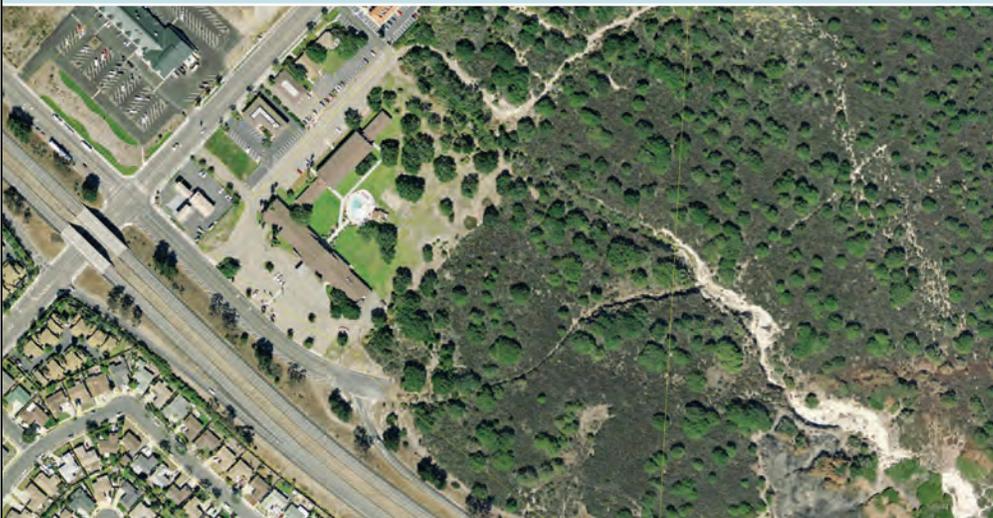
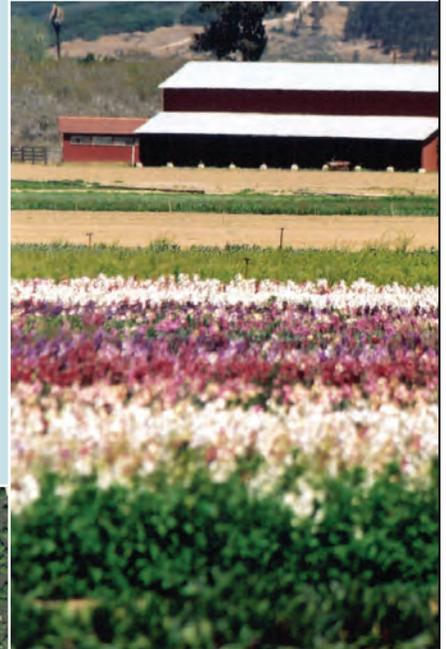


2011-2012

Annual Work Program & Mid-Year Report



PREPARED BY
Long Range Planning Division
April 2011



ACKNOWLEDGEMENTS

The following individuals were instrumental in completing the *2011-2012 Annual Work Program and Mid-Year Report*; their contributions are gratefully acknowledged.

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I. EXECUTIVE SUMMARY

The 2011-2012 *Annual Work Program* (Work Program) and *Mid-Year Report* provides a summary of the various land use planning projects and policy initiatives proposed for the upcoming Fiscal Year 2011-2012. The purpose of the Work Program is to provide the planning commissions and Board of Supervisors with an opportunity to review current ongoing and new potential projects, and select those that warrant general fund allocation and staff resources in the upcoming fiscal year. The Work Program provides a framework for consideration and determination of top priority planning projects and policy initiatives that improve our community's planning and/or update the County's Comprehensive General Plan. The final Work Program sets the direction for the allocation of finite County resources involved with community planning.

Overall, the Work Program is intended to support and be consistent with the County's core ACE values: Accountability, Customer-focus, and Efficiency. Two principles guided development of the proposed FY 2011-2012 project list – the Department's continual efforts to be responsive to the public and the recognition that current budgetary conditions will constrain these efforts. With those principles in mind, the following precepts were used to focus the lists of proposed projects:

- ❖ A majority of current projects are multi-year efforts which are still in process and require continued commitment of resources;
- ❖ Federal and state legislation has created the need to provide County decision makers with new programs and tools to ensure that standards of livability and local control are maintained;
- ❖ Projects that contribute to economic development should be pursued to help improve the current economic downturn;
- ❖ Goals in the General Plan or Action Items in Community Plans should be implemented, as community members have an expectation that desired outcomes will be achieved; and
- ❖ Projects that address a public need as identified by citizens, agencies or officials should be considered as public input is critical to community planning.

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

- ❖ Planning and Development – Long Range Planning
- ❖ Planning and Development – Development Services
- ❖ Planning and Development – Agricultural Planning
- ❖ Public Works Department – Transportation Division

Section II of the Work Program lists the Long Range Planning Division's current and potential new work efforts, which is the primary focus of the Work Program. Section II also provides an overview of the structure of the General Plan, the organization and subject areas of the Long Range Planning Division, descriptions of new potential projects, and a mid-year report on the status of current projects.

The ability of the Long Range Planning Division to implement the Board's direction on Work Program projects and services, is dependent upon the Planning & Development Department's final FY '11 budget. Due to severe budget constraints, the extent of the Work Program has been decreased in comparison to previous years. Reducing or completely eliminating consultant expenses figured significantly into preparing this year's list of proposed projects; however, some projects will require outside professional services. Any projects selected for implementation which require the use of consultants will require additional General Fund allocations. Long Range Planning staff reductions will likely provide only enough resources to work on current projects as listed in Table 1, leaving little if any allocation of resources towards projects listed in Table 2. And any further staff reductions will result in further reductions to the list of Work Program projects that the Department will be able to work on in the coming fiscal year.

However, because of uncertainties inherent in budgeting along with variables such as funding from grants, projects getting stalled, projects requiring less staff time than anticipated, etc., the projects listed in Table 1 and Table 2 have been prioritized. This prioritization will provide direction to the Long Range Planning Division, should more staff resources become available.

Sections III, IV, and V of the Work Program discuss the land use planning projects and policy initiatives being performed by: the Planning and Development Department's Development Services, Agricultural Planning, and Public Works Department, respectively. Each section includes a discussion of the department's role in land use planning efforts, a summary of the current planning projects and policy initiatives being performed, and a summary of any new projects and initiatives proposed for Fiscal Year 2011-2012.

Finally, the Appendices provide detailed information on current and potential new land use planning projects. Appendix A contains project summary sheets and budget spreadsheets for completed projects and current ongoing projects being managed by the Long Range Planning Division. Appendix B provides similar information for potential new short-term priority, mid-term priority and long-term priority projects.

II. LONG RANGE PLANNING DIVISION

A. INTRODUCTION

The Long Range Planning Division is within the Planning and Development Department. The Division works with citizens, agencies and the Planning Commission and Board of Supervisors to develop goals, policies, programs and land uses within the county.

The mission of the Division is to research, analyze, develop, and communicate land use policies that meet Federal and State mandates, and Board of Supervisors policy in a manner that fosters economic, social, cultural, and environmental prosperity across the county.

B. STRUCTURE OF THE GENERAL PLAN & SUPPORTING DOCUMENTS

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

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).

The County zoning ordinances include the County Land Use & Development Code (LUDC), the Montecito LUDC, and the coastal zoning ordinance (Article II). These documents play a key role in providing detailed guidance on implementation of the General Plan. Substantial public involvement is emphasized in the drafting and adoption of all these elements and implementing documents.

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

C. ORGANIZATIONAL STRUCTURE

Administrative functions of the Long Range Planning Division are carried out by the Director of Long Range Planning. The Long Range Planning Director reports to the Santa Barbara County Planning and Development Director.

The work of the Long Range Planning Division is generally organized according to the following subject areas: General Plan Amendments, Community Plan Amendments, Special Projects and Required Services.

1. General Plans Amendments

These amendments involve the update and implementation of the elements of the General Plan and Coastal Land Use Plan. This includes creation of any new elements that may become necessary, as well as maintenance and periodic updates of existing elements. One of the primary responsibilities is for State-mandated updates of the Housing Element and to coordinate the administration of rural lands by monitoring the effectiveness of related policies and program documents.

2. Community Plans

Project responsibilities include the creation, update and implementation of the County's seven adopted community plans. The Division staff interacts extensively with Board-appointed planning advisory committees through the update and adoption of various community plans; and also provides ongoing support for public and private development projects that implement the community plans through close cooperation with Development Review staff.

3. Special Projects

Special projects involve issues that are generally legislative in nature and would be applicable to more than one community plan region. Special projects are assigned consistent with staffing availability and expertise. Examples of special project work include the Mobile Home Park conversion ordinance, Alcohol-Related Use regulations, and Medical Marijuana ordinance.

4. Required Services

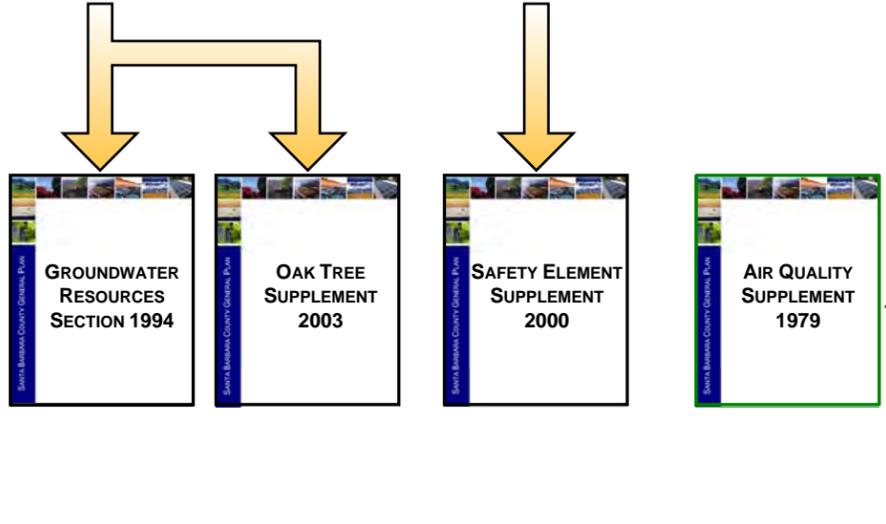
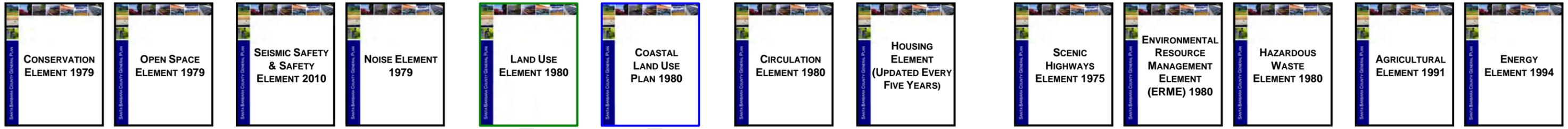
The Division provides inter-agency coordination related to regional transportation and housing planning, and serves as technical staff to the Board of Supervisors on matters related to the Santa Barbara County Association of Governments' (SBCAG) administration of the Regional Housing Needs Assessment (RHNA). Other topical and geographic focus areas include the Annual Work Program and Mid-Year Report, provision of ongoing land use related legislative analysis and technical support to the County's inter-governmental relations program, coordination with Local Agency Formation Commission (LAFCO) member jurisdictions on annexations and other government organizations, coordination of County-wide responses to regional CEQA documents, participation in the City/County Affordable Housing Task force, and General Plan conformity review of the Capital Improvement Program.

FIGURE 1

THE GENERAL PLAN

MANDATED ELEMENTS

ADDITIONAL ELEMENTS



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

SPECIFIC PLANS

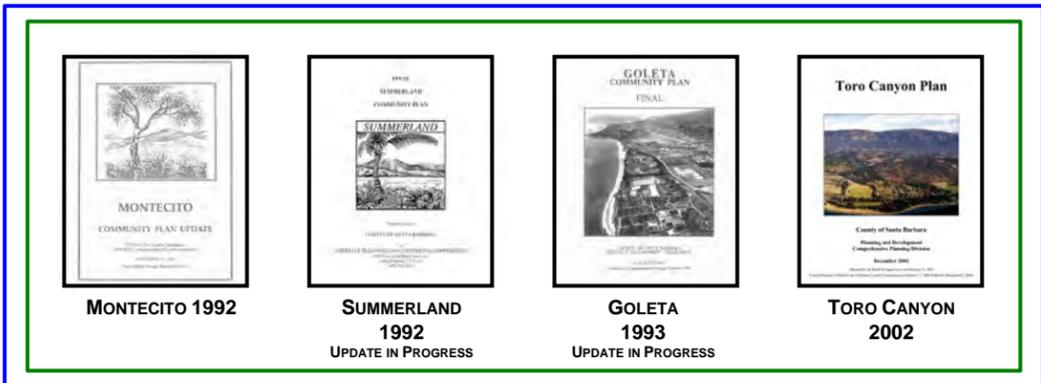
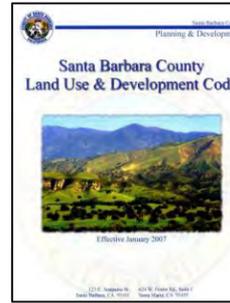
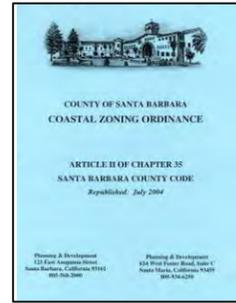


FIGURE 2

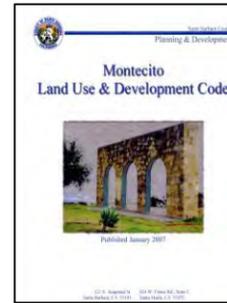
IMPLEMENTING ZONING ORDINANCE DOCUMENTS



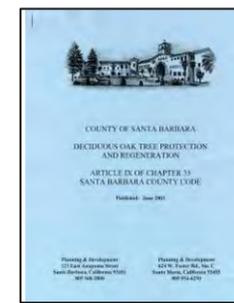
**SANTA BARBARA COUNTY
LUDC LAND USE
DEVELOPMENT CODE
(INLAND AREAS,
EXCEPT MONTECITO)**



ARTICLE II COASTAL



**MONTECITO LUDC
LAND USE
DEVELOPMENT CODE**

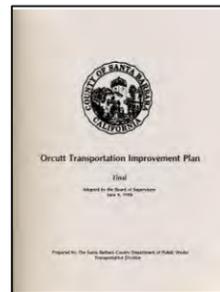


**ARTICLE IX- OAK
TREE PROTECTION &
REGENERATION**

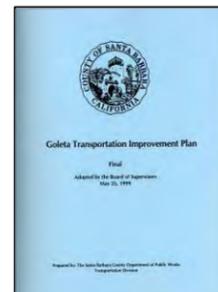


ORDINANCE 661

IMPLEMENTING PLANS AND GUIDANCE DOCUMENTS



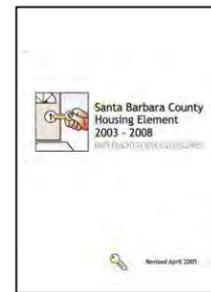
**ORCUTT
TRANSPORTATION
IMPROVEMENT PLAN
1998**



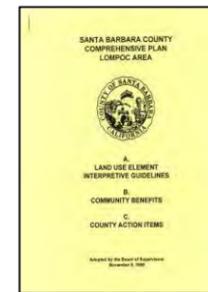
**GOLETA
TRANSPORTATION
IMPROVEMENT PLAN
1999
UPDATE IN PROGRESS**



**BICYCLE MASTER PLAN
2005**



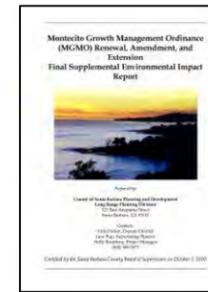
**HOUSING ELEMENT
IMPLEMENTATION
GUIDELINES
2005**



**LOMPOC GUIDELINES
AND INTERPRETIVE
ACTION ITEMS
1999**



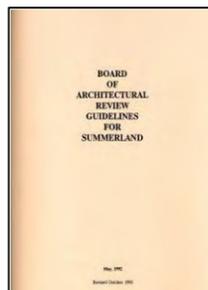
**ELLWOOD-DEVEREUX
OPEN SPACE AND
HABITAT MANAGEMENT
PLAN 2004**



**MONTECITO GROWTH
MANAGEMENT
ORDINANCE
2010**



**EASTERN GOLETA
VALLEY RESIDENTIAL
DESIGN GUIDELINES
2006**



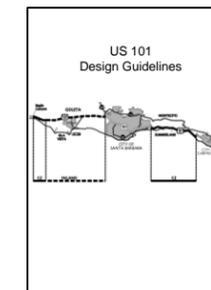
**SUMMERLAND BAR
GUIDELINES 1992
UPDATE IN PROGRESS**



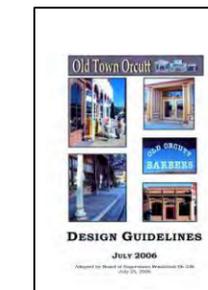
**MONTECITO BAR
GUIDELINES 1995**



**DESIGN RESIDENTIAL
DESIGN GUIDELINES
1998**



**101 DESIGN
GUIDELINES 1998**



**OLD TOWN ORCUTT
COMMERCIAL DESIGN
GUIDELINES
2006**



**MISSION CANYON
RESIDENTIAL DESIGN
GUIDELINES
IN PROGRESS**



**LOS ALAMOS
BELL STREET
DESIGN GUIDELINES
2011**



**SUMMERLAND
RESIDENTIAL AND
COMMERCIAL DESIGN
GUIDELINES
IN PROGRESS**

D. CURRENT PROJECTS & PROGRAMS/ONGOING WORK EFFORTS

The Long Range Planning Division 2010-2011 budget includes 14.8 full-time equivalent (FTE) planners to carry out the work efforts. The recommended 2011-2012 Long Range Planning Division budget estimates 9.8 FTE to carry out the work program. Figure 3 illustrates the general subject areas for the work of Long Range Planning Division. 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 2011-2012 (green), potential new short-term priority projects (light blue), and potential new mid-term priority and long-term priority projects (dark blue) that merit consideration by the Planning Commission and Board of Supervisors.

Table 1 is a summary of Long Range Planning's ongoing work effort for Fiscal Year 2011-2012. Virtually all of these projects are a continuation of staff efforts expended in the previous year(s). This table provides the full-time employee equivalent requirements to maintain current projects and required services. The addition of more projects or further staff reductions will likely result in delays or impacts to the Work Program projects that the Department will be able to work on in the coming fiscal year.

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

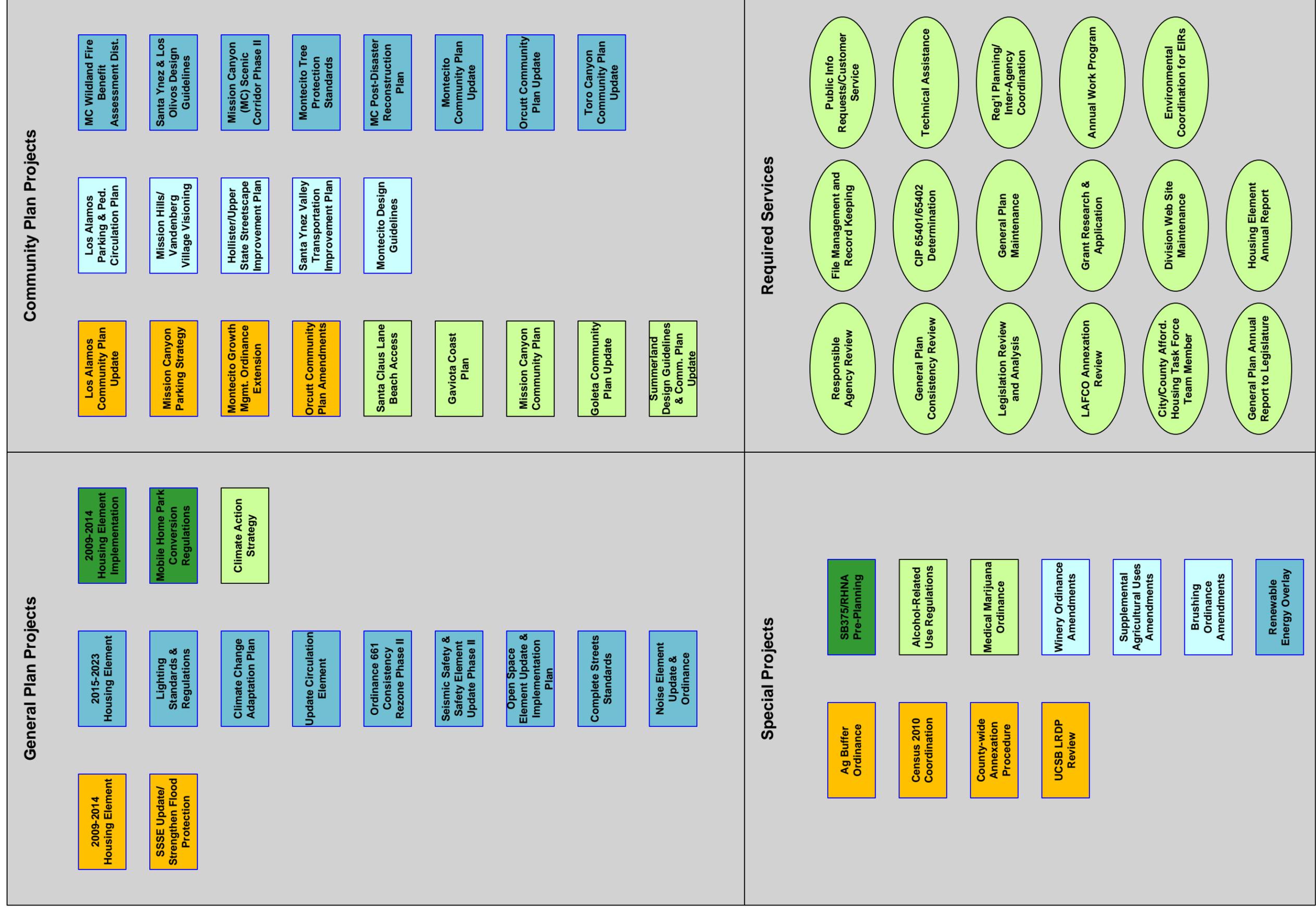
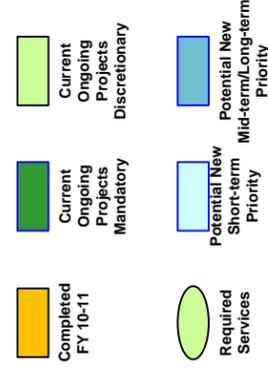
The following section provides a brief description of the primary projects and required services that the Long Range Planning Division is anticipating to be engaged in during Fiscal Year 2011-2012. These are all a continuation of existing projects and ongoing work efforts.

TABLE 1
 LONG RANGE PLANNING
 CURRENT PROJECTS AND SERVICES
 FISCAL YEAR 2011-2012

CURRENT PROJECTS AND PROGRAMS		FTE
Required Services		
	General Plan Annual Leg. Report	0.02
	CIP Conformity Review	0.05
	General Plan Consistency Review	0.11
	LAFCO Annexation Review	0.29
	Responsible Agency Review	0.28
	Regional Plan/Inter Agency Coordination	0.09
	Technical Support to Other Depts	0.07
	Legislative Review/Implementation	0.06
	Grant Research/Applications	0.06
	General Plan Maintenance	0.02
	Environmental Coordinator/EIRs	0.03
	Housing Element Annual Report	0.09
	Ag Preserve Support	0.03
Operations Management		
	Training	0.25
	Budget Development and Implementation	0.19
	Annual Work Program	0.21
	Public Info and Outreach	0.08
	Division Web Site	0.02
	Division and Section Staff Meetings	0.78
	Mandatory Employee Performance Reviews	0.03
	Project Admin Support	0.05
	Subtotal	2.80
Current Projects		
1	Santa Claus Lane Streetscape & Beach Access	0.74
2	Gaviota Coast Plan	2.11
3	Medical Marijuana Ordinance	0.02
4	Housing Element Implementation Programs	0.80
5	Climate Action Strategy	1.11
6	SB 375 Pre-Planning	0.50
7	Summerland Design Guidelines & Community Plan Update	0.13
8	Mission Canyon Community Plan	0.37
9	Goleta Valley Community Plan Update	0.97
10	Mobile Home Park Conversion Ordinance	0.29
11	Alcohol-Related Use Regulations	0.24
	Subtotal	7.29
Total Subscribed		10.08

FIGURE 3

**Planning and Development
Long Range Planning
Projects and Required Services
Fiscal Year 2011-2012
April 2011**



1. Santa Claus Lane Beach Access, Parking and Street Improvements

This project was included in the 2010-2011 Work Program to improve parking, multi-modal circulation and safe beach access. The project will unify street improvements and additional parking and safe beach access into a cohesive plan for needed improvements at Santa Claus Lane. Phase I includes inter-departmental coordination, preliminary engineering for street improvements, negotiation with Caltrans for additional beach access parking, definition of the permit process and preparation of a project description for environmental review. A consultant was selected to provide engineering services and Phase I is scheduled to be complete in summer 2011.

Phase II components include project level climate change adaptation investigations, environmental review, application preparation, permit process consultation and concept review, and exploration of funding options. Phase II is scheduled to be complete in summer 2012.

2. Gaviota Coast Plan

The Gaviota General Plan Advisory Committee (GavPAC) has been selected and regular meetings are continuing. The first stage of GavPAC meetings informed the GavPAC and public of significant issues through a series of informational meetings. Following this informational phase, the GavPAC has begun in-depth discussion of the issues and potential tools necessary to refine existing rural policies to address the specific needs of the Gaviota Coast. The Gaviota Coast Plan will provide an updated policy environment that is reflective and responsive to current community norms and values as well as trends and conditions by protecting Gaviota's unique characteristics and rural integrity. In addition, the Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, bio-regional planning, watershed protection, cultural resource preservation, design standards, public access, and scenic resources. GavPAC meetings and public workshops will continue through winter 2011 and the Board of Supervisors will consider initiating the draft Gaviota Coast Plan for environmental review in spring 2012.

3. Medical Marijuana Ordinance

In 1996, California voters passed Proposition 215, the Compassionate Use Act, to provide seriously ill patients with safe access to medical marijuana. In January 2010, the County Board of Supervisors enacted a Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries. This moratorium was adopted in order to provide staff with adequate time to consider and study options for addressing the issue of medical marijuana dispensaries in Santa Barbara County. The Board of Supervisors extended the moratorium, which is set to expire in December 2011, and tasked Long Range Planning staff with creating a medical marijuana ordinance appropriate for the County.

4. Housing Element Implementation Programs

Following discussions with State Housing and Community Development (SHCD) during processing of the County's 2009-2014 Housing Element, SHCD communicated its preference for implementing housing policy through the use of ordinances instead of policies or programs. This project will remove the existing Inclusionary Housing Program from the Element and codify it through an amendment to the Land Use Development Code (LUDC). Similarly, the LUDC will be amended to meet requirements of certain fair

housing laws, including an ordinance to define permits and processes for those seeking reasonable accommodation for disabled persons.

5. Climate Action Strategy

The Climate Action Strategy will provide a community greenhouse gas emissions inventory for the unincorporated County and a set of recommendations for use by the County to reduce County-wide GHG emissions as part of a two-phase project beginning with a Climate Action Study (CAS) and an implementing Climate Action Plan (CAP). As part of the CAS, staff will identify and rank these measures in accordance with established Best Management Practices using a scoring system which quantifies the measure's value based on predetermined criteria. Recommendations will cover the varied roles that the County plays in potential GHG reduction and ensure compliance with SB 97. Measures will address the County as a producer of GHG through its operations, a regulator through its land use and other jurisdictional controls, and an incentivizer through its ability to create opportunities for cross-jurisdictional, cooperative arrangements such as large employer rideshare programs. Staff will publish and report to the Board on the CAS in spring 2011. Development of the implementing CAP will begin immediately thereafter and continue through fall 2012 with environmental review in Spring/Summer 2012 and CAP adoption hearings in spring 2013.

6. Senate Bill 375 (SB 375) Pre-Planning

The passage of Senate Bill 375 has tremendous potential to influence the process and outcomes of local agency land use and transportation planning. This legislation has created a new planning paradigm which directly links regional transportation planning and services with state-mandated housing planning and allocations (RHNA). This new planning paradigm is intended to reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers. This goal is likely to be achieved by shifting housing allocations from rural regions which have limited employment opportunities to urban areas and cities which have established workforce centers such as large private businesses or public facilities. In late 2009, SBCAG voted to change the housing cycle from a 5-year to an 8-year period to better align with the Regional Transportation Plan cycle. In September 2010, the California Air Resources Board set SBCAG's regional target at zero net increase in per capita emissions. SBCAG is beginning to prepare a Sustainable Communities Strategy, per the requirements of SB 375, which will influence the next cycle of RHNA allocations. Draft RHNA targets for the region are expected from the State in summer 2011 and must be finalized by December 2011. This project involves County Planning staff time to coordinate with SBCAG and other local jurisdictions on the development of the Sustainable Communities Strategy required by SB 375 and to prepare for the 2015-2023 RHNA negotiations.

7. Summerland Community Plan Update and Design Guidelines

The project includes the development of a new Transportation, Circulation, and Parking chapter of the Community Plan and revised Commercial and Residential Design Guidelines with the Summerland Planning Advisory Committee (SunPAC). The drafts of the Commercial and Residential Design Guidelines and Transportation, Circulation, and Parking chapter are being reviewed by the public. Currently underway is the environmental review phase of the project, which includes drafting the environmental document and additional SunPAC review. Hearings at the Planning Commission and Board

of Supervisors are anticipated to begin in summer 2011. Following Board of Supervisors adoption, the project will be forwarded to the California Coastal Commission for certification.

8. Mission Canyon Community Plan & Residential Parking Strategy

The Mission Canyon Community Plan project includes adoption of Residential Design Guidelines, and Community Plan and associated Land Use and Development Code ordinance amendments for the Mission Canyon Plan area. The draft Mission Canyon Community Plan was initiated for environmental review by the Board of Supervisors in October 2008. The Draft Environmental Impact Report was prepared in-house, relying on four special consultant studies: biological resources, hydraulic evaluation/water distribution, Traffic and Circulation, and Fire Hazards analysis.

The Residential Parking Strategy is a response to fire and related emergency ingress/egress issues that elevated the importance of this project for the community. A Parking Strategy sub-committee was appointed to fully evaluate the issues and develop recommendations for the MCPAC's consideration. Meetings were held, in addition to those originally planned within the scope of the Community Plan, to develop the recommendations, and a public participation plan was developed in order to ensure community members are fully informed of the parking strategy recommendations. The sub-committee ultimately recommended new policies, development standards, and a striping plan which was approved by the MCPAC. The Residential Parking Strategy project is now complete and its findings have been incorporated into the draft Mission Canyon Community Plan project. Environmental review of the draft Mission Canyon Community Plan is currently in process.

9. Goleta Valley Community Plan Update

Originally adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. This project will update the Comprehensive General Plan for Eastern Goleta Valley to address land use planning and sustainable communities, mobility and circulation, habitat and open space, agriculture and rural lands, and public services and facilities. The project includes updating maps, text, and implementation tools such as form-based/mixed-use code and design guidelines. Beginning in October 2008, the Long Range Planning Division and the Board of Supervisors-appointed Goleta Valley Planning Advisory Committee (GVPAC) held public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan. The first draft updated Goleta Valley Community Plan was completed in summer 2010 and reviewed by the GVPAC through March 2011. This project will continue into FY 2011-12 with environmental review. Environmental review will continue into FY 2012-2013, along with development of implementing ordinances and guidelines coordinated with adoption of the community plan.

10. Mobile Home Park Conversion Ordinance

On March 1, 2011, the Board of Supervisors directed staff to write an ordinance that would provide local regulations that mitigate the impacts upon residents and the County's affordable housing stock which could result from the closure or conversion of mobile home parks. Work on this planning effort began in March 2011 with the goal of bringing the ordinance back to the Board of Supervisors within 6 months.

The project consists of development of an ordinance regulating mobile home park closures and conversions to another use. The ordinance will address such issues as the need for tenant notification of any planned conversion, appropriate noticing for all affected tenants, the provision of a tenant impact report, and requirements regarding relocation benefits for displaced residents.

11. Alcohol-Related Use Regulations

Effective January 1, 2010, changes in state law permit tasting rooms to sell full glasses of wine as well as open bottles in lieu of the previous tasting room limit of a “taste”. Wine producers can also obtain a duplicate alcohol sales license for offsite tasting facilities. In addition, a concern has been expressed about the proliferation of alcohol serving businesses in some areas. The goal of this project is to create a mechanism for increased local decision-making over the location and intensity of alcohol sales. Work on this planning effort will commence in spring 2011.

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 Division’s work with these groups and a multitude of others ensures the County has an opportunity to address a variety of issues with regional importance. The Division provides assistance and technical support to the County Executive Office and other departments related to inter-governmental relations, LAFCO annexation review, Housing Annual Report and RHNA planning, census planning, environmental coordination on EIRs, and various fee studies.

Responsible agency review and General Plan consistency review requires staff to work closely with other departments, agencies and jurisdictions to ensure that new projects are consistent with the County’s approved Comprehensive Plan and that action items approved in various community plans are implemented. Examples of specific projects include the participation in the periodic update of transportation improvement plans, general plan consistency review for major projects, and Capital Improvement Program conformity review. Division staff provides policy interpretations as needed to Development Review, Agricultural Planners, and staff committees such as New Case Review. Staff time is also spent to research and develop grant applications to fund existing and future planning projects.

The Division is completing guidelines to be used by County staff in their review of LAFCO annexations and in commenting as a responsible agency review to CEQA documents.

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 development and management.

E. POTENTIAL NEW PROJECTS

Several potential new projects have been identified for inclusion in the 2011-2012 Work Program. Projects in Table 2 have been identified as short-term priority (recommended to begin in 1-2 years), and reflect FY 2011-2012 estimated staff hours (FTE). Refer to Appendix B for total FTE for multi-year short-term priority projects. Table 3 lists projects identified as mid-term priority (recommended to begin in 3-5 years) and long-term priority (recommended to begin in 5-10 years), and reflects total estimated staff hours. Implementation of these projects will be dependent upon FTE staffing levels as discussed above.

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

POTENTIAL NEW PROJECTS		2011-2012 FTE
Short-term Priority (1-2 Years)		
1	Los Alamos Parking and Pedestrian Circulation Plan *	0.72
2	Mission Hills/Vandenberg Village Visioning	0.36
3	Hollister/Upper State St. Streetscape Improvement Plan	0.60
4	Winery Ordinance Update *	0.83
5	Supplemental Agricultural Uses Amendments *	0.89
6	Santa Ynez Valley Transportation Improvement Plan	0.37
7	Montecito Design Guidelines *	0.38
8	Brushing Ordinance Amendments *	0.60
TOTAL		4.74

* Multi-Year Project: See Appendix B for total FTE

Note: Projects 4 & 5 include support from Agricultural Planning. See Table 5

TABLE 3
 POTENTIAL NEW PROJECTS
 MID-TERM AND LONG-TERM PRIORITY (3 - 10 YEARS)
 FISCAL YEAR 2011-2012

POTENTIAL NEW PROJECTS		FTE
Mid-Term Priority (3-5 Years)		
9	2015-2023 Housing Element	2.00
10	Mission Canyon Wildland Fire Benefit Assessment Dist.	0.43
11	Santa Ynez & Los Olivos Design Guidelines	0.78
12	Climate Change Adaptation Plan	1.72
13	Lighting Standards and Regulations	0.51
14	Circulation Element Update	1.82
15	Complete Streets Standards	1.29
16	Ordinance 661 Consistency Rezone Phase II	0.53
17	Montecito Tree Protection Standards	0.51
18	Mission Canyon Scenic Corridor Phase II	0.69
19	Mission Hills\Vandenberg Village Community Plan	2.54
20	Seismic Safety and Safety Element Update Phase II	0.67
21	Open Space Element Update & Implementation Plan	1.54
22	Noise Element Update	1.08
23	Mission Canyon Post-Disaster Reconstruction Plan	0.42
24	Renewable Energy Overlay	1.75
TOTAL		16.27
POTENTIAL NEW PROJECTS		FTE
Long-Term Priority (5-10 Years)		
25	Montecito Community Plan Update	2.00
26	Orcutt Community Plan Update	1.47
27	Toro Canyon Community Plan Update	2.01
TOTAL		5.48

F. MID-YEAR REPORT ON PROJECTS

The Board of Supervisors adopted the current Fiscal Year 2010-2011 Work Program which provided for the continuation of sixteen major ongoing projects and the initiation of four new special projects: *Medical Marijuana Ordinance*, *Alcohol-Related Uses Regulations*, *Santa Claus Lane Streetscape & Beach Access*, and *Mobile Home Park Conversion Ordinance* (added in March 2011). Certification of the Isla Vista Master Plan through the California Coastal Commission is an ongoing project in the 2010-2011 Work Program but is not included in the 2011-2012 Work Program since the project will be transferred to the Santa Barbara County Redevelopment Agency to obtain final Coastal Commission certification.

During Fiscal Year 2010-2011, Long Range Planning Division and Agricultural Planning Division completed nine major projects and the remaining 11 projects are proposed to continue into Fiscal Year 2011-2012. A discussion of each project is provided below.

TABLE 4
STATUS OF 2010-2011
APPROVED WORK PROGRAM PROJECTS

FISCAL YEAR 2010-2011	ESTIMATED COMPLETION
On-Going Projects to be Completed	
Census 2010	Summer 2010
Seismic Safety & Safety Element	Adopted 8/10/10
Montecito Growth Management Ordinance	Adopted 10/13/10
2009-2014 Housing Element	Adopted 11/2/10
UCSB LRDP	Fall 2010
Los Alamos Community Plan Update	Adopted 2/15/11
County-wide Annexation Guidelines	Spring 2011
Orcutt Community Plan Amendments	Summer 2011
Agricultural Buffer Ordinance *	Summer 2011
Projects to Continue into 2011-2012	
Santa Claus Lane Streetscape & Beach Access	Summer 2012
Gaviota Coast Plan	Winter 2014 ¹
Medical Marijuana Ordinance	Winter 2011
Housing Element Implementation Programs	Summer 2012
Climate Action Strategy	Spring 2013
SB 375 Pre-Planning	Fall 2011
Summerland Design Guidelines & Community Plan Update	Winter 2012 ¹
Mission Canyon Community Plan	Winter 2012
Goleta Valley Community Plan Update	Fall 2014 ¹
Mobile Home Park Conversion Ordinance	Fall 2011
Alcohol-Related Use Regulations	Winter 2012

¹ Project schedule includes approximately 18 months for California Coastal Commission Certification

1. Projects Completed in FY 2010-2011

CENSUS 2010

The Census 2010 outreach effort included countywide participation in regional Complete Count Committees (CCC) and the development of a Santa Barbara County 2010 Census Integrated Communications Plan (County Census Plan). As part of this plan, staff developed customized outreach materials that align with the national Census outreach campaign; completed dual language (Spanish/English) Census public service announcements, televised on SBCTV; regularly attended North and South Coast sub-regional CCC meetings; completed GIS mapping for Countywide Hard to Count Census Tracts and demographic characteristics graphs for Census tracts (and County-wide median) with Hard to Count Communities (age, linguistic characteristics, economics, ethnic profile, group quarters); secured internal County data related to homeless service locations, County buildings, facilities and libraries, and Human Service Agencies; completed outreach inventory of Census Bureau website; developed customized Census outreach materials; distributed outreach materials through County Departments that serve Hard to Count populations; and completed the Santa Barbara County Strategic Communication Plan.

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

The update to the Seismic Safety and Safety Element (SSSE) was originally scheduled for completion in June 2009. However, the original 2007-08 Work Plan project "Update Safety Element" was combined with the 2008-09 Work Plan Project "Strengthen Flood Protections" to form the basis of the current scope of work. Due to this expansion in the project scope, the project was not completed until August 2010.

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

MONTECITO GROWTH MANAGEMENT ORDINANCE (MGMO)

The project included an analysis of the necessity to retain the previously adopted growth management ordinance. The Montecito Growth Management Ordinance, originally adopted in 1991, was intended to pace the rate of primary residential unit development with the availability of resources and/or completion of improvements that were determined to be impediments to achieving and/or maintaining acceptable levels of service. The ordinance was set to expire on December 31, 2010. The project analyzed environmental data to determine if existing conditions support extension of the currently adopted growth management ordinance. The Board of Supervisors extended the ordinance another 20 years to December 31, 2030. Environmental analysis, Montecito

Planning Commission review, Board of Supervisors approval, and a California Coastal Commission Minor Amendment were completed in fall 2010.

2009-14 HOUSING ELEMENT (HE) UPDATE

The Housing Element is a State-mandated component of the County's Comprehensive General Plan and provides a series of Goals, Policies, and Programs intended to address the County's housing needs. Pursuant to State law, it must be updated every five years and was updated for the 2009-14 planning period. The Draft 2009-2014 Housing Element was submitted to State Housing and Community Development (SHCD) for review on three occasions. Staff worked to address the comments and concerns from SHCD, with this process culminating in a letter received from SHCD dated June 11, 2010 stating that, with minor revisions to the draft Housing Element, it would comply with State housing element law. Staff continued with environmental review and adoption hearings, culminating in Board adoption of the Element on November 2, 2010. On February 9, 2011, the SHCD found the Housing Element to be in compliance with State housing law. This finding is conditioned on the County implementing annually evaluation of the effectiveness of housing sites identified in the IVMP as well as consideration of potential sites to rezone to higher densities as part of the community plan update process.

UCSB LONG RANGE DEVELOPMENT PLAN

The UCSB Long Range Development Plan (LRDP) is a comprehensive planning document which guides physical development such as the location of buildings, open space, circulation systems, and other land uses. A LRDP identifies the physical development needed to achieve academic goals and is used as a reference document for the campus, the University and the public. UCSB's 2025 LRDP proposes significant growth that has the potential to affect the County's ability to provide essential services. Since the release of the Draft EIR for the 2025 LRDP, the County engaged in negotiations with the University in order to reach an agreement that achieves a 'fair share' of the infrastructure and public services costs caused by the University's expansion in the coming years. A mitigation implementation agreement between the University, the County and the City of Goleta addressing enrollment, housing and traffic, and cooperative service agreements between the University and County regarding fire protection, emergency services, law enforcement, and Isla Vista were finalized in fall 2010. These agreements together address and resolve outstanding issues concerning the impacts to County services of growth under the LRDP.

LOS ALAMOS COMMUNITY PLAN UPDATE

The Los Alamos community Plan update process included 39 public meetings of the Los Alamos Planning Advisory Committee (LAPAC) and several community workshops. The Plan update amends the 1994 Community Plan, updating the goals, policies, development standards and actions intended to regulate and guide future development and improvements. The Plan update includes changes to remove zoning regulation barriers to development and encourage reinvestment in downtown Los Alamos.

At an April 2010 meeting, the LAPAC unanimously recommended certification of the Final EIR and adoption of a new Community Mixed Use Los Alamos (CM-LA) zone district, a new form-based code, and revised design guidelines for the downtown Bell Street Corridor.

Two Planning Commission hearings were held on the proposed Final Los Alamos Community Plan (LACP) in August and October 2010. In response to Planning Commission questions, Long Range Planning staff prepared additional analysis of existing and projected downtown parking supply and refined Community Plan policies addressing the timing and funding of future on-street parking. On October 13, 2010 the Planning Commission forwarded a unanimous recommendation for adoption of the final LACP to the Board of Supervisors. The Board of Supervisors considered the recommendation and approved the Los Alamos Community Plan Update on February 15, 2011.

COUNTY-WIDE ANNEXATION GUIDELINES

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

ORCUTT COMMUNITY PLAN AMENDMENTS

The Orcutt Community Plan Amendments will revise the regional drainage implementation plan, amend Plan text and maps to remove references to wetland delineation on the Adams property within Key Site 22, and amend the Circulation Element to change the acceptable level of service from LOS-C to LOS-D on Clark Avenue between Foxenwood Lane and Blosser Road. The draft amendments and environmental review will be conducted during winter 2010 with Planning Commission and Board hearings to occur in spring 2011.

AGRICULTURAL BUFFER POLICY

The Long Range Planning Division is collaborating with the Agricultural Planning Division to complete adoption of an Agricultural Buffer Ordinance as part of the FY 2010-2011 Work Program. The ordinance would stipulate agricultural buffer areas between new non-agricultural development and adjacent agricultural land to minimize conflicts between uses. Project completion is expected by mid-2011.

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

2. Projects to Continue into Fiscal Year 2011- 2012

SANTA CLAUS LANE BEACH ACCESS, PARKING AND STREET IMPROVEMENTS

This project was initiated in the 2010/2011 Work Program to create an integrated improvement plan for streetscape, beach access and parking along Santa Claus Lane, fostering public safety and economic activity. Phase I project tasks include coordination with the Public Works and Parks Departments, stakeholder meetings, consultant selection for the circulation and parking improvements plan, negotiations with Caltrans for a beach parking lot, a project description for environmental review, and identification of the steps and information required for the permit process. Phase II components include project level climate change adaptation investigations, environmental review, application preparation, permit process consultation and concept review, and exploration of funding options. Phase II is scheduled to be complete in summer 2012.

Mid-year Accomplishments

- ❖ Project Planning – Summer/Fall 2010
- ❖ Project Initiation and Coordination Meetings – Fall 2010
- ❖ Request for Proposals and Consultant Selection – Fall 2010 - Winter 2011
- ❖ Streetscape Plan – Winter/Spring 2011
- ❖ Stakeholder Meetings – Winter/Spring 2011
- ❖ Caltrans parking lot investigations – Winter/Spring/Summer 2011
- ❖ Project Description, Identification of permit steps – Spring/Summer 2011

FY 2011-2012 Work Program

- ❖ Caltrans parking lot investigations – Winter/Spring/Summer 2011
- ❖ Project Description, Identification of permit steps – Spring/Summer 2011
- ❖ Complete Phase II of the project – Summer 2012

GAVIOTA COAST PLAN

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

Mid-year Accomplishments

- ❖ Completed informational meetings phase consisting of 16 Gaviota Planning Advisory Committee (GavPAC) meetings
- ❖ GavPAC Deliberative Meetings – GavPAC and staff have conducted 13 deliberative phase community meetings since August 2010
- ❖ The GavPAC established two sub-committees (visual resources and agriculture) to further explore important issues and provide recommendations to the full GavPAC

Work Program Modifications and Additional Work Efforts

- ❖ The Gaviota Coast Plan is on schedule and within budget projected for FY 2010-2011

FY 2011-2012 Work Program

- ❖ GavPAC community meetings to continue through Winter 2012
- ❖ Draft Gaviota Coast Plan – Spring/Summer 2012

Remaining Project Milestones

- ❖ Environmental Review – Summer 2012 through Summer 2013
- ❖ Planning Commission and Board of Supervisor Adoption Hearings – Summer/Fall 2013
- ❖ Coastal Commission Certification – Fall 2013 - Fall 2014

MEDICAL MARIJUANA ORDINANCE

In January 2010, the County Board of Supervisors first enacted a Moratorium on the Establishment and Operation of Medical Marijuana Dispensaries, in order to provide staff with adequate time to consider and study options for addressing the issue of medical marijuana dispensaries in the community. The moratorium was extended and will expire in December 2011. Long Range Planning staff has worked with other County departments, including County Counsel, Sheriff's Office, Treasurer-Tax Collector, Environmental Health Services, and the Agricultural Commissioner's Office, to identify problems and possible solutions regarding the creation and enforcement of a County ordinance.

Mid-year Accomplishments

- ❖ Moratorium Extension – The moratorium was extended through December 2011.
- ❖ Background Research – Information, including relevant case law and the policies of other jurisdictions, have been identified and compiled for reference.
- ❖ Interdepartmental Coordination – Long Range Planning staff met with other County departments to identify important issues regarding medical marijuana and applicable regulations.
- ❖ Ordinance Drafting and Review – Winter/Spring 2011

Work Program Modifications & Additional Work Efforts

- ❖ Additional tasks, including the final extension of the moratorium and additional research regarding ongoing case law and legislation, extended the completion date by approximately three months.

FY 2011-2012 Work Program

- ❖ Environmental Review – Summer 2011
- ❖ Adoption Hearings – Summer/Fall 2011
- ❖ Coastal Commission Process – Fall 2011
- ❖ Initiate Coastal Commission certification process and project implementation- Fall 2011

2009-14 HOUSING ELEMENT (HE) IMPLEMENTATION PROGRAMS

Implementation Program 1.2 Inclusionary Housing Policy Ordinance

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

Completed Milestones

- ❖ Adoption of Housing Element
- ❖ Development of IHP and public outreach

FY 2011-2012 Work Program

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

Implementation Program 2.3 Farmworker Housing (Compliance with HSC)

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

Completed Milestones

- ❖ Ordinance amendments adopted on June 1, 2010

Implementation Program 2.5 Reasonable Accommodation Procedure for Disabled

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

FY 2011-2012 Work Program

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

CLIMATE ACTION STRATEGY

The Climate Action Strategy was initiated in FY 2009 – 2010 and includes two phases: (1) a Climate Action Study (CAS) presenting a County greenhouse gas (GHG) emission inventory and evaluating emission reduction measures, and (2) a Climate Action Plan (CAP) to set reduction targets and implement selected measures. The project was scoped assuming that a greenhouse gas (GHG) emission inventory would be completed by the APCD in fall 2009. To accommodate an inventory not being completed by APCD as expected, the project was re-scoped to include the completion of a GHG inventory by a third party consultant. Due to this re-scoping, the CAS is now expected to be completed in spring 2011.

The CAS will provide a profile of all current County activities which assist in reducing GHG emissions. The CAS also provides set of recommendations for the County to consider and identify and prioritize potential Countywide GHG emissions reduction measures in the focus areas of 1) Air and Energy, 2) Land Use and Transportation, 3) Green Building, and 4) Resources Conversation. The GHG emissions reduction measures are scored and ranked based on a qualitative scoring system that measures value based on predetermined criteria. Additionally, the CAS provides a community (GHG) emissions inventory which profiles emissions in the unincorporated county for the years 1990, 2007, 2020, and 2035.

In the second project phase, the CAP will outline a plan for reaching specified emission reduction targets through implementation of selected emission reduction measures. Development of the CAP will begin following publication of the CAS and will continue through fall 2011. Following environmental review in 2012, adoption of the CAP is anticipated in early 2013.

Mid-year Accomplishments

- ❖ Completion of Focused Public Outreach – Fall 2010
- ❖ Completion of County Greenhouse Gas Inventory – January 2011
- ❖ Draft Climate Action Study – February 2011

FY 2011-2012 Work Program

- ❖ Draft Climate Action Plan to implement selected Emission Reduction Measures – Fall 2011
- ❖ Environmental review of Climate Action Plan – Spring 2012

Remaining Project Milestones

- ❖ Environmental Review – Summer/Fall 2012
- ❖ Planning Commission and Board of Supervisor Adoption Hearings – Spring 2013

SB-375 PRE-PLANNING

The passage of Senate Bill 375 (SB 375) has high potential to influence the process and outcomes of local agency land use and transportation planning. This legislation links regional transportation planning and services with state-mandated housing planning and allocations (RHNA), and will encourage (through available state and federal transportation funding and pressures from State Housing and Community Development [SHCD]) the establishment of local land use patterns which create the densification of housing near

transit facilities and large workforce centers. The SCS is likely to shift housing allocations from rural regions, which have limited employment opportunities, to urban areas and cities, which have established workforce centers such as large private businesses or public facilities. This shift would reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers.

To date, SBCAG has voted to shift the housing cycle from a 5-year cycle to an 8-year cycle to better align with the Regional Transportation Plan; CARB has set SBCAG's regional targets at zero net increase in per capita emissions; and SBCAG has begun to update their travel model. Draft RHNA targets for the region for the 2015-2023 housing cycle are expected from SHCD in summer 2011 and must be finalized by December 2011. The first Sustainable Communities Strategy (SCS) is expected to be published in 2012.

The amount of staff time needed to review draft documents and collaboration in the formulation of policy with SBCAG is expected to increase as SBCAG draws closer to completing the first SCS.

Mid-year Accomplishments

- ❖ Housing Cycle shifted from 5-year to 8-year – December 2009
- ❖ Analyze Regional Growth Forecasts – Summer 2010
- ❖ Final Emission Reduction Targets by CARB – September 2010

FY 2011-2012 Work Program

- ❖ Review updated Travel Model – Summer 2011
- ❖ Review Draft SCS – Winter 2011 - 2012

SUMMERLAND COMMUNITY PLAN UPDATE AND DESIGN GUIDELINES

In October 2004, the County Board of Architecture Review (BAR) and community members of Summerland held a forum to discuss the need for better design, scale and compatibility of many new downtown projects within the existing commercial corridor of Lillie Avenue. The Board of Supervisors appointed the Summerland Planning Advisory Committee (SunPAC) in November 2007 to assist the Long Range Planning staff in the project development.

The scope of this project includes a new Transportation, Circulation and Parking chapter of the Community Plan, updated design guidelines, and other related policy and ordinance changes.

Mid-year Accomplishments

- ❖ Commercial Guidelines: A complete draft of new guidelines for commercial development was completed – Fall 2010
- ❖ Residential Guidelines: A complete draft of new guidelines for residential development was completed – Fall 2010
- ❖ Transportation, Circulation & Parking: Work on this portion of the update began in 2009 and a draft was completed – Winter 2011
- ❖ Environmental Review: Preparation of the environmental document is underway and is scheduled for completion – Spring 2011

Work Program Modifications & Additional Work Efforts

- ❖ Draft outdoor lighting regulations developed specifically for Summerland to complement the Residential and Commercial Design Guidelines. This required additional staff time to develop and review.

FY 2011-2012 Work Program

- ❖ Adoption Hearings – The updated community plan related ordinance amendments, and design guidelines are planned for Planning Commission and Board of Supervisors adoption hearings in Summer 2011.
- ❖ Submittal to Coastal Commission for certification is planned for Summer 2011 and Certification hearings are anticipated between Fall 2011 and Winter 2012.
- ❖ Guidelines, Community Plan, and ordinance publication and Implementation – Fall 2011 - Winter 2012.

MISSION CANYON COMMUNITY PLAN (MC)

The City and County of Santa Barbara jointly adopted a specific plan for Mission Canyon in 1984. The specific plan was expressly developed to manage growth in Mission Canyon so that undue impacts to City wastewater services and sensitive canyon resources would not occur. In 2006, the Board of Supervisors authorized a project to replace the 1984 Specific Plan with a Community Plan and to develop Residential Design Guidelines. A Mission Canyon Planning Advisory Committee (MCPAC) was formed to advise staff on development of draft plans. In order to follow existing County policy framework, the specific plan was converted to a community plan. The Residential Design Guidelines were reviewed by the South Board of Architectural Review and City of Santa Barbara staff. As an amendment to the specific plan, the community plan must be reviewed by the City of Santa Barbara and adopted by the County as the land use planning document for this area.

The Mission Canyon Residential Parking Strategy project was initiated in FY 2008-2009 and completed in 2010. The project was proposed in response to fire and related emergency ingress/egress issues that elevated the importance of this project for the community. A Parking Strategy subcommittee was appointed to evaluate the issues and develop recommendations for the MCPAC's consideration. The project was initiated with a Community Survey and included four community workshops/meetings and eight subcommittee meetings to develop recommendations. After extensive data collection and mapping, the subcommittee ultimately recommended new policies, development standards, and a striping plan which was approved by the MCPAC in November 2009. A final report was produced in 2010 and the recommendations were folded into the environmental review process for the Mission Canyon Community Plan EIR.

Mid-year Accomplishments

- ❖ Consultant completed Traffic and Fire Hazards Analysis portion of the DEIR
- ❖ Staff completed the Administrative Draft Environmental Impact Report (EIR) and initiated review and consultation with the City of Santa Barbara
- ❖ City of Santa Barbara preliminary review – Fall 2010/Winter 2011
- ❖ Released DEIR for public review – Winter 2011

Work Program Modifications & Additional Work Efforts

- ❖ Consultation with the City of Santa Barbara – Per the 1984 Joint Powers Agreement for Wastewater Treatment between the City and County of Santa Barbara and a Memorandum of Understanding for Joint Review of Environmental Documents, a review process for the City of Santa Barbara was built into the overall work program. The schedule has now been extended; the release of the DEIR is now anticipated in winter 2011.

FY 2011-2012 Work Program

- ❖ City of Santa Barbara Planning Commission and City Council review – Fall 2011/Winter 2012
- ❖ County Planning Commission and Board of Supervisors Adoption Hearings –Fall 2011/Winter 2012

GOLETA COMMUNITY PLAN UPDATE

Originally adopted in 1993, the Goleta Community Plan is a land use plan for the unincorporated Goleta Valley. This project will update the Comprehensive General Plan for Eastern Goleta Valley to address land use planning and sustainable communities, mobility and circulation, habitat and open space, agriculture and rural lands, and public services and facilities. The project includes updating maps, text, and implementation tools such as form-based/mixed-use code and design guidelines.

Beginning in October 2008, the Long Range Planning Division and the Board of Supervisors-appointed Goleta Valley Planning Advisory Committee (GVPAC) held public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan. The first draft updated Goleta Valley Community Plan was completed in summer 2010 and reviewed by the GVPAC through March 2011. This project will continue into FY 2011-12 with environmental review. Environmental review will continue into FY 2012-2013, along with development of implementing ordinances and guidelines coordinated with adoption of the community plan.

Mid-year Accomplishments

- ❖ Draft Updated Community Plan: Completed and released for public review
- ❖ GVPAC Review and Comment: This review phase allows the GVPAC and the public to comment on the Plan in its draft form. Staff will make revisions to draft Plan as necessary.
- ❖ Initiation of Environmental Review: The environmental review commences in summer 2011 with Planning Commission review and Board of Supervisors initiation.

Work Program Modifications & Additional Work Efforts

- ❖ Staff and the GVPAC required approximately nine months of additional time and funding over what was anticipated for the project. This additional time is associated with supplementary internal and public review needed for the draft Plan and the development of implementation tools, such as form-based/mixed-use code and design guidelines, to follow in environmental review.

- ❖ Staff will need approximately six to ten months of additional time and funding to complete the environmental review phase in-house rather than the original proposal to contract with an environmental consultant. Specifically, Long Range Planning staff will complete the study of issues such as biology and cultural resources and, along with the Public Works Transportation Division and the focused assistance of a traffic consultant, will complete the required transportation analysis.

FY 2011-2012 Work Program

- ❖ Review and revision of Draft Plan
- ❖ Environmental Review Phase: Completion of needed studies and drafting the environmental document – Summer 2011 - Summer 2012

Remaining Project Milestones

- ❖ Completion of Environmental Review Phase, Form-based/Mixed Use Code and Design Guidelines development– Summer 2012 - Winter 2013
- ❖ Planning Commission and Board of Supervisors Adoption Hearings – Winter 2013
- ❖ Plan Implementation for Inland Areas; Submittal to Coastal Commission for certification for Coastal Areas – Winter 2013
- ❖ Coastal Commission Certification – Winter 2013 - Fall 2014

MOBILE HOME PARK CONVERSION ORDINANCE

On March 1, 2011, the Board of Supervisors directed staff to write an ordinance that would provide local regulations that mitigate the impacts upon residents and the County's affordable housing stock which could result from the closure or conversion of mobile home parks. Staff was directed to bring the ordinance back to the Board of Supervisors within 6 months.

The project consists of development of an ordinance regulating mobile home park closures and conversions. The ordinance will address such issues as tenant notification of any planned conversion, provision of a tenant impact report by the applicant, and requirements regarding relocation benefits for displaced residents.

Mid-year Accomplishments

- ❖ Drafting of the Ordinance began in Spring 2011

FY 2011-2012 Work Program

- ❖ Environmental Review – Summer 2011
- ❖ Planning Commission Hearings – Summer 2011
- ❖ Board of Supervisor Hearings – Fall 2011

ALCOHOL-RELATED USE REGULATIONS

Effective January 1, 2010, changes in state law permit tasting rooms to sell full glasses of wine as well as open bottles in lieu of the previous tasting room limit of a "taste". Wine producers can also obtain a duplicate alcohol sales license for offsite tasting facilities. Concern has been expressed over a proliferation of alcohol related businesses in some

areas. The goal of this project is to create a mechanism for increase local decision-making over the location and intensity of alcohol sales.

Mid-year Accomplishments

- ❖ Work to commence Spring 2011

FY 2011-2012 Work Program

- ❖ Task force and community meetings – Summer 2011
- ❖ Planning Commission Hearings – Fall 2011
- ❖ Board of Supervisor Hearings – Winter 2011/2012

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III. DEVELOPMENT SERVICES

A. ROLE OF DEPARTMENT IN POLICY INITIATIVES

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

B. COMPLETED POLICY INITIATIVES

1. Building Code Update

The department completed an amendment to the County Building Ordinance (Chapter 10 of the County Code) based on State amendments in the latest editions of the California Model Codes for Commercial, Residential, Plumbing, Electrical, Green Building, Energy and Mechanical construction projects. Updates to the County's Building Code occur every three years, based upon adoption of the Model Codes by the California Building Standards Commission. Board adoption of the ordinance amending the code occurred on December 7, 2010.

2. Grading Ordinance Revisions to Address Storm Water Management

The department completed an amendment to the County Grading Ordinance (Chapter 14 of the County Code). The amendments focused on changes necessary to address the revisions requested by California Regional Water Quality Control Board, in its review of the County of Santa Barbara's Storm Water Management Program Annual Report, to maximize compliance with the statewide General Permit for Storm Water Discharges. Board adoption of the ordinance amendment occurred on November 9, 2010.

3. Petroleum Program Changes

Three initiatives were completed with respect to the oversight of onshore petroleum facilities: 1) At the direction of the Board, the County Fire Department and Petroleum Unit under the direction of the Petroleum Administrator, assembled an inspection team to perform a thorough inspection of all 117 existing onshore oil and gas production facilities, for the purpose of identifying code violations which if not corrected could pose a threat to health and safety and/or the environment by any unauthorized oil or gas release; 2) The department reviewed, updated and documented its procedures for inspection of onshore petroleum facilities; and, 3) At the direction of the Board, the department updated the High Risk Offender provisions in the Petroleum Code (Chapter 25 of the County Code) to ensure their effectiveness and to ensure that the code works in a manner complementary to Administrative Fine Ordinance. Board adoption of the ordinance updating the Petroleum Code is expected in April/May 2011.

4. Telecommunications Update

At the direction of the Board, the department anticipates completion of County adoption of amendments to the County's zoning ordinances for the review of telecommunications facilities. The amendment addresses information needs to determine the least intrusive

alternative site, adds requirements for additional noticing, and amendments to the Tier system to ensure the appropriate level of review for facilities. A workshop was conducted with the Montecito Planning Commission on January 26, 2011 and with the County Planning Commission on February 3, 2011. Hearings recommending ordinance amendment changes to the Board of Supervisors are projected for March 23, 2011 for the Montecito Planning Commission and April 6, 2011 for the County Planning Commission. Action on the ordinances by the Board of Supervisors is projected for May/June 2011. Coastal Commission review and certification is expected in the next fiscal year.

5. Various Revisions to the Land Use and Development Code

In an effort to continue maintenance of our zoning ordinances, including the Land Use and Development Code and Article II, an ordinance amendment is under way to address the number of vehicles and amount of material that can be stored/parked uncovered on a property, modify the definition of campground and permit requirements in the agricultural zone district consistent with the previous language in Article III, and complete a number of other clean-up items. A workshop was conducted with the County Planning Commission on December 1, 2010 and the Montecito Planning Commission on December 15, 2010. Hearings recommending ordinance changes are projected for April 2011 at the Montecito Planning Commission and May 2011 at the County Planning Commission. Board consideration of the ordinance amendment package is projected to occur before the end of the fiscal year. In addition, an ordinance amendment was adopted by the Board of Supervisors on December 14, 2010 to establish a permit process for small wind energy facilities consistent with changes in state law.

6. Improvements to Enforcement Program

In response to the Board's continued funding of the enforcement program this fiscal year, the department reviewed, updated and documented its procedures for handling enforcement cases. The Administrative Fine ordinance was updated several times to ensure its effectiveness as the primary enforcement tool available to the department. The most recent update was to provide for enforcement of the Brushing Ordinance through the Administrative Fine ordinance. Management reports were also developed and refined to provide tools for appropriate management of the program.

C. CURRENT POLICY INITIATIVES

1. Continuous Improvement, Staff Development and Tools

The department has undertaken an extensive process improvement effort with its various customers and staff since 2003. Process improvement will continue in the department as a primary way of doing business to address the needs of the customers of the department, although the Process Improvement Oversight Committee is on hiatus due to lack of funding of the group's facilitator. The department also continues its work to provide the tools and training necessary for staff to perform quality work and grow within the organization. Work in this area is focused on the following: refining and continued implementation of the training program, updating procedures manuals, and updating and modernizing prototypical documents. These efforts are ongoing.

2. Update to Article II

Following the Board of Supervisors rejection of the Coastal Commission's certification of the Land Use and Development Codes with suggested modifications, the department is working to reformat proposed Coastal Zoning Ordinance Amendments into Article II language for adoption by the County and submittal to the Coastal Commission for certification. These include: ordinance changes to effectuate the Isla Vista Master Plan, Santa Barbara Ranch Townsite zone and Transfer of Development Rights program, Eastern Goleta Residential Design Guidelines, and process improvement amendments (appeals procedures, noticing, permitting for solar systems). This effort is expected to extend into fiscal year 2011-12.

3. Coastal Resource Enhancement Fund

The County established CREF as a mitigation program in the 1980s to offset significant impacts of offshore oil and gas development on coastal resources. These fees are collected by the County and dispersed to public agencies and non-profit agencies to fund projects to enhance coastal resources, including aesthetics, recreation, tourism and natural resources. This is a recurring project, with the current cycle anticipated to be heard by the Board in advance of the budget, with grant awards made as part of the budget adoption process in June 2011.

4. Grading Ordinance

During the adoption hearings for the Grading Ordinance in November, 2010, the Board directed staff to research the documentation required by other Counties for agricultural exemptions. Staff will be collecting the data and reporting back to the Board for direction.

5. Landscape Water Conservation Ordinance

In order to achieve compliance with AB 1881, the department is processing an ordinance governing Water Efficient Landscape. The ordinance is based on the State's model ordinance, modified to meet our local natural and regulatory environment. Hearings to consider the ordinance are projected for September at the Montecito Planning Commission and October at the County Planning Commission. Board consideration of the ordinance is projected to occur in November 2011.

D. POTENTIAL NEW PROJECTS

1. Administrative Fine Ordinance

The Administrative Fine Ordinance (Chapter 24A of the County Code) is the primary tool used by staff to gain compliance when a property is in violation of a code. The ordinance has been updated several times in the past year to address specific issues. Staff recommends undertaking a comprehensive review of the ordinance to ensure its maximum effectiveness.

2. Voluntary Reach Codes

The County was successful in obtaining a grant from Southern California Edison (SCE) to enhance the County's Green Building Code standards, to develop Voluntary Reach Codes, and to enhance the Innovative Building Review Program. These voluntary research codes set energy efficiency standards above those in the State mandated code. Staff proposes to pursue this work if and when a grant contract is successfully negotiated with SCE and is approved by the Board of Supervisors. Staff recommends seeking a similar grant from

Pacific Gas and Electric. This work would result in amendments to the County's Building Code.

3. Coastal Land Use and Development Codes

In rejecting the Coastal Commission's certification of the Coastal Land Use and Development Codes, the Board of Supervisors directed staff to work with Planning Advisory Committees engaged in plan updates in the Coastal zone. Development Services staff will assist Long Range Planning staff in their work with the Gaviota and Goleta Planning Advisory Committees to discuss and address the Coastal Commission's suggested modifications through the community planning process.

4. Information Technology Projects

The department will continue to improve its document management systems, expanding the system to include plans and map images. Documents will be available through the Accela system via the internet. The department also proposes to enhance the department's information technology infrastructure by leveraging new technology to provide capacity for storage and delivery of the scanned library of permit information. The department will continue in its efforts to upgrade website services, with the goal of reducing the public's need to visit department offices to obtain information. In addition, the department proposes to upgrade the permit labor tracking and billing systems to integrate it with the new functions of the Accela Permit information system.

IV. AGRICULTURAL PLANNING

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

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

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

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

B. CURRENT LAND USE PLANNING PROJECTS AND POLICY INITIATIVES

1. Agricultural Buffer Policy

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

Authorization from the Board of Supervisors was obtained and the Agricultural Buffer Ordinance was included in the FY 2010-2011 Work Program as an Agricultural Planning project. The Agricultural Planning Program allocated a senior level Agricultural Land Use

Planner position for the development of an Agricultural Buffer Ordinance. Development of the ordinance is underway with a series of public meetings to be scheduled in early- to mid-2011, and a project completion expected by mid-2011. The project is being accomplished with the assistance of the Long Range Planning Division.

C. POTENTIAL NEW PROJECTS

Table 5 is a summary of Agricultural Planning’s ongoing work effort for Fiscal Year 2011-2012 and provides the full time employee equivalent for each required service and for potential new projects.

TABLE 5
 PLANNING AND DEVELOPMENT - AGRICULTURAL PLANNING
 CURRENT PROGRAMS & POTENTIAL NEW PROJECTS
 FISCAL YEAR 2011-2012

CURRENT & POTENTIAL PROJECTS AND PROGRAMS		FTE
Required Services		
Sub-division/New Case Review Committees		0.15
Technical Support to Other Agencies		0.15
Intra-Agency Coordination (Project Review)		0.25
Agriculture Preserve Program Administration		0.30
Operations Management		
Training		0.07
Ag Community Outreach		0.06
Staff Meetings		0.04
Mandatory EPRs		0.01
Subtotal		1.03
Potential New Projects		
Supplemental Agricultural Uses Amendments 1		0.35
Winery Uses Ordinance Amendments		0.25
Subtotal		0.60
TOTAL:		1.63
¹ Staff support needed from Agricultural Planning for this project is shown in Table 2		

New projects for the Division of Agricultural Planning in the 2011-2012 Fiscal Year are proposed to consist of providing technical expertise and advice to the Long Range Planning Division with the study and development of an appropriate policy framework for the following projects:

1. Supplemental Agricultural Uses Ordinance Amendments

As discussed above under Long-Range Planning Division potential new projects, this project would explore possible opportunities for diversification of agricultural operations and increased revenue through limited expansion of allowable uses and supplemental activities on agricultural property in support of agricultural production, consistent with

existing protections for agricultural land and long-term preservation of the County's agricultural character and resources.

The project would include a comprehensive analysis of appropriate agricultural uses and several key program components: consideration of (1) possible zoning ordinance amendments to provide more flexibility for agricultural production and processing of agricultural products in support of agricultural production on-site; and (2) appropriate visitor-serving uses, and agricultural tourism on agricultural land. The analysis will consider potential land use compatibility issues and policy consistency with existing agricultural policies to ensure that agricultural resources and the County's rural agricultural character are protected long-term.

Additional uses on agricultural land have the potential to generate supplemental income for the owner/operator, promote local agriculture, build community support and educate urban residents about rural life. The project would give farmers and ranchers flexibility to stay competitive by creating new markets and business opportunities.

2. Winery Ordinance Amendments

This project would consider possible amendments to the existing winery ordinance to address development standards and permitting requirements for special uses at wineries, such as wine-tasting, food service and special events. The project would also more clearly define standards for (1) allowed tasting room activities, and their relationship to events which may be occurring simultaneous with tasting room activities; (2) food service, including the permitting of kitchen facilities in wineries; and (3) sale of other agricultural products, such as olives, fruits, nuts, vegetables, and flowers. For example, ordinance revisions could tie the number and intensity of events occurring onsite to winery case production. In addition, the project would consider ordinance revisions to better coordinate events between wineries, to place limits on simultaneous special events at neighboring wineries.

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V. PUBLIC WORKS DEPARTMENT

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

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

B. CURRENT LAND USE PLANