.

ACE Rating	A	C	E
HIGH	Yellow	Yellow	Yellow

Project Participants

- ◆ **Project Team:** David Matson, Deputy Director, Office of Long Range Planning, Susan Curtis, Senior Planner, Kim Cover, Associate Planner
- ◆ **Other departments and agencies:** CEO-GIS Coordinator, Public Works, Flood Control District
- ◆ **Public Participation:** Public Hearing
- ◆ **Project Contact:** David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING		PROJECT TOTALS		FISCAL YEAR 08-09	
FTE	TOTAL COST	CONSULTANT/DEPT. SUPPORT COST	DURATION	TOTAL COST	CONSULTANT/DEPT. SUPPORT COST
General Fund	.31	\$44,955	5 months	\$44,955	\$11,655

Strengthen Flood Protections within General Plan

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	300	125				\$18,000.00		\$8,750.00	0.17
Public Outreach, Workshops, and Hearings	45	41.5				\$2,700.00		\$2,905.00	0.03
Management, Legal, and Executive Review	50					\$3,000.00		\$0.00	0.03
Final Product Preparation and Production	100					\$6,000.00		\$0.00	0.06
Implementation	60					\$3,600.00		\$0.00	0.03
TOTAL	555	166.5	Jul-08	Jun-09	\$44,955.00	\$33,300.00		\$11,655.00	0.31



Potential Project

Update General Plan to Reference New Land Use Development Code

Office of Long Range Planning

Goal: Establish consistent zoning ordinance references among all County land use documents

Project Summary

- ◆ **Project Description:** This project will update outmoded references to Articles I, II, III, and IV of the zoning ordinance to reference the new Land Use Development Code (LUDC) in all General Plan Elements, including Community Plans.
- ◆ **Background:** Various General Plan Elements have been adopted by the County throughout the past twenty-seven years. Replacement of the outmoded references is needed to standardize and modernize these documents.
- ◆ **Purpose:** This project will facilitate increased public, decision-maker, and staff understanding of land use policies. Streamline presentation of County planning documents to the public regarding the relationship between the General Plan and the regulatory function of the Land Use Development Code.



ACE Rationale

- ◆ **Accountability:** Meets State and County General Plan requirements for updating General Plan Elements.
- ◆ **Customer Service:** Makes simultaneous interpretation of the General Plan and references to the LUDC straightforward by providing the public and decision makers with up-to-date, accurate documents.
- ◆ **Efficiency:** Minimize the time-consuming need for cross-referencing and decrease the opportunity for misinterpreting the linkages between the policies in the General Plan and regulatory tools in the LUDC.

ACE Rating: MEDIUM					
A	C	E			

Project Participants

- ◆ Project Team: David Matson & Derek Johnson, Deputy Directors, Office of Long Range Planning, & Staff/TBD
- ◆ Other departments and agencies: P&D, Development Review Services
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		
	FTE	TOTAL COST	DURATION
General Fund	.31	\$42,265	5 months
		N/A	

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.31	\$42,265	N/A

Update General Plan to Reference New LUDC

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	283	71.5				\$16,950.00		\$5,005.00	0.16
Public Outreach, Workshops, and Hearings	170	48				\$10,170.00		\$3,360.00	0.09
Management, Legal, and Executive Review	6					\$360.00		\$0.00	0.00
Final Product Preparation and Production	79					\$4,725.00		\$0.00	0.04
Implementation	28					\$1,695.00		\$0.00	0.02
TOTAL	565	119.5	Dec-08	Apr-09	\$42,265.00	\$33,900.00		\$8,365.00	0.31

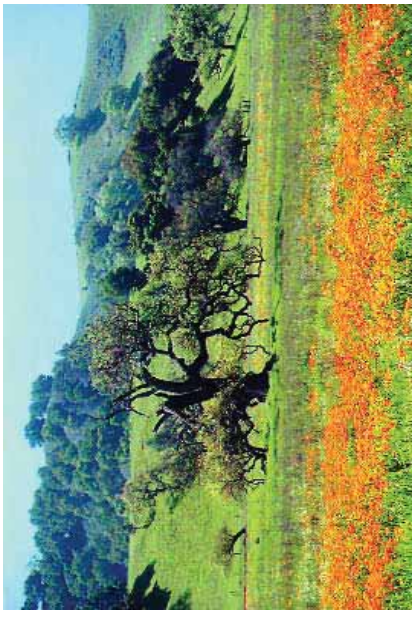


Potential Project

Develop Electronic Comment Program

Office of Long Range Planning

Goal: Assist Long Range Planning staff in identifying policy language within the General Plan that could be improved through clarification to ensure consistent, uniform application of policy



Project Summary

- ◆ **Project Description:** This project will increase coordination and ability of Planning and Development to respond to customer concerns related to understanding General Plan policies. The comment program will create a feedback loop that facilitates on-going coordination between Long Range Planning staff and Development Review discussions regarding project-level comments provided by the public, decision makers and planners.
- ◆ **Background:** Interpretation by the public of the General Plan is frequently difficult due to the existence of thirteen Elements and seven Community Plans that have been adopted throughout the past twenty-seven years. A customer service tool is needed to help identify specific interpretation problem areas in the General Plan.
- ◆ **Purpose:** Facilitate the timely update and maintenance of the various General Plan Elements by tracking challenges that arise when applying County policy to real-world public applications for development.

ACE Rationale

- ◆ **Accountability:** Long Range Planning staff will be better able to provide clear, consistent interpretation of General Plan policy to P&D staff through the process of identifying, discussing, and clarifying policies that may be unclear. This meets General Plan and Community Plan requirements for implementation of the General Plan
- ◆ **Customer Service:** Development applicants will benefit from improved information sharing between development review and long-range planners, which will lead to increased consistency in the review process. The General Plan can be updated more regularly to clarify nuances or points of contention.
- ◆ **Efficiency:** On-going, formal communication between P&D and Long Range Planning about the General Plan Elements will reduce the amount of ad-hoc consultation between these groups and will improve development review planners' understanding of the policies established through the General Plan.

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, Kim Cover, Associate Planner
- ◆ Other departments and agencies: P&D, Development Review Services
- ◆ Public Participation: Project outreach
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

ACE Rating: MEDIUM-LOW					
A	C	E			

PROJECT TOTALS		
FTE	TOTAL COST	CONSULTANT COST
.1	\$11,160	N/A
		8 months; on-going

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.1	\$11,208	N/A

Develop Electronic Comment Program

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	110					\$6,600.00			0.06
Public Outreach, Workshops, and Hearings	12					\$720.00			0.01
Management, Legal, and Executive Review	5					\$288.00			0.00
Final Product Preparation and Production	31					\$1,860.00			0.02
Implementation	29					\$1,740.00			0.02
TOTAL	187		Nov-08	Jun-09	\$11,208.00	\$11,208.00			0.10



**Potential
Project**

Update General Plan to Account for City Incorporations & Recent Community Plans

Office of Long Range Planning

Goal: Eliminate outdated information from the General Plan

Project Summary

- ◆ **Project Description:** Systematically evaluate the General Plan to remove out-of-date information, and to ensure consistency among the Elements and the Community Plans.
- ◆ **Background:** Various General Plan Elements have been adopted by the County throughout the past twenty-seven years. Replacement of the outmoded references to previously unincorporated areas and recent community plans is needed to standardize and modernize these documents.
- ◆ **Purpose:** Clearly delineate which parts of the General Plan have been amended or eliminated due to city incorporations that have occurred in recent years. Update policies that have been affected by the adoption of Community and Area Plans that did not exist when the original policy was crafted.



ACE Rationale

ACE Rating:	A	C	E
MEDIUM-HIGH			

- ◆ **Accountability:** Meets State and County General Plan requirements for updating General Plan Elements.
- ◆ **Customer Service:** Confusion among development applicants and the general public will be greatly reduced by eliminating redundant or out-of-date information from the General Plan.
- ◆ **Efficiency:** The public, development applicants and County staff will no longer be obligated to cross-reference information against the Community and Area Plans or the boundaries of incorporated cities when determining what policies apply to a proposed project.

Project Participants

- ◆ **Project Team:** David Matson, Deputy Director, Office of Long Range Planning, Andrew Strobel, Assistant Planner & Staff TBD
- ◆ **Other departments and agencies:** Mapping & Graphics; P&D, Development Review Services
- ◆ **Public Participation:** Public Hearing
- ◆ **Project Contact:** David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		
	FTE	TOTAL COST	DURATION
General Fund	.17	\$26,965	4 months
		N/A	

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.17	\$26,965	N/A

Update General Plan for Incorporations and Community Plans

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	155	71.5				\$9,300.00		\$5,005.00	0.09
Public Outreach, Workshops, and Hearings	93	48				\$5,580.00		\$3,360.00	0.05
Management, Legal, and Executive Review	7					\$405.00		\$0.00	0.00
Final Product Preparation and Production	40					\$2,385.00		\$0.00	0.02
Implementation	16					\$930.00		\$0.00	0.01
TOTAL	310	119.5	Dec-08	Mar-09	\$26,965.00	\$18,600.00		\$8,365.00	0.17



Potential Create Electronic Guide to Ministerial Projects

Project

Planning and Development Department, Long Range Planning Division

Goal: Create an electronic, web-based guide to policies applicable to ministerial development review projects

Project Summary

- ◆ **Project Description:** Create a user-friendly summary document and web-based guide that informs the public about all policies in the General Plan that apply to ministerial projects (which continues to be the most common type of land use permit application).
- ◆ **Background:** Ministerial development projects have established policies and standards that link to the General Plan. Highlighting these linkages will provide assurance that no confusion is encountered during the development review process.
- ◆ **Purpose:** Reduce uncertainty for applicants who pursue ministerial permits for development projects. Aid decision-makers and County staff in understanding the most common policies that apply to land use permit applications.



ACE Rationale

- ◆ **Accountability:** Meets General Plan and Community Plan goals by linking policies with ministerial development permit applications. Also increases accountability by providing all information in a user-friendly format that defines expectations and the process that an application will go through prior to the actual submittal of a project to the County.
- ◆ **Customer Service:** Improves processes and interaction between the public, decision-makers, and staff. Has Countywide application and increases customer access via the world wide web.
- ◆ **Efficiency:** By making information readily available on the web, applicants and staff will be able to pre-determine whether a project qualifies for a ministerial permit path more efficiently. This effectively streamlines the application process for appropriate projects, leading to minor cost and time savings.

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: Planning and Development
- ◆ Public Participation: Outreach
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

ACE Rating: MEDIUM					
A	C	E			

FUNDING	PROJECT TOTALS		
	TOTAL COST	CONSULTANT COST	DURATION
General Fund	\$26,670	N/A	8 months

FISCAL YEAR 08-09	
FTE	CONSULTANT COSTS
.25	\$26,670
	N/A

Create Electronic Guide to Ministerial Projects

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	180					\$10,800.00			0.10
Public Outreach, Workshops, and Hearings	134					\$8,010.00			0.07
Management, Legal, and Executive Review	50					\$2,970.00			0.03
Final Product Preparation and Production	59					\$3,555.00			0.03
Implementation	22					\$1,335.00			0.01
TOTAL	487		Nov-08	Jun-09	\$26,670.00	\$26,670.00			0.25



Potential Project

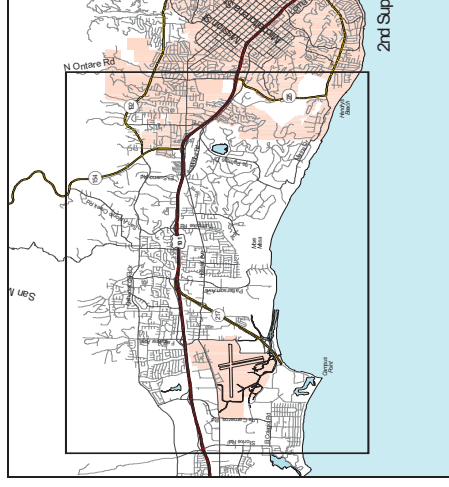
Update Maps in General Plan Conservation Element

Office of Long Range Planning

Goal: *Eliminate obsolete maps from the Conservation Element and replace with current maps*

Project Summary

- ◆ **Project Description:** This is a two phase project that will create maps using GIS technology to eliminate obsolete maps with current map replacements. Phase I (FY 08-09) will focus on replacing maps related to water resources, mineral resources, soils, agricultural suitability and agricultural preserves (approximately 20). Phase II (FY 09) will focus on replacing maps related to environmental biology and historic sites (approximately 18 maps).
- ◆ **Background:** The General Plan Conservation Element was adopted April 1979; Groundwater Resources Section adopted May 1994; and Oak Tree Protection in the Inland Areas of Santa Barbara County April 15, 2003. A majority of the maps in this Element have not been updated since the above adoption dates. This Element has over 38 maps that correspond to various resource issues in the County and updating these maps is necessary to ensure continued efficient management of the County's natural resources.
- ◆ **Purpose:** Update maps using GIS technology to reflect current data and resource conditions in the County. GIS based maps will allow the County to update maps more efficiently in the future as relevant data becomes available. This project supports the flood protection efforts of AB 162 and Office of Long Range Planning proposed project to "Strengthen Flood Protections within General Plan." The Conservation Element, with combined resource and flood protection maps, can be used as a tool to evaluate current trends and conditions affecting proposed development.



ACE Rationale

- ◆ **Accountability:** Meets State and County General Plan requirements for updating General Plan Elements.
- ◆ **Customer Service:** Updated resource maps have countywide and cross jurisdictional benefits. They will improve development review and permit processing by giving County staff and the general public current and relevant mapped information.
- ◆ **Efficiency:** GIS based maps will give the County the ability to update future maps with relevant information in a more timely and cost efficient manner.

ACE Rating: MEDIUM-HIGH					
A	C	E			

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: CEO-GIS Coordinator, Agricultural Commissioner's Office, Public Works, P&D Development Review Services
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068,

PROJECT TOTALS	
FTE	CONSULTANT /DEPT. SUPPORT COST
.30	\$22,960
FUNDING	
General Fund	16 months

FISCAL YEAR 08-09	
FTE	CONSULTANT /DEPT. SUPPORT COST
.20	\$37,033
TOTAL COST	
	\$15,153

Update Maps in the General Plan Conservation Element

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	315	280				\$18,900.00		\$19,600.00	0.18
Public Outreach, Workshops, and Hearings	50	48				\$3,000.00		\$3,360.00	0.03
Management, Legal, and Executive Review	50					\$3,000.00		\$0.00	0.03
Final Product Preparation and Production	82					\$4,920.00		\$0.00	0.05
Implementation	50					\$3,000.00		\$0.00	0.03
TOTAL	547	328	Jul-08	Jan-10	\$55,780.00	\$32,820.00		\$22,960.00	0.30



Potential Project

Revise Mineral Resource Extraction Policy in General Plan Conservation Element to Comply with CEQA

Office of Long Range Planning

Goal: Ensure consistent treatment of mineral resource extraction permit applicants by rephrasing a statement in the Conservation Element to comport with the California Environmental Quality Act (CEQA) and the state Surface Mining and Reclamation Act (SMARA)

Project Summary

- ◆ **Project Description:** This project updates the General Plan Conservation Element to comport with State CEQA and SMARA law.
- ◆ **Background:** The current Conservation Element is neither consistent nor fully compliant with the conditions established for environmental review of projects under CEQA and with the conditions for mineral extraction established through SMARA.
- ◆ **Purpose:** Under California State law, the Board is granted the discretion to approve projects despite potentially significant environmental impacts so long as the development application fully complies with the findings requirements outlined in CEQA. This project cleans up a consistency oversight that could prevent project applications from making their way through the County's development review process for consideration by decision-makers.



ACE Rationale

- ◆ **Accountability:** Meets State CEQA requirements and SMARA law.
- ◆ **Customer Service:** Updating language relevant to mineral resource extraction policy will clarify the conditions under which such activity might be permitted, which will improve permitting processes and reduce uncertainty for permit applicants.
- ◆ **Efficiency:** County staff will save time during permit reviews as they will no longer need to weigh local policy language against State law in evaluating mineral extraction permit applications.

ACE Rating: MEDIUM					
A	C	E			

Project Participants

- ◆ **Project Team:** David Matson, Deputy Director, Office of Long Range Planning, Bret McNulty, Supervising Planner
- ◆ **Other departments and agencies:** TBD
- ◆ **Public Participation:** Public hearing
- ◆ **Project Contact:** David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		FISCAL YEAR 08-09	
	FTE	TOTAL COST	TOTAL COST	CONSULTANT COSTS
General Fund	.04	\$7,765	\$7,765	N/A

Revise Mineral Resource Extraction Policy to Comply with CEQA

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	36					\$2,160.00			0.02
Public Outreach, Workshops, and Hearings	22	41.5			\$1,320.00			\$2,905.00	0.01
Management, Legal, and Executive Review	10				\$600.00				0.01
Final Product Preparation and Production	9				\$540.00				0.01
Implementation	4				\$240.00				0.00
TOTAL	81	41.5	Dec-08	Feb-09	\$7,765.00	\$4,860.00		\$2,905.00	0.05



Potential Project

Develop General Plan Glossary & Provide Term Clarification

Office of Long Range Planning

Goal: Create a single glossary of terms that apply to all General Plan Elements



Project Summary

- ◆ **Project Description:** This project will occur in two phases. The Phase I will entail detailed review of all documents that comprise the General Plan to identify terms that may be open to interpretation or require simple clarification. Phase II will result in an interpretive General Plan Glossary that identifies, delineates and clearly defines key terms that appear throughout the General Plan elements and ensures that locally used terms are consistent with the definitions universally accepted in the long-range planning profession. The glossary will be developed in concert with the County's recently adopted LUDC glossary to ensure consistent and complimentary use of terminology.
- ◆ **Background:** Various General Plan Elements have been adopted by the County throughout the past twenty-seven years which has introduced a plethora of terms and definitions applicable to thirteen General Plan elements and six adopted Community Plans. There exists a need to compile glossary and term clarification for the numerous components of the General Plan as a means to standardize and modernize these documents.
- ◆ **Purpose:** The glossary will provide standardization of terms and definitions throughout the numerous Elements of the General Plan.

ACE Rationale

- ◆ **Accountability:** Meets State and County General Plan requirements for updating General Plan Elements.
- ◆ **Customer Service:** Universal terminology will allow the public, staff, and decision-makers to link policies within the General Plan as well as to understand and define relationships between planning concepts, standards, and regulations more easily.
- ◆ **Efficiency:** A glossary will simplify the process of understanding planning terms-of-art, thereby decreasing the need for extraneous interpretation of profession-specific terminology or for additional staff clarification.

ACE Rating:	MEDIUM-HIGH
A	C
	E

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: TBD
- ◆ Public Participation: Outreach
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS	
	TOTAL COST	DURATION
General Fund	\$54,565	4 months
	N/A	

FTE	FISCAL YEAR 08-09	
	TOTAL COST	CONSULTANT COSTS
.43	\$54,565	N/A

Develop General Plan Glossary

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	385	71.5				\$23,100.00		\$5,005.00	0.21
Public Outreach, Workshops, and Hearings	231	48				\$13,860.00		\$3,360.00	0.13
Management, Legal, and Executive Review	18					\$1,080.00		\$0.00	0.01
Final Product Preparation and Production	98					\$5,850.00		\$0.00	0.05
Implementation	39					\$2,310.00		\$0.00	0.02
TOTAL	770	119.5	Dec-08	Apr-09	\$54,565.00	\$46,200.00		\$8,365.00	0.43



**Potential
Project**

Santa Ynez Valley Transportation Improvement Plan

Office of Long Range Planning

Goal: Develop a plan for the expenditure of transportation impact fees in the Santa Ynez Valley Community Plan Area based on goals and policies defined in the Final Santa Ynez Valley Community Plan



Project Summary

- ◆ **Project Description:** The Office of Long Range Planning in collaboration with public works and a County selected traffic consultant would develop a traffic impact plan and fees based on specific improvement projects in the Santa Ynez Valley Community Plan (SYVCP) area.
- ◆ **Background:** The Final SYVCP is expected to be adopted in December 2008. Development of the Santa Ynez Valley Transportation Improvement Plan (SYVTIP) would be dependent upon adoption of the Final SYVCP.
- ◆ **Purpose:** 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 twenty years and identify fees needed for new development to fund required traffic improvements.

ACE Rationale

- ◆ **Accountability:** Adopting a Transportation Improvement Plan for the Valley would create clarity and consistency in development of a programming document for expenditure of transportation impact fees to mitigate the impact of traffic generated by new development.
- ◆ **Customer Service:** Provided by developing a Transportation Improvement Plan based on goals, policies, actions and development standards defined in the SYVCP which have been developed by thorough public input.
- ◆ **Efficiency:** The Transportation Improvement Plan would increase efficiency by laying out a transportation mitigation protocol which would lead to more rapidly expedited improvements.

ACE Rating: MEDIUM-HIGH				
A	C	E		

Project Participants

- ◆ Office of Long Range Planning Team: Derek Johnson (Deputy Director), Justin Feek (Planner)
- ◆ County selected traffic consultant
- ◆ Public Works: William Robertson, (Transportation Planner)
- ◆ Caltrans and other State and County public agencies
- ◆ Project Contact : Derek Johnson, (805)568-2072, djohnson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		FISCAL YEAR 08-09	
	FTE	TOTAL COST	TOTAL COST	CONSULTANT COSTS
General Fund	.56	\$94,500	\$37,850	\$6,000

Santa Ynez Valley Transportation Improvement Plan

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Pull Buildout Data From SYVCP	40		Jan-09	Feb-09	\$4,600	\$2,600	\$2,000		
EIR									
Develop Cost Estimates for Traffic Impacts	20	150	Feb-09	Mar-09	\$13,050	\$1,300	\$2,000	\$9,750	
Develop Draft SYVTIP	100	100	Mar-09	Apr-09	\$15,000	\$6,500	\$2,000	\$6,500	
Review with VPAC	40		Apr-09	May-09	\$2,600	\$2,600			
Review with Stakeholders	40		Jun-09	Jul-09	\$2,600	\$2,600			
Review with Public Works	30	20	Jul-09	Aug-09	\$3,250	\$1,950		\$1,300	
Hold Community Meetings	220		Aug-09	Sep-09	\$16,300	\$14,300	\$2,000		
Review with State Agencies	80		Sep-09	Oct-09	\$5,200	\$5,200			
Develop Final Document	100		Oct-09	Nov-09	\$8,500	\$6,500	\$2,000		
Prepare PC Staff Report	100	10	Nov-09	Dec-09	\$6,500	\$6,500			
Prepare PC Presentation	30	10	Dec-09	Jan-10	\$1,950	\$1,950			
PC Hearing	10	15	Jan-10	Feb-10	\$1,625	\$650		\$975	
Prepare BOS Letter	40		Feb-10	Mar-10	\$2,600	\$2,600			
Prepare BOS Presentation	15	10	Mar-10	Apr-10	\$975	\$975			
BOS Hearing	15	5	Apr-10	May-10	\$1,300	\$975		\$325	
Print Final SYVTIP	40	10	May-10	Jun-10	\$3,250	\$2,600		\$650	
Dev Rev Planner Training	80		Jun-10	Jul-10	\$5,200	\$5,200			
Total:	1000	330	January-09	Jul-10	\$94,500	\$65,000	\$10,000	\$19,500	0.56



Potential Project

Lompoc Vision Area

Office of Long Range Planning

Goal: Initiate a community visioning process to accommodate an increase in private development, changing land use patterns and community needs in Lompoc.

Project Summary

- ◆ Project Description: A Lompoc visioning process would comprehensively address proposed development projects in the Cebada Canyon area of Lompoc. The existing General Plan does not provide a framework for development plans as proposed. The General Plan also states that these development projects should include a community planning and visioning effort through a Planning Advisory Committee. This project would include two phases:
 - Phase One: One year community visioning effort.
 - Phase Two (Future Potential Project): Possible Community Plan, depending on phase one results.
- ◆ Background: Development and future anticipated growth necessitates review of housing and commercial needs, the adequacy of public infrastructure, current zoning regulations, and resource constraints beyond those outlined in the 1999 “Lompoc Guidelines and Interpretive Action Items” document.
- ◆ Issues: Ensuring public infrastructure and services, and wastewater issues.



ACE Rationale

ACE Rating: MEDIUM					
A	C				E

- ◆ **Accountability:** A formal visioning effort would augment the 1999 “Lompoc Guidelines and Interpretive Action Items” creating guidance for development projects and the accountability in the assessment and processing of development proposals.
- ◆ **Customer Service:** Clarifying community interests and needs would ensure projects are compatible with the community’s vision for Lompoc.
- ◆ **Efficiency:** The development process will be streamlined when the community, developers, and the County can reference the results of a visioning effort and possibly a Lompoc Community Plan created from the visioning process.

Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director
David Lackie, Supervising Planner
Eric Lentz, Planner
- ◆ Other departments and agencies: Public Works Department, Parks Department, County Counsel, Coastal Commission
- ◆ Public Participation: Formation of a Planning Advisory Committee
- ◆ Project Contact: Derek Johnson, Deputy Director, 568-2072, djohnson@co.santa-barbara.ca.us

PROJECT TOTALS		
FTE	TOTAL COST	DURATION
0.72	\$89,700	15 months
	N/A	

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.26	\$29,016	N/A

Lompoc Vision Area

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HOURS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>CONSULTANT COST</i>	<i>STAFF COST</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Phase I - Vision Process									
Public Input (10 meetings)	700	100	Apr-09	Feb-10	\$49,900		\$43,400	\$6,500	
Document Preparation	300	0	Nov-09	Feb-10	\$18,600		\$18,600	\$0	
PC Review	100	20	Mar-10	Apr-10	\$7,500		\$6,200	\$1,300	
Bos Review	100	20	Apr-10	May-10	\$7,500		\$6,200	\$1,300	
Implementation	100	0	Jun-10	Jul-10	\$6,200		\$6,200	\$0	
Total	1,300	140			\$89,700		\$80,600	\$9,100	0.72



Potential Project

Mission Canyon Residential Parking Strategy

Office of Long Range Planning

Goal: Identify areas of the Canyon that experience constrained traffic flow due to on-street parking and develop a strategy to improve public safety.

Project Summary

- ◆ **Project Description:** County staff would work with Mission Canyon residents and Public Works Department to identify areas of the Canyon where traffic flow is constrained due to on-street parking on narrow streets. Once the problem areas are identified, County staff would develop a strategy for accommodating parking needs of residents while ensuring that safe ingress and egress is maintained at all times.
- ◆ **Background:** The Mission Canyon Planning Advisory Committee, formed to assist Staff in developing Residential Design Guidelines and an update of the 1984 Mission Canyon Area Specific Plan, identified this project as a future Action Item for the updated Specific Plan.
- ◆ **Purpose:** To determine parking and traffic flow constraints and develop an implementation strategy to ensure safe ingress and egress within a high fire hazard area for residents, visitors and emergency response personnel.



ACE Rating: MEDIUM HIGH	
A	C E

ACE Rationale

- ◆ **Accountability:** The preparation of a parking strategy would fulfill an important component of the Mission Canyon Area Plan.
- ◆ **Customer Service:** Responds to an urgent need and improves safety and access for residents, visitors and emergency personnel.
- ◆ **Efficiency:** Funding this potential project as a component of the Mission Canyon Area Plan, rather than a future Action Item, could increase project efficiency and reduce overall cost since environmental review and decision-maker hearings would occur only once.

Project Participants

- ◆ **Project Team:** Derek Johnson, Deputy Director, Office of Long Range Planning, David Lackie, Supervising Planner, Rosie Dyste Senior Planner, Office of Long Range Planning
- ◆ **Other departments and agencies:** Public Works Department, County Fire Department.
- ◆ **Public Participation:** Community workshops and meetings with property owners and residents.
- ◆ **Project Contact:** Derek Johnson (805) 568-2072, djohnso@co.santa-barbara.ca.us

PROJECT TOTALS		
FTE	TOTAL COST	DURATION
.14	\$29,495	15 months

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.06	\$10,940	\$0

Mission Canyon Residential Parking Strategy

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
Public Meetings/Outreach	120	50	Apr-09	Jun-09	\$10,940	\$7,440		\$3,500	
Parking Study	40	90	Jun-09	Nov-09	\$8,780	\$2,480		\$6,300	
Environmental Review	30	20	Nov-09	Dec-09	\$3,255	\$1,860		\$1,395	
Noticing/Distribution/Administration	10		Jan-10	Feb-10	\$620	\$620		\$0	
City/County Planning Commission Hearing	20	10	Mar-10	Apr-10	\$1,940	\$1,240		\$700	
City Council/Board of Supervisors Hearing	20	10	May-10	Jun-10	\$1,940	\$1,240		\$700	
Implementation	10	20	Jun-10	Jul-10	\$2,020	\$620		\$1,400	
Total:	250	200	Apr-09	Jul-10	\$29,495	\$15,500	\$0	\$13,995	0.14



Potential Project

Rural Economic Development and Agricultural Diversification Pilot Project (Phase I)

Office of Long Range Planning

Goal: Increase opportunities and incentives for the production of specialty agriculture (niche products) within rural agricultural areas of the County



Project Summary

- ◆ **Project Description:** The proposed project will strengthen agriculture as the County’s primary revenue generating enterprise. 85% of land within the County’s jurisdiction is zoned Agricultural yet the local economy has seen a steady decline in revenues for certain traditional agricultural sectors. Initiatives are needed to stimulate competitive niche agricultural production to ensure continued economic viability. This project proposes to increase agricultural diversification and intensification as an economic development tool that will generate jobs and revenues countywide, and within the proposed project areas. Agriculturally zoned A-II-100 land will be evaluated to determine the appropriateness of rezoning parcels to A-II-40 for the purpose of promoting intensification of niche products on smaller parcels of existing agricultural zoned land. The pilot project area focuses on two areas: Eastern Santa Maria Valley and Cuyama Valley. This project will be administered in two phases. Phase I will involve stimulus efforts to diversify existing agriculturally zoned lands. Phase II will evaluate the impacts of Phase I to determine the appropriateness of expanding the pilot project into other areas of the County.
- ◆ **Background:** The last Agricultural Census reported 57% of County farms had net losses. The number of farms in the county has been reported as down 18%. Niche markets such as berries and wine grapes are yielding much larger profits for agriculturalists in the County than traditional grazing activities. In response, staff is recommending that the County pursue opportunities that support the expansion of niche markets and crop diversification as a means of stimulating agricultural economic development and generating sustainable sources of revenue on-going.
- ◆ **Purpose:** The purpose of this project is to create smaller agricultural parcels to encourage the production of niche products as well as provide agriculturalists the opportunity to diversify crops. The project will increase revenue Countywide and supports Goal I of the General Plan Agricultural Element to assure and enhance the continuation of agriculture as a major viable production industry; encourage agriculture; and where conditions allow, (taking into account environmental impacts) support expansion and intensification.

ACE Rating: MEDIUM					
A	C	E			

ACE Rationale

- ◆ **Accountability:** Supports the future use of agricultural lands and resources within the County and promotes active implementation of the Agricultural Element
- ◆ **Customer Service:** Provides incentives to owner’s of agricultural lands to increase and intensify agricultural production.
- ◆ **Efficiency:** Generates additional community and County revenues

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning; Susan Curtis, Senior Planner; Bret McNulty, Supervising Planner, and staff TBD
- ◆ Other departments and agencies: Agricultural Advisory Committee and others TBD
- ◆ Public Participation: Public involvement per CEQA
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

PROJECT TOTALS		
FTE	TOTAL COST	DURATION
1.05	\$362,290	18 months
CONSULTANT COST		
	\$225,000	

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.6	\$68,220	

Rural Economic Development and Agricultural Diversification Pilot Project

<i>TASK</i>	<i>STAFF HOURS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Organization, Draft Product, Administration	1,020	140				\$61,200.00		\$9,800.00	0.57
Environmental Review	280					\$16,800.00	\$225,000.00	\$0.00	0.16
Public Outreach, Workshops, and Hearings	175	47				\$10,500.00		\$3,290.00	0.10
Management, Legal, and Executive Review	80	50				\$4,800.00		\$3,500.00	0.04
Final Product Preparation and Production	270					\$16,200.00		\$0.00	0.15
Implementation	70	100				\$4,200.00		\$7,000.00	0.04
TOTAL	1,895	337	Jul-08	Jan-10	\$362,290.00	\$113,700.00	\$225,000.00	\$23,590.00	1.05



Potential Project

Santa Claus Lane Streetscape and Revitalization Plan

Office of Long Range Planning

Goal: Conduct a fiscal feasibility analysis to determine economic viability of existing land use designation and infrastructure needs including parking, circulation, streetscape, and beach access.

Project Summary

- ◆ **Project Description:** The area is estimated at 26 acres and comprised of approximately 30 parcels comprised of public and private ownerships. The proposal will include a comprehensive land use and fiscal feasibility analysis will address possible land use designation changes and the potential for new development standards and proposed public improvements that may be required to foster revitalization.
- ◆ **Background:** The proposed project combines three implementation items of the December 2004 Toro Canyon Area Plan: Action C-TC-1.1, Action PRT-TC-1.4, and Action CIRC-TC-9.2.
- ◆ **Purpose:** To determine site constraints and fiscal feasibility of land uses to develop appropriate locations for lateral beach access, improved circulation (vehicle and pedestrian), parking, and development design to revitalize the area.



ACE Rationale

ACE Rating: MEDIUM					
A	C	E			

- ◆ **Accountability:** The preparation of a streetscape and revitalization plan would complete an important component of the 2004 Toro Canyon Area Plan.
- ◆ **Customer Service:** Provides a clear direction for future development by providing improved pedestrian and traffic circulation, designated parking and an improved understanding of the economic feasibility of land uses. In addition, lateral beach access and railroad crossing safety would be enhanced.
- ◆ **Efficiency:** The required coordination effort would establish interagency design criteria for the area, resulting in a reduction in the amount of time spent processing development applications.

Project Participants

- ◆ **Project Team:** Derek Johnson, Deputy Director, Office of Long Range Planning, Shaun Mendrin, Senior Planner, Office of Long Range Planning
- ◆ **Other departments and agencies:** Public Works Department, Parks Department, Caltrans, Union Pacific Railroad, County Counsel, Coastal Commission
- ◆ **Public Participation:** Formation of a Planning Advisory Committee comprised of Santa Claus Lane residents, business owners and affected parties.
- ◆ **Project Contact:** Derek Johnson, Deputy Director, 568-2072, djohnson@co.santa-barbara.ca.us

		PROJECT TOTALS	
FUNDING	FTE	TOTAL COST	DURATION
General Fund	1.0	\$241,910	30 months

		FISCAL YEAR 08-09	
FTE	TOTAL COST	CONSULTANT COSTS	
.16	\$10,850	\$80,000	

Santa Claus Lane Streetscape and Revitalization Plan

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Administration	350	80	Apr-09	Oct-11	\$21,700			
Land Survey	50	85	Apr-09	Jul-09	\$38,100	\$35,000		
Fiscal Feasibility Analysis	90	40	May-09	Jul-09	\$50,580	\$45,000		
Design Consultant	100	40	Jul-09	Feb-10	\$56,200	\$50,000		
Draft Document	375	20	Jan-10	Oct-10	\$23,250			
Environmental Document	300	100	Nov-10	Feb-11	\$18,600			
SBAR Review	75	40	Feb-11	Apr-11	\$4,650			
PC Review	125	20	May-11	Jul-11	\$7,750			
BOS Review	190	40	Jul-11	Oct-11	\$11,780			
Publication and Implementation	150	20	Oct-11	Nov-11	\$9,300			
Total:	1,805	465	Apr-09	Oct-11	\$241,910	\$130,000		1.00



Potential Project

Mission Canyon Scenic Corridor Overlay Zone

Office of Long Range Planning

Goal: Develop an overlay zone within the Mission Canyon Specific Plan Area Boundary to protect identified scenic resources

Project Summary

- ◆ **Project Description:** County staff would work with Mission Canyon residents to develop a “gateway” corridor vision and proposed overlay to prescribe specific policies, development standards and findings for the protection of scenic resources within Mission Canyon. The area tentatively identified for the overlay is the “gateway” to Mission Canyon from Mission Canyon Road from Rocky Nook Park to Foothill to the “Y” intersection with Tunnel Road. Other areas appropriate for an overlay may be identified as the project proceeds.
- ◆ **Background:** The Mission Canyon Planning Advisory Committee was formed to assist Staff in developing Residential Design Guidelines and an update of the 1984 Specific Plan. This project was identified by the MCPAC as a future Action Item for the updated Specific Plan.
- ◆ **Issues:** The community and affected property owners should fully participate in this effort, which could also involve coordination with the City of Santa Barbara. An overlay could involve specific areas or particular resources throughout the entire Canyon. The overlay should consider not only preserving what exists but also what could be improved within the corridor.



ACE Rating: MEDIUM HIGH				
A	C	E		

ACE Rationale

- ◆ **Accountability:** Preparation of the scenic corridor overlay is an important action item contemplated in the Mission Canyon Area Plan.
- ◆ **Customer Service:** Community based visioning process to develop standards for the protection of scenic resources within Mission Canyon will help maintain and enhance property values and preserve the iconic visual character of Mission Canyon which is cherished by residents and the many visiting tourists.
- ◆ **Efficiency:** Funding this potential project as a component of the Mission Canyon Area Plan, rather than a future Action Item, could increase project efficiency and reduce overall cost since environmental review and decision-maker hearings would occur only once.

Project Participants

- ◆ **Project Team:** Derek Johnson (Deputy Director), David Lackie (Supervising Planner), Rosie Dyste (Senior Planner)
- ◆ **Public Participation:** Community workshops and meetings with property owners and other interest groups.
- ◆ **Project Contact:** Derek Johnson (805) 568-2072, djohnso@co.santa-barbara.ca.us

		PROJECT TOTALS	
FTE	TOTAL COST	CONSULTANT COST	DURATION
General Fund	.26	\$69,230	16 months

		FISCAL YEAR 08-09	
FTE	TOTAL COST	CONSULTANT COSTS	
.06	\$7,440	\$0	

Mission Canyon Scenic Corridor Overlay Zone

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Public Meetings/Outreach	120		Apr-09	Jul-09	\$7,440	\$7,440			
Overlay Draft	100	70	Jul-09	Oct-09	\$10,740	\$6,200		\$4,540	
Streetscape Concept Design		80	Aug-09	Oct-09	\$35,200		\$30,000	\$5,200	
Environmental Review	30	15	Nov-09	Feb-10	\$2,830	\$1,860		\$970	
Noticing/Distribution/Administration	20		Nov-09	Dec-09	\$1,240	\$1,240			
City/County Planning Commission Hearing	60		Mar-10	Apr-10	\$3,720	\$3,720			
City Council/Board of Supervisors Hearing	60		May-10	Jun-10	\$3,720	\$3,720			
Implementation	70		Jul-10	Aug-10	\$4,340	\$4,340			
Total:	460	165	Apr-09	Aug-10	\$69,230	\$28,520	\$30,000	\$10,710	0.26



**Potential
Project**

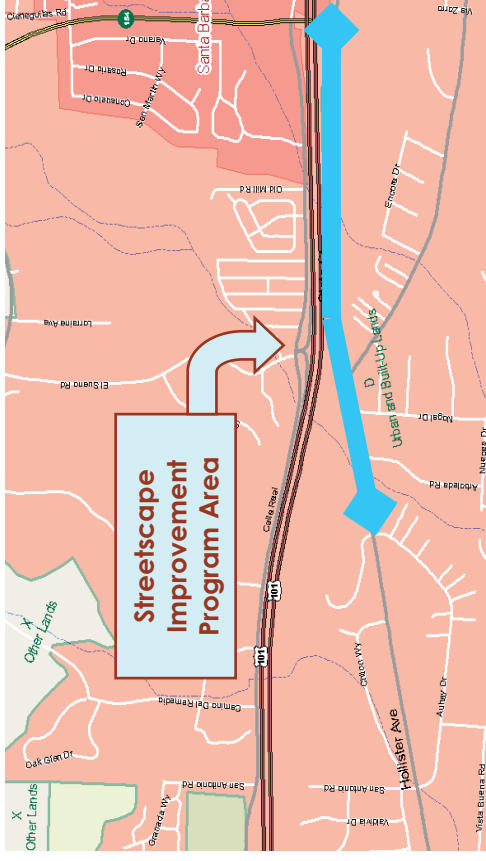
Hollister Ave/Upper State St Streetscape Improvement Program

Office of Long Range Planning

Goal: Develop and Maintain streetscape on Hollister Ave from Auhay Dr. to the Santa Barbara City Limit

Project Summary

- Project 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 augment mixed-use commercial development and comprehensive urban design.
- Background:** 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
- Issues:** 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.



ACE Rationale

ACE Rating:	MEDIUM-HIGH				
A					
C					
E					

- Accountability:** Because this proposed project is an action item taken from the 1993 Goleta Community Plan, the County is highly accountable for the completion of this streetscape improvement.
- Customer Service:** This streetscape improvement is a priority to the Goleta community and would serve the region with improved mobility, services, aesthetics, and multi-jurisdictional connectivity.
- Efficiency:** The initial planning stages of this proposed project coincide with outreach for the Goleta Community Plan Update. This is beneficial to each planning process since community input would be required throughout each. The result would be a fiscally-beneficial commercial and residential corridor with a direct connection to Upper State St.

Project Participants

- Project Team:** Derek Johnson, Deputy Director, Office of Long Range Planning
 Erika Leachman, Planner, Office of Long Range Planning
 Other Departments or Agencies: Public Works Department, Parks Department,
- Caltrans, Union Pacific Railroad, County Counsel
- Public Participation:** Two Public Workshops
- Project Contact:** Derek Johnson, Deputy Director, 568-2072, djohnson@sbcao.org

FUNDING	PROJECT TOTALS	
	FTE	DURATION
General Fund	.33	15 months
	TOTAL COST	CONSULTANT COST
	\$107,207	\$50,000

FISCAL YEAR 08-09	
FTE	CONSULTANT COSTS
.19	\$74,016
	TOTAL COST
	\$50,000

Hollister Ave/Upper State St. Streetscape Improvement Plan

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
Create Project Charter/Admin	97		Jan-09	Jan-09	\$6,217	\$6,217			
RFP	80		Jan-09	Feb-09	\$5,580	\$5,580			
Design Consultant			Feb-09	May-09	\$50,000	\$0	\$50,000		
Land Survey/Data Collection by Consultant	20		Feb-09	May-09					
Meeting #1: Public Works	23	8	May-09	May-09	\$2,788	\$2,263		\$525	
Meeting #2: Development Review	27	7	May-09	May-09	\$2,665	\$2,231		\$434	
Meeting #3: Public Workshop #1	40		May-09	May-09	\$3,066	\$2,766		\$300	
Meeting #4: Public Workshop #2	40		May-09	May-09	\$3,066	\$2,766		\$300	
Draft Document by Consultant	9		May-09	Jul-09	\$632	\$632			
Interdepartmental Review	70	130	Jul-09	Jul-09	\$14,082	\$6,082		\$8,000	
Revisions by Consultant	0		Jul-09	Aug-09	\$0	\$0			
Environmental Review	144		Aug-09	Apr-10	\$8,496	\$8,496			
SBAR Review	15		Apr-10	Apr-10	\$1,032	\$1,032			
PC Review	16		Apr-10	Apr-10	\$1,072	\$1,072			
BOS Review	15		Apr-10	Apr-10	\$1,032	\$1,032			
Publication and Implementation		16	Apr-10	Apr-10	\$7,477	\$0		\$7,477	
Total:	595	161			\$107,297	\$40,171	\$50,000	\$17,036	0.33



**Potential
Project**

Santa Ynez Valley Townships Design Guidelines

Office of Long Range Planning

Goal: *In collaboration with the community, refine and improve the existing design guidelines for the Santa Ynez, Los Olivos, and Ballard townships within the Santa Ynez Valley Community Plan Area*

Project Summary

- ◆ For many years, the CBAR has been conducting design review of proposed commercial projects in the three Santa Ynez Valley townships using informal design guidelines that have not been adopted by the County.
- ◆ CBAR members have requested more useful guidelines to streamline design review and project design.
- ◆ The Santa Ynez, Los Olivos and Ballard Design Guidelines would be created through a joint effort with community members, the VPAC, and CBAR with assistance from Office of Long Range Planning staff and would be formally adopted by the County documents.
- ◆ The Guidelines would apply to new construction and exterior renovations for development within the township commercial areas to ensure compatibility with the established architectural styles and consistency with the scale of the townships.



ACE Rationale

ACE Rating: MED/UM					
A	C				E

- ◆ **Accountability:** Improving and adopting design guidelines for the valley would create clarity and consistency in development application processing and accountability for the appearance of the area consistent with Action LUT-SYV-5.4 from the Draft Santa Ynez Community Plan.
- ◆ **Customer Service:** Provided by working with all stakeholders in order to respond to the community's vision for future commercial development in the Santa Ynez Valley.
- ◆ **Efficiency:** Creating official design guidelines would establish firm design criteria for the area, resulting in a reduction in the amount of time spent on project design and BAR design review.

Project Participants

- ◆ Office of Long Range Planning Team: Derek Johnson (Deputy Director), Justin Feek (Planner)
- ◆ Development Review: John Karamitosos
- ◆ Community members, Valley Planning Advisory Committee (VPAC) and Central Board of Architectural Review (CBAR)
- ◆ Project Contact : Derek Johnson, (805)568-2072,

FUNDING	PROJECT TOTALS			FISCAL YEAR 08-09		
	FTE	TOTAL COST	CONSULTANT COST	DURATION	TOTAL COST	CONSULTANT COSTS
General Fund	.90	\$113,035	N/A	24 Months	\$24,180	N/A

Santa Ynez Valley Townships Design Guidelines

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Project Development	120		Jan-09	Feb-09	\$7,800	\$7,800	0	\$0	
Project Reporting	32		Feb-09	Mar-09	\$2,080	\$2,080	0	\$0	
DG Team Meetings	120		Mar-09	Apr-09	\$7,800	\$7,800	0	\$0	
Database Maintenance	24		Apr-09	May-09	\$1,560	\$1,560	0	\$0	
Project Management (Gantt Updat	56		May-09	Jun-09	\$3,640	\$3,640	0	\$0	
Meet W/Third District	20		Jun-09	Jul-09	\$1,300	\$1,300	0	\$0	
Meet With Stakeholders	40		Jul-09	Aug-09	\$2,600	\$2,600	0	\$0	
VPAC Meetings	130		Aug-09	Sep-09	\$8,450	\$8,450	0	\$0	
CBAR Meetings	110		Sep-09	Oct-09	\$7,150	\$7,150	0	\$0	
Steering Committee and Prep	168		Oct-09	Nov-09	\$10,920	\$10,920	0	\$0	
Prepare Drafts	300	32	Jan-10	Feb-10	\$21,580	\$19,500	0	\$2,080	
Photography/Graphics	100		Feb-10	Mar-10	\$6,500	\$6,500	0	\$0	
Ordinance Amendments	80		Mar-10	Apr-10	\$5,200	\$5,200	0	\$0	
Prepare PC Staff Report	74		Apr-10	May-10	\$4,810	\$4,810	0	\$0	
Prepare Presentation	14		May-10	Jun-10	\$910	\$910	0	\$0	
PC Hearing	28		Jun-10	Jul-10	\$1,820	\$1,820	0	\$0	
Prepare BOS Letter	50		Jul-10	Aug-10	\$3,250	\$3,250	0	\$0	
Prepare Presentation	48		Aug-10	Sep-10	\$3,120	\$3,120	0	\$0	
BOS Hearing	48		Sep-10	Oct-10	\$3,120	\$3,120	0	\$0	
Printing	25		Oct-10	Nov-10	\$1,625	\$1,625	0	\$0	
Dev Rev Planner Training	40	80	Dec-10	Jan-11	\$7,800	\$2,600	0	\$5,200	
Total:	1627	112	January-09	Jan-11	\$113,035	\$105,755	0	\$7,280	0.90



**Potential
Project**

Update General Plan Agricultural Element

Office of Long Range Planning

Goal: Update Agricultural Element to reflect current community goals, objectives, and policies for agricultural land use in the County.

Project Summary

- ◆ **Project Description:** This project entails updating the Agriculture Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project the Agriculture Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Agriculture Element was adopted August, 3, 1991 and has not undergone a formal update 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.
- ◆ **Purpose:** 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.



ACE Rationale

- ◆ **Accountability:** Meets State and County General Plan requirements for updating Comprehensive Plan.
- ◆ **Customer Service:** Updated goals and objectives have countywide and cross-jurisdictional benefits. They will improve development review and permit processing by giving County staff and the general public current and relevant information.
- ◆ **Efficiency:** Updating element goals will give the County the ability to update relevant information in a more timely and cost efficient manner.

ACE Rating: HIGH					
A	C	E			

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING		PROJECT TOTALS	
FTE	TOTAL COST	CONSULTANT COST	DURATION
General Fund	1.45	\$381,600	24 months

FISCAL YEAR-TBD	
FTE	TOTAL COST
N/A	N/A
CONSULTANT COSTS	
N/A	



Potential Project

Update General Plan Open Space Element

Office of Long Range Planning

Project Summary

Goal: Update Open Space Element to reflect current community goals, objectives and policies concerning open space in the County.

- ◆ **Project Description:** This project entails updating the Open Space Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project the Open Space Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Open Space Element was adopted May 29, 1979 and has not undergone a formal update 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.
- ◆ **Purpose:** 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.



ACE Rationale

- ◆ **Accountability:** Ensures General Plan Elements remain consistent with current community goals, objectives, and policies concerning open space in the County.
- ◆ **Customer Service:** Updated goals and objectives have countywide and cross-jurisdictional benefits. They will improve development review and permit processing by giving County staff and the general public current and relevant information.
- ◆ **Efficiency:** Updating element goals will give the County the ability to update relevant information in a more timely and cost efficient manner.

ACE Rating: HIGH					
A	C	E			

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		FISCAL YEAR-TBD	
	FTE	TOTAL COST	TOTAL COST	CONSULTANT COSTS
General Fund	1.55	\$247,400	N/A	N/A
		\$80,000	N/A	N/A



Potential Project

Update General Plan Conservation Element

Office of Long Range Planning

Goal: Update Conservation Element to reflect current community goals, objectives and Policies concerning conservation and land use in the County.

Project Summary

- ◆ **Project Description:** This project entails updating the Conservation Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project the Conservation Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Conservation Element was adopted April 2, 1979 and has not undergone a formal update 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.
- ◆ **Purpose:** 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.



ACE Rating: HIGH					
A	C	E			

ACE Rationale

- ◆ **Accountability:** Meets State and County General Plan requirements for updating Comprehensive Plan.
- ◆ **Customer Service:** Updated goals and objectives have countywide and cross jurisdictional benefits. They will improve development review and permit processing by giving County staff and the general public current and relevant information.
- ◆ **Efficiency:** Updating element goals will give the County the ability to update relevant information in a more timely and cost efficient manner.

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS	
	TOTAL COST	DURATION
General Fund	\$478,200	24 months
	\$300,000	

FTE	FISCAL YEAR-TBD	
	TOTAL COST	CONSULTANT COSTS
N/A	N/A	N/A



Potential Project

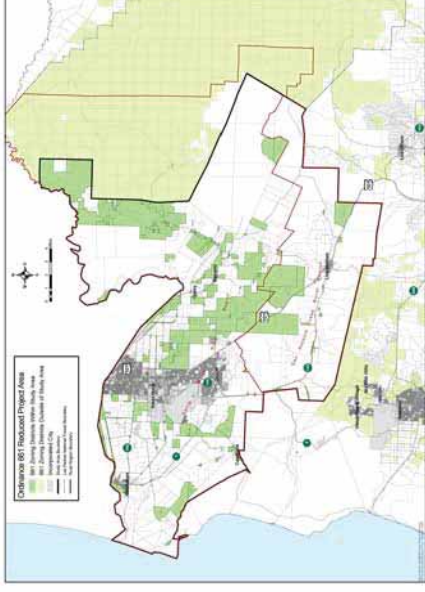
Ordinance 661 Consistency Rezone-Phase II

Office of Long Range Planning

Goal: To rezone remaining rural lands under Ordinance 661 to the appropriate zone districts in the Land Use Development Code

Project Summary

- ◆ **Project Description:** This program would eliminate the need for individual property owners to apply for consistency rezones when applying for discretionary permits on land that is currently under Ordinance 661. Phase II of this project will address consistency rezones for remaining land zoned under Ordinance 661, primarily in the Lompoc and Santa Ynez valleys.
- ◆ **Background:** Ordinance 661, adopted in the 1960's, was replaced by Article III in 1983 (now reformatted as the 2006 Land Use Development Code). Urban rezones were completed in 1985. In 2007, Phase I of this project was completed which addressed consistency rezones in the Santa Maria Valley and San Antonio Creek rural regions.
- ◆ **Purpose:** Complete Phase II of Ordinance 661 consistency rezone project



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: County Counsel, P&D Development Review, Agricultural Commissioner's Office
- ◆ Public Participation: Agricultural Advisory Committee, Public Hearing Participants
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS			
	FTE	TOTAL COST	CONSULTANT COST	DURATION
General Fund	1.25	\$185,000	\$50,000	18 months
				FISCAL YEAR-TBD
	FTE	TOTAL COST	CONSULTANT COSTS	
	N/A	N/A	N/A	N/A



Potential Project

Update General Plan Land Use Element

Office of Long Range Planning

Goal: Update Land Use Element to reflect current community goals, objectives and policies for land use in the County.

Project Summary

- ◆ **Project Description:** This project entails updating the Land Use Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project the Land Use Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Land Use Element was adopted December 22, 1980 and has not undergone a formal update 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.
- ◆ **Purpose:** 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.



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: staff TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS			FISCAL YEAR-TBD	
	FTE	TOTAL COST	CONSULTANT COST	TOTAL COST	CONSULTANT COSTS
General Fund	3	\$824,000	\$500,000	N/A	N/A



**Potential
Project**

Update General Plan Coastal Land Use Plan

Office of Long Range Planning

Goal: Update Coastal Land Use Plan to reflect current community goals, objectives and policies for coastal land use in the County

Project Summary

- ◆ **Project Description:** This project entails updating the Coastal Land Use Plan of the General Plan to comport with State statutory requirements for general plan updates. Under this project the Coastal Land Use Plan will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Coastal Land Use Plan was adopted January, 7, 1980 and has not undergone a formal update 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.
- ◆ **Purpose:** 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.



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: Staff TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		
	FTE	TOTAL COST	CONSULTANT /DEPT. SUPPORT COST
General Fund	2.5	\$770,000	\$500,000
			DURATION
			24 Months

FISCAL YEAR TBD		
FTE	TOTAL COST	CONSULTANT /DEPT. SUPPORT COST
N/A	N/A	N/A



**Potential
Project**

Montecito Community Plan Update

Office of Long Range Planning

Goal: *Update Montecito Community Plan to reflect current community goals, objectives and activities concerning Montecito.*



Project Summary

- ◆ **Project Description:** 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.
- ◆ **Background:** 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.
- ◆ **Purpose:** This 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.

Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director, & staff TBD
- ◆ Public Participation: Montecito Planning Advisory Committee, Montecito Planning Commission, public meetings and workshops
- ◆ Project Contact: Derek Johnson, Deputy Director, (805) 568-2072, djohnson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS			FISCAL YEAR-TBD	
	FTE	TOTAL COST	CONSULTANT COST	TOTAL COST	CONSULTANT COSTS
General Fund	2.5	\$495,000	\$225,000	N/A	N/A



**Potential
Project**

Update General Plan Noise Element

Office of Long Range Planning

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



Project Summary

- ◆ **Project Description:** 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.
- ◆ **Background:** Elements typically possess a twenty year 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 general plan updates every 5-10 years in order to reflect the most current long range vision within jurisdictions.
- ◆ **Purpose:** 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.

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: staff TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		
	FTE	TOTAL COST	CONSULTANT /DEPT. SUPPORT COST
General Fund	1.15	\$204,200	\$80,000
			DURATION
			24 Months

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT /DEPT. SUPPORT COST
N/A	N/A	N/A



**Potential
Project**

Update General Plan Energy Element

Office of Long Range Planning

Goal: Update Energy Element to reflect current community goals, objectives and policies for energy use and conservation in the County.

Project Summary

- ◆ **Project Description:** This project entails updating the Energy Element of the General Plan to comport with State statutory requirements for general plan updates. Under this project the Energy Element will also be updated to reflect best planning practices as well as current County policy goals and objectives.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Energy Element was adopted May 18, 1981 and has not undergone a formal update since December 13, 1994. 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.
- ◆ **Purpose:** 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.



Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: staff TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		FISCAL YEAR-TBD	
	FTE	TOTAL COST	TOTAL COST	CONSULTANT COSTS
General Fund	1-2.5	\$215,000	N/A	N/A



Potential Project

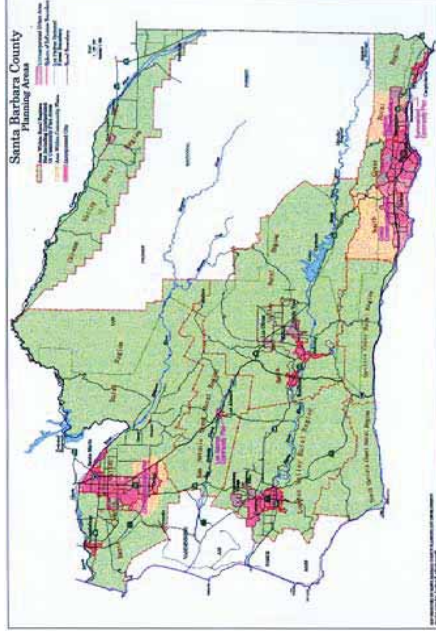
2015 - 2020 Housing Element

Office of Long Range Planning

Goal: Update the County's Housing Element to Comply with State Law and Reflect Needs of Local Population

Project Summary

- ♦ **Project 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 as well as furthers the goals and policies adopted by the Board.
- ♦ **Background:** State law requires local jurisdictions to update the Housing Element of the General Plan every five years. The next Housing Element update must be submitted to the State no later than July 31, 2015 for review and certification.
- ♦ **Purpose:** The update will focus on practical policy solutions that can yield programs that support sustainable residential growth 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.



Project Participants

- ♦ Project Team: David Matson, Deputy Director, Office of Long Range Planning; other staff TBD
- ♦ County Departments: Office of Long Range Planning, County HCD, County Counsel
- ♦ Public Participation: Technical Focus Groups, Public Workshops, Public Hearings
- ♦ Project Contact: David Matson, Deputy Director, (805)568-2068, dmatson@co.santa-barbara.ca.us

FUNDING		PROJECT TOTALS	
	FTE	TOTAL COST	DURATION
General Fund	1.65	\$478,200	24 months
		CONSULTANT COST	\$300,000

FISCAL YEAR-TBD	
FTE	TOTAL COST
N/A	N/A
CONSULTANT COSTS	
	N/A



**Potential
Project**

Orcutt Community Plan Update

Office of Long Range Planning

Goal: Update Orcutt Community Plan to reflect current Orcutt community policies, goals, and objectives

Project Summary

- ◆ **Project Description:** This proposed project entails conducting a community update to the Orcutt Community Plan to reflect current policies, goals, objectives, and activities regarding Orcutt. The entire plan will be updated to comply with current Government Code regulations.
- ◆ **Background:** The General Plan's Orcutt Community Plan was adopted July 22, 1997. The Element is currently ten years old. Regular updates to jurisdictional General Plans are recommended by the State of California Office of Planning and Research every 5-10 years.
- ◆ **Purpose:** This 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.



Project Participants

- ◆ Project Team: Derek Johnson, Deputy Director, & staff TBD
- ◆ Public Participation: TBD
- ◆ Project Contact: Derek Johnson, Deputy Director, (805) 568-2072, djohnson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		FISCAL YEAR-TBD	
	FTE	TOTAL COST	TOTAL COST	CONSULTANT COSTS
General Fund	2.5	\$495,000	N/A	N/A
		\$225,000	N/A	N/A



**Potential
Project**

Update General Plan Circulation Element

Office of Long Range Planning

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



Project Summary

- ◆ **Project Description:** 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.
- ◆ **Background:** Elements typically possess a twenty year outlook of the community vision for the County. The General Plan Circulation Element was adopted December 3, 1991 and has not undergone a formal update 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.
- ◆ **Purpose:** 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.

Project Participants

- ◆ Project Team: David Matson, Deputy Director, Office of Long Range Planning, & staff TBD
- ◆ Other departments and agencies: staff TBD
- ◆ Public Participation: Public Hearing
- ◆ Project Contact: David Matson, Deputy Director, 568-2068, dmatson@co.santa-barbara.ca.us

FUNDING	PROJECT TOTALS		
	FTE	TOTAL COST	CONSULTANT /DEPT. SUPPORT COST
General Fund	.65	\$570,200	\$500,000
			DURATION
			24 Months

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT /DEPT. SUPPORT COST
N/A	N/A	N/A

APPENDIX C

**Planning & Development Department
Development Services**

Project Summaries

Current Projects



Permitting Review for Agricultural Projects

Planning and Development Department, Administration Division

Project Summary

Goal: *To simplify the permitting process for agricultural projects*

- ◆ **Modification of 20,000 square foot threshold for Development Plans in Agricultural Zones:** A Development Plan approval is required from the Planning Commission once buildings on a parcel exceed 20,000 square feet regardless of zoning or parcel size. Improvement items under discussion include increasing the threshold that triggers a development plan based on zoning and lot size. Different standards or thresholds would be considered for the Ag-I (Urban) and Ag-II (Rural) zones.
- ◆ **Second Units & Farmworker Units:** Second Units and Farmworker units are encouraged in all Agricultural Zones where appropriate to enhance agricultural viability. Permitting for housing for up to four agricultural employees is proposed to be changed from Minor CUP to Land Use Permit in AG-I and AG-II Zones when certain requirements are met. Residential Second Units (RSUs) are currently allowed with a Minor CUP in some AG-I Zones and not at all in AG-I-40 and AG-II Zones. Downshifting the permitting of second units to Land Use Permits is proposed where second units are currently allowed by CUP.
- ◆ **Shift of minor projects to Zoning Clearance or permit exemption:** Currently a LUP is required for small barns, storage sheds, gate posts over 8 feet in height and new single family homes. Downshifting permit requirements for these types of projects to a Zoning Clearance or permit exemption in lieu of a LUP is proposed.



Project Participants

- ◆ **Project Team:** Pat Saley, Noel Langle, , Dianne Black, Stephanie Stark , Ag Commissioner
- ◆ **Public Participation:** Oversight Committee, Agricultural Advisory Committee (AAC), Agricultural Preserve Advisory Committee (APAC), interested community members
- ◆ **Project Contact:** Pat Saley (805) 568-2000, psaley@co.santa-barbara.ca.us

Project Schedule

- ◆ Reactivated in November 2007, following resolution of Uniform Rules and Housing Element
- ◆ AAC and APAC Meeting – Winter 2008
- ◆ Planning Commission Workshop – Winter 2008
- ◆ Planning Commission Hearing – Spring 2008
- ◆ Board of Supervisors Hearing – Late Spring 2008

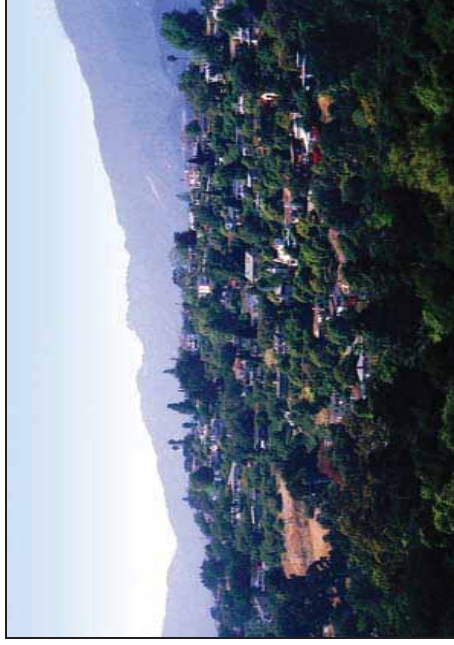
FUNDING	FTE 07-08	COST 07-08	DURATION
Incorporated in FY 07-08 Budget and in proposed Budget for FY 08-09	--	--	12 Months



Permit Coordination Program

Planning and Development Department, Development Review Division, South

Goal: Simplify the process for permitting projects that decrease erosion and improve habitat quality on agriculturally zoned lands while maintaining the resource protection needs of the County.



Project Summary

- ◆ The department proposes to assist the Natural Resource Conservation Service (NRCS) to develop a Permit Coordination Program.
- ◆ The “Program” would facilitate the permit process for various conservation practices on agriculturally zoned parcels within the County.
- ◆ Under the program, all local, state and federal agencies with jurisdictional authority, would condition and authorize in advance (via multiple programmatic permits, general/coastal plan and ordinance amendments) a set of NRCS conservation practices.
- ◆ The “Program” would eliminate the need for applicants to obtain County permits for proposed projects, decreasing the cost and time for project implementation.

Project Participants

- ◆ Project Team: Anne Almy, Mark Walter, Trudi Ingram
- ◆ Public Participation: Natural Resource Conservation Service, Cachuma Resources District, Other Resource Agencies
- ◆ Project Contact: Mark Walter, (805) 568-2852, mwalter@co.santa-barbara.ca.us

Project Schedule

- ◆ Final Project Description : January - February, 2008
- ◆ CEQA Document (by NRCS) : March - April, 2008
- ◆ Programmatic Permit: May - August, 2008

FUNDING	FTE	COST	DURATION
Included in FY 2007-08 Budget	07-08	\$35,000	8 months



Continuous Improvement / ZORP – Phase II

Planning and Development Department, Administration Division

Goal: *Continue to support the County’s Oversight Committee in Process Improvement efforts and identify potential ordinance amendments following the Zoning Ordinance Reformatting Project*

Project Summary

- ◆ **Oversight Committee Support:** The Process Improvement Oversight Committee was created in early 2005 to identify improvements to the process and assist staff work on improvement efforts. The Oversight Committee consists of applicants, interested community members, Board of Supervisors representatives, and P&D staff. The Oversight Committee is discussing additional noticing changes to clarify and standardize public notices; identifying additional small structures and uses that may be appropriate to shift from LUP to Zoning Clearance; and reviewing the level of decision-making on permits to ensure the level is appropriate and recommend changes that appear warranted.
- ◆ **ZORP – Phase II:** The Zoning Ordinance Reformatting Project – Phase I called for a reformatting of the existing zoning ordinances (Articles I – V) into a document that is easier to use and understand. The reformatted documents have been locally adopted and are in use in the inland area, and are awaiting Coastal Commission review and certification for use in the Coastal Zone. Potential ordinance amendments that may be undertaken during Phase II include incorporating the Subdivision Regulations (Chapter 21 of the County Code), and updating the sign regulations. Priorities for Phase II are currently being developed with the Oversight Committee. A work plan for FY 2007-08 will be prepared and presented to the Board of Supervisors.



Project Participants

- ◆ **Project Team:** Pat Saley, Noel Langle, Dianne Black, Oversight Committee
- ◆ **Public Participation:** Input from interested community members, public hearings at both County and Montecito Planning Commissions and Board of Supervisors
- ◆ **Project Contact:** Pat Saley (805) 568-2000, psaley@co.santa-barbara.ca.us

Project Schedule

- ◆ *Work Program to be developed in Winter 2008, for FY 2008-2009 work items*

FUNDING	FTE	COST	DURATION
Incorporated in FY 07-08 Budget and in proposed Budget for FY 08-09	07-08 --	07-08 --	Entire FY



Montecito LUDC Integration

Planning and Development Department, Administration Division

Goal: *Transfer relevant coastal zone regulations applicable to the Montecito Area from the County LUDC to create a fully integrated Montecito LUDC*

Project Summary

- ◆ The Zoning Ordinance Reformatting Project began in 2003 in an effort to consolidate the existing zoning ordinances into a document that is easier to read and understand. This led to the creation of the County Land Use & Development Code (LUDC) as well as the Montecito Land Use & Development Code.
- ◆ The County LUDC includes ordinances for both inland and coastal zones. However, the coastal zones will not be in effect until after the document has been certified by the Coastal Commission.
- ◆ The Montecito LUDC was first developed to reformat Article IV, the regulations applicable to inland Montecito only and did not include any regulations applicable to Montecito's coastal areas. Staff integrated those regulations that pertain to Coastal Montecito into the new comprehensive Montecito LUDC. At the same time, staff amended the County LUDC to remove regulations that applied on to Montecito.
- ◆ The revised County and Montecito LUDCs were submitted to the Coastal Commission in December of 2007. Coastal Commission review and certification is projected for completion during FY 2008-09.



Project Participants

- ◆ **Project Team:** Noel Langle, Dianne Black
- ◆ **Public Participation:** Input from interested community members, public hearing at both County and Montecito Planning Commissions and Board of Supervisors
- ◆ **Project Contact:** Noel Langle (805)568-2067, Noel@co.santa-barbara.ca.us

Project Schedule

- ◆ Drafting – January - March 2007
- ◆ Public Draft – Spring 2007
- ◆ Montecito Planning Commission – Summer 2007
- ◆ Board of Supervisors – November 2007
- ◆ Coastal Commission Submittal – December 2007
- ◆ Coastal Commission Certification – FY 2008-09

FUNDING	FTE	COST	DURATION
Incorporated in FY 07-08 Budget and in proposed Budget for FY 08-09	07-08 --	07-08 --	12 Months



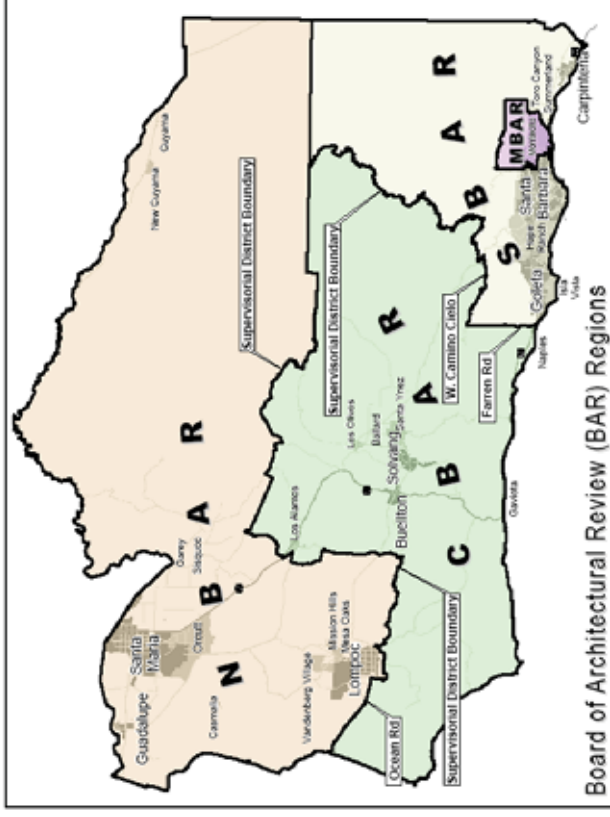
BAR Process Improvements

Planning and Development Department, Administration Division

Goal: *Evaluate the effectiveness of the existing design review processes and implement changes that would improve the efficiency and effectiveness of the processes.*

Project Summary

- ◆ The county created regional Boards of Architectural Review (RBARs), starting with Montecito (MBAR) in 2003 and followed by North (NBAR), South (SBAR) and Central (CBAR) Architectural Review Boards in 2005.
- ◆ Improvements to the BAR process occurred during this fiscal year. Forms were created and are in use by all the BARs for conceptual review and to document findings.
- ◆ Review of the creation of the North, Central and South BARs will occur in January 2008, and ordinances to make the RBARs permanent will be presented to the Board of Supervisors as a part of the review.
- ◆ Additional improvements to the BAR process will be developed through input received from the public, and the BAR members (obtained through regular meetings with the Chairs of the BARs) and implemented.



Project Participants

- ◆ **Project Team:** Noel Langle, Dianne Black
- ◆ **Public Participation:** Regional BAR members and BAR applicants and agents, P&D staff
- ◆ **Project Contact:** Noel Langle (805) 568-2067, Noel@co.santa-barbara.ca.us

Project Schedule

- ◆ Bar Users' and Members' survey – January 2007
- ◆ Evaluation recommendation of potential revisions – Feb – April 2007
- ◆ Regional BAR workshop on recommended changes – May 2007
- ◆ Process revisions, potential amendment to bylaws – June – Aug 2007
- ◆ Board hearing to review regional BARs and consider retaining or removing March 2008 sunset date on regional BARs – January 2008

FUNDING	FTE	COST	DURATION
Incorporated in FY 07-08 Budget	07-08	07-08	9 months
	--	--	



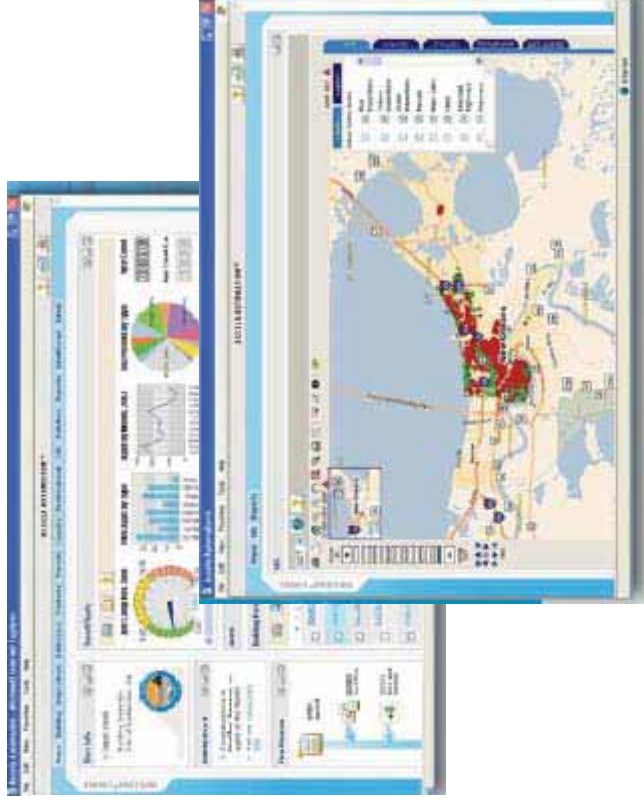
Permit System Upgrade

Planning and Development Department, Administration Division

Goal: *Upgrade the Planning and Development Permit Information System and provide the public with access to current and historical permit information via the Internet*

Project Summary

- ◆ Planning and Development currently uses the Accela Enterprise System software to track and manage its development and building permitting processes. Since its initial implementation more than 5 years ago, no major upgrades have been made to the software or systems.
- ◆ Upgrading to the Accela Automation software will provide many new features including internet access for both staff and the public. The Citizen's Web Access will allow the public to submit applications, make payments, and retrieve information on active and historical permits—all via the Internet.
- ◆ This upgrade will fold in the workflows of other County departments that are involved in the permit review process and bring them all onto a single permitting system. The consolidation will increase efficiency and accountability by facilitating communication between all departments involved in the review process, while providing up-to-date and consistent information to project stakeholders. County departments that will use the new system include: Fire, Parks, Housing & Community Development, Ag Commission, Public Health-Environmental Health Services Division, Public Works – Surveyor, Flood Control, and Transportation.
- ◆ With help from an Accela Implementation team, Phase 1 of the upgrade will consist of data migration and conversion, report creation/conversion and implementation of the Accela Citizens Access module and publishing of permit data to the existing department website.
- ◆ Additional Phases for GIS integration and Wireless access with Accela will be planned after successful completion of Phase 1.



Project Participants

- ◆ **Project Team:** Linda Liu, Steve Mason, Kris Ellison, Bill Wayson, Lisa Martin, Subject Matter Experts from P&D and other County Departments
- ◆ **Project Contact:** Linda Liu (805)568-2035, lliu@co.santa-barbara.ca.us

Project Schedule

- ◆ Contract Completion – January 2008
- ◆ Pre-implementation Planning – January – March 2008
- ◆ Implementation – March – December 2008

FUNDING	FTE 08-09	COST 08-09	DURATION
\$594,395 (General Fund Loan) \$ Est. FY 08/09 Budgeted Staff \$385,000	4.0 Existing FTE	\$716,301 (licenses, services, 1 st term maintenance)	12 months



Coastal Impact Assistance Program (CIAP)

Planning and Development Department, Energy Division

Goal: *Coordinate the development of Santa Barbara County's Coastal Impact Assistance Plan to identify projects eligible for CIAP federal grants between 2008 and 2011, totaling an estimated \$868,000 each year*

Project Summary

- ◆ U.S. Congress included CIAP 2008-2011 as part of the 2005 energy bill. The program disburses funds to coastal states with oil/gas production in adjacent federal waters of the Outer Continental Shelf (OCS). Thirty-five percent of each state's share is earmarked for coastal political subdivisions.
- ◆ Santa Barbara County will receive more than any other coastal political subdivision in California due to its proximity to OCS. Roughly estimated, county would receive around \$868,000 annually for four years, commencing in late 2008.
- ◆ County must prepare a Coastal Impact Assistance Plan for inclusion in California's plan in order to receive grants. This plan identifies eligible projects and describes how each project meets the authorized uses of the program. Staff to begin process prior to Federal and State finalization of the Plan Guidelines

Platform Hondo, offshore Refugio, contributes to California's CIAP



Project Participants

- ◆ **Project Team:** Doug Anthony, Claude Garciaelay (Parks), Matt Dobberteen (Public Works), David Chang (Ag Commissioner), Joy Hufschmid (Long Range Planning)
- ◆ **Public Participation:** Community workshops with interested parties, public hearing before Board of Supervisors
- ◆ **Project Contact:** Doug Anthony (805) 568-2046, doug@co.santa-barbara.ca.us

Project Schedule

- ◆ Introduce to County departments – Nov – Dec 2006
- ◆ Departments share preliminary lists – Late January 2007
- ◆ Departments finalize lists – September 2007
- ◆ Board of Supervisors hearing – January 2008
- ◆ Submit to California Resources Agency – January 2008

FUNDING	FTE	COST	DURATION
Incorporated into FY 07-08 Budget (Program 5080)	.02	\$3,000.00	14 months



Coastal Resource Enhancement Fund (CREF)

Planning and Development Department, Energy Division

Goal: *Mitigate impacts of offshore oil/gas development on coastal aesthetics, recreation, tourism, and sensitive environmental resources by allocating grants to projects that enhance these coastal resources*

Project Summary

- ◆ The County established CREF as a mitigation fee in the 1980s to offset residual significant impacts of offshore oil and gas development on coastal resources.
 - ◆ The County collects these fees annually and disburses them to public agencies, educational institutions, and non-profit agencies to help fund projects that enhance coastal aesthetics, recreation, tourism, and sensitive environmental resources. Coastal acquisitions and capital improvements are top priorities. A total of \$1,604,934 is available for use during this current cycle, pending the Board's approval of the 2008-2012 fee assessment.
 - ◆ The County Executive Office recently adjusted the annual CREF schedule to coincide with hearings on the county's Capital Improvement Plan in February and the county's budget hearing in June.
 - ◆ Once the Board awards CREF grants, staff drafts grant agreements with external grantees and monitors progress on grants from beginning to end.
- ## Project Participants
- ◆ **Project Team:** Kathy Pfeifer, Sharon Friedrichsen (CEO)
 - ◆ **Public Participation:** Community workshops with prospective grantees, other interest groups
 - ◆ **Project Contact:** Kathy Pfeifer (805) 568-2507, kathypmi@co.santa-barbara.ca.us

CREF helped the Trust for Public Lands acquire the 137-acre Ellwood Mesa Preserve in 2005



Project Schedule

- ◆ Solicit Grant Proposals – No Solicitation Proposed this FY
- ◆ Evaluate Grant Proposals – NA
- ◆ Capital Improvement Program – Mid-February 2008
- ◆ Grant awards – June 2008 (during county budget hearing)
- ◆ Execute & Monitor Grant Agreements – Ongoing

FUNDING	FTE 07-08	COST 07-08	DURATION
Incorporated into FY 06-07 Budget (Program 5090)	.35	\$35,000	12 months



Financial Assurance Rules

Planning and Development Department, Energy Division

Goal: *Assure timely and proper demolition certain oil and gas facilities and restoration of their host sites following permanent cessation of use via efficient and dependable financial assurance mechanisms*

Project Summary

- ◆ Owners of onshore processing, storage, and transport facilities that support development of offshore oil and gas, as well as owners of oil refineries, are obligated by regulation to remove facilities and restore host sites in a timely and proper manner upon permanently ceasing operations.
- ◆ The County currently does not typically require financial assurance (e.g., surety bond or insurance) to ensure financial wherewithal to perform this obligation.
- ◆ The Department is drafting rules for the County’s consideration, using several tested and proven examples from other jurisdictions nationwide. These rules would not address cleanup of contamination, which falls under purview of county Fire Department

This former processing facility, located south of U.S. 101 at Gaviota, was not removed until 25 years after cessation of operations



Project Participants

- ◆ **Project Team:** Doug Anthony, Tom Vernon (consultant), Bill Dillon (County Counsel), Western States Petroleum Association
- ◆ **Public Participation:** Community workshops with interest groups
- ◆ **Project Contact:** Doug Anthony (805) 568-2046, doug@co.santa-barbara.ca.us

Project Schedule

- ◆ Planning Commission hearing – February 2008
- ◆ Board of Supervisors hearing – March 2008

FUNDING	FTE 07-08	COST 07-08	DURATION
Incorporated in FY 07-08 Budget (Program 5080)	0.1	\$50,000	20 months



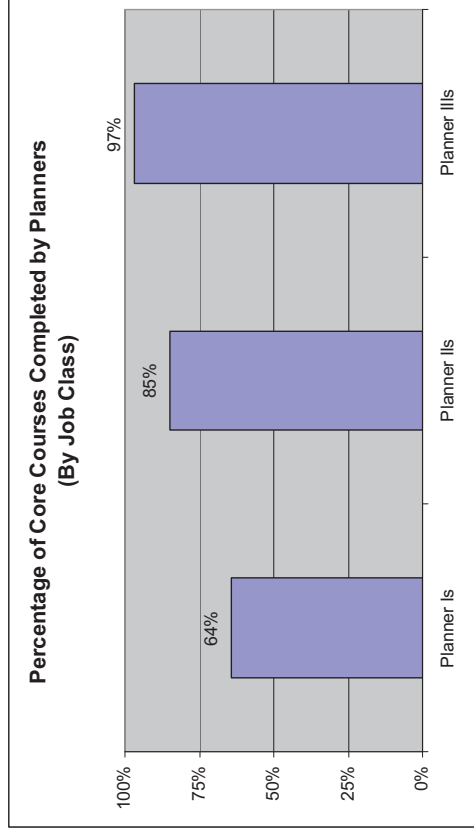
Staff Development & Tools

Planning and Development Department, Administration Division

Goal: *To provide staff with tools necessary for quality work and to provide a comprehensive training program for professional growth opportunities within the organization*

Project Summary

- ◆ **Refine, Implement and Monitor Training Program:** P&D developed a training program to ensure a consistent application of all plans, ordinances and guidelines, ultimately providing more certainty to the public. In 2005, P&D management identified core courses for each job class necessary for staff to provide quality and efficient work. Completion of these core courses have been monitored and incorporated into the employee evaluation process. All employees must complete all core courses for their specific job class prior to passing final probation or being eligible for promotion.
- ◆ **Procedures Manual Updates:** Staff is currently working on procedures manuals for all of the cores functions in P&D. The Permit Procedures Manual update was completed this fiscal year. The manual is now in electronic form, with real time links to current versions of relevant documents, resources and training materials.
- ◆ **Prototype & Standard Documents:** P&D has also developed several standardized documents as an important tool for staff. Protos have been created for oft-used documents, thus cutting down on significant staff time during the review process. The staff report and initial study reports have been revised to retrieve project information from Accela, with text formatted for use in notices and hearing agendas, avoiding replication of work and ensuring consistency between documents.



Dec 2006

Project Participants

- ◆ **Project Team:** Steve Mason, Rita Bright, Elise Dale, Dianne Black, Development Review Supervisors
- ◆ **Project Contact:** Steve Mason (805)568-2070, mason@co.santa-barbara.ca.us

Project Schedule

- ◆ *Ongoing*

FUNDING	FTE 07-08	COST 07-08	DURATION
Incorporated in FY 06-07 & 07-08 Budget	--	--	Ongoing



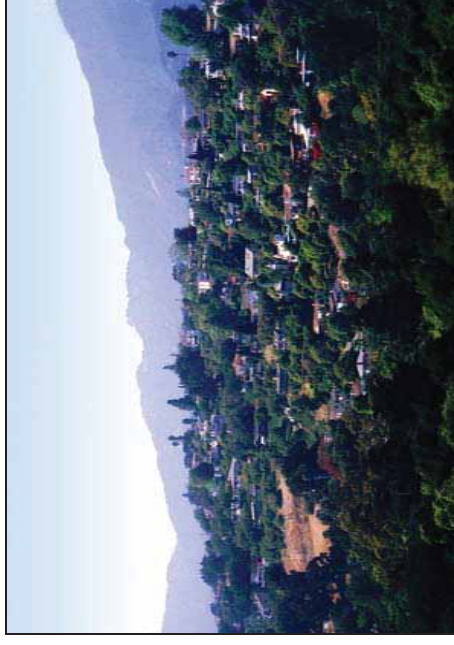
Building and Safety Fee Study

Planning and Development Department, Building and Safety Division

Goal: Evaluate the operations of the Building and Safety Division using a time-in-motion study to modify the division's existing fee format or create a new format that is consistent with actual operational costs, fair to the consumer and administratively workable.

Project Summary

- ◆ The Building and Safety Division of the Planning and Development Department upon adoption of the California Building Codes in 2008 will be required to demonstrate real costs for operation of the Building and Safety Division.
- ◆ Building and Safety will use an independent specialty contractor to perform a time-in-motion study to identify the cost for operations.
- ◆ The purpose of the time-in-motion study is to develop a new fee analysis model for Building and Safety fees tailored to address the particular nature of the County of Santa Barbara Building and Safety operational costs.
- ◆ The independent time-in-motion study complies with the Government Code Section 2705 and State Attorney General's opinion 92-502, which calls for a direct relationship between fees levied and services provided.



Project Participants

- ◆ Project Team: Mike Zimmer (Project Manager), Mark Matson and Phillip Oates
- ◆ Public Participation: Community workshops with developers, contractors, architects, and other interest groups
- ◆ Project Contact: Mike Zimmer (805) 568-3120, mzimmer@co.santa-barbara.ca.us

Project Schedule

- ◆ Time-in-motion study – November 2007 – March 2008
- ◆ Draft Update revisions – April - 2008
- ◆ Community workshops – April - 2008
- ◆ Final Draft Fee Schedule – May - 2008
- ◆ Local adoption of regulatory changes – June 2008

FUNDING	FTE	COST	DURATION
Building and Safety - 4020	07-08 0.5	07-08 \$25,000	8 months



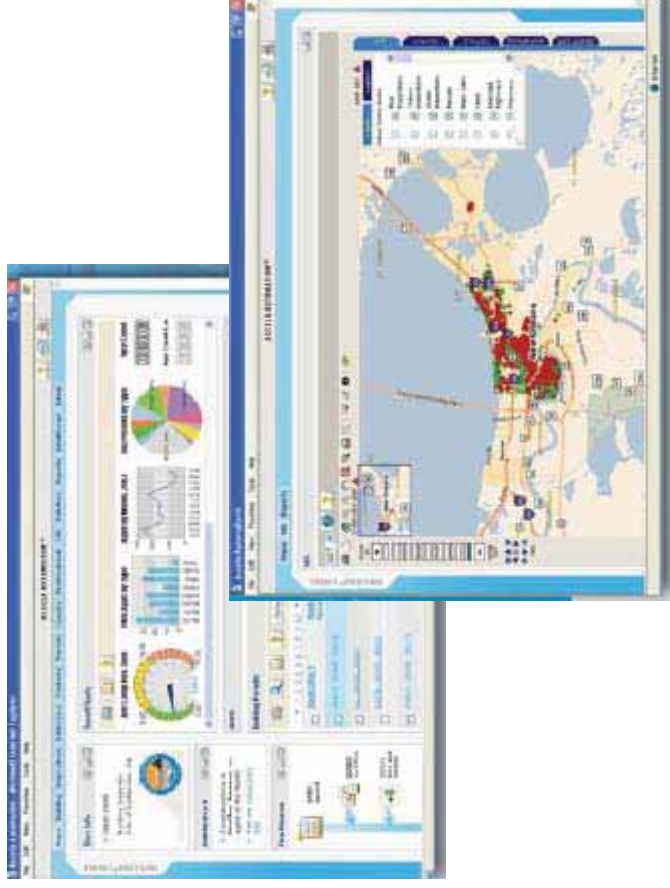
Accela Upgrade – Phase 2

Planning and Development Department, Administration Division

Goal: *Integrate GIS functionality and provide remote (wireless) access to the upgraded Planning and Development Permit Information System (Accela).*

Project Summary

- ◆ By the end of 2007, Planning and Development Department expects to have completed a major Permit Information System upgrade (Phase 1 of the Accela upgrade project). The newly upgraded system will then be capable of providing new functionality to the permit information management process.
- ◆ Integrating spatial data into the permit process will be accomplished by upgrading the existing department/county GIS infrastructure and then implementing the Accela GIS Module. When the systems are built, and integration completed, staff will be able to display both geographic and permit related information related on a base map or aerial image.
- ◆ The Accela Wireless Access Module will allow inspection and enforcement staff to download and input information directly while in the field. New processes and procedures will need to be developed for a mobile workforce and new hardware (laptops & printers) and software will be purchased, deployed and maintained.



Project Participants

- ◆ **Project Team:** Linda Liu (Project Manager), Kris Ellison , Bill Wayson, Lisa Martin, Matt Murray, Mark Bright, County GIS Manager, Inspection & Enforcement SMEs
- ◆ **Project Contact:** Kris Ellison (805) 884-6849, kellison@co.santa-barbara.ca.us

Project Schedule

- ◆ Pre-implementation Planning – Sep–Dec 2008
- ◆ GIS Integration – TBD
- ◆ Wireless/Remote Access - TBD

FUNDING	FTE	COST	DURATION
Included in financing for Phase I	0.25	07-08 None	6-12 months

APPENDIX D

**Planning & Development Department
Agricultural Planning**

Project Summaries and Spread Sheets

Potential New Projects



Potential Project

Agricultural Buffer Policy

Planning & Development Department
Agricultural Planning

Goal: *Develop an agricultural buffer policy that protects community public health, safety and welfare while promoting the economic viability of the agricultural industry in the County*

Project Summary

- ◆ **Project Description:** The agricultural buffer policy will provide guidelines to lessen or mitigate the conflicts that often develop between the urban/agricultural interface. The policy will be designed to promote long-term sustainability of agriculture while protecting the general public.
- ◆ **Background:** Increased urban expansion into traditionally rural areas has resulted in increased conflicts between urban and agricultural land uses. Agricultural buffers are one potential tool that could be used to support Goal II of the General Plan Agricultural Element to protect agricultural lands from adverse urban influence while protecting public health, safety and welfare.
- ◆ **Purpose:** An agricultural buffer will serve to reduce urban/rural conflicts and provide a buffer policy framework for future urban development adjacent to rural areas.



ACE Rationale

- ◆ **Accountability:** Active implementation of Goal II of the Agricultural Element and protection of public health, safety and welfare.
- ◆ **Customer Service:** Provides a regulatory framework to reduce the conflicts between urban and rural land use.
- ◆ **Efficiency:** Clear buffer policy guidelines will assist County staff in discretionary project development permitting process.

ACE Rating: MEDIUM					
A	C	E			

Project Participants

- ◆ Project Team: Agricultural Planner, Planning & Development Department
- ◆ Other departments and agencies: Agricultural Advisory Committee, P&D Development Review Services, Office of Long Range Planning, others TBD
- ◆ Public Participation: TBD
- ◆ Project Contact: TBD

PROJECT TOTALS		
FTE	TOTAL COST	DURATION
.97	\$423,795	30 months

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.68	\$82,640	N/A

Agricultural Buffer Policy

TASK	STAFF HRS	DEPT. HRS	START DATE	FINISH DATE	TOTAL COST	STAFF COST	CONSULTANT	DEPT. SUPPORT	FTE
Organization, Draft Product, Admin	1000	100	Jun-08	Jun-09	\$69,000	\$62,000		\$7,000	
Public Outreach & Workshops	220		Jun-08	Jun-09	\$13,640	\$13,640		\$0	
Environmental Review	200	50	Jul-09	Feb-10	\$315,895	\$12,400	300,000	\$3,495	
Noticing/Distribution	50		Jun-08	Dec-10	\$3,100	\$3,100		\$0	
Planning Commission Review	100	10	Feb-10	Mar-10	\$7,900	\$6,200		\$1,700	
Board of Supervisors Review	100	10	Apr-10	Jun-10	\$7,900	\$6,200		\$1,700	
Implementation	80	20	Jul-10	Dec-10	\$6,360	\$4,960		\$1,400	
Total:	1750	190			\$423,795	\$108,500	\$300,000	\$15,295	0.97



Potential Project

Grading Ordinance Analysis/Modification

Planning & Development Department
Agricultural Planning

Goal: Evaluate process options to allow intensification and expansion of agricultural operations and promote the economic viability of the agricultural industry in the County

Project Summary

- ◆ **Project Description:** The AREA study will be used as baseline information for the policy analysis and EIR to research process options to allow intensification and expansion of agricultural operations. The project will analyze the current process and identify where regulations impede intensification and expansion. The project will analyze comparable agricultural policies and costs in neighboring counties.
- ◆ **Background:** An MOU between the County, Cattlemen’s Association and the Coalition of Labor, Business and Agriculture resulted in preparation of the AREA study. That study lays the groundwork for planning and policy work that would be completed in this project.
- ◆ **Purpose:** The AREA study implementation study will provide policies and a regulatory process to support intensification and expansion of agriculture.



ACE Rating: MEDIUM-HIGH					
A	C	E			

ACE Rationale

- ◆ **Accountability:** Fulfills County obligations of the MOU; supports the future use of agricultural lands and promotes active implementation of the Agricultural Element.
- ◆ **Customer Service:** Provides a predictable regulatory framework for the agriculture industry.
- ◆ **Efficiency:** Clear policy and process procedures will assist landowners and County staff in meeting regulations.

Project Participants

- ◆ Project Team: Agricultural Planner, Planning & Development Department
- ◆ Other departments and agencies: Agricultural Advisory Committee, Development Review Services, Office of Long Range Planning, others TBD
- ◆ Public Participation: TBD
- ◆ Project Contact: TBD

PROJECT TOTALS		
FTE	TOTAL COST	DURATION
.89	\$215,115	30 months

FISCAL YEAR 08-09		
FTE	TOTAL COST	CONSULTANT COSTS
.60	\$73,960	

Grading Ordinance Analysis/Modification

<i>TASK</i>	<i>STAFF HRS</i>	<i>DEPT. HRS</i>	<i>START DATE</i>	<i>FINISH DATE</i>	<i>TOTAL COST</i>	<i>STAFF COST</i>	<i>CONSULTANT</i>	<i>DEPT. SUPPORT</i>	<i>FTE</i>
Policy Analysis and Project Scoping	1000	100	Jun-08	Jun-09	\$69,000	\$62,000		\$7,000	
Public Outreach	80		Jun-08	Jun-09	\$4,960	\$4,960		\$0	
Environmental Review	200	50	Jul-09	Feb-10	\$115,895	\$12,400	100,000	\$3,495	
Noticing\Distribution\Administration	50		Jun-08	Dec-10	\$3,100	\$3,100		\$0	
Planning Commission Review	100	10	Feb-10	Mar-10	\$7,900	\$6,200		\$1,700	
Board of Supervisors Review	100	10	Apr-10	Jun-10	\$7,900	\$6,200		\$1,700	
Implementation	80	20	Jul-10	Dec-10	\$6,360	\$4,960		\$1,400	
Total:	1610	190			\$215,115	\$99,820	\$100,000	\$15,295	0.89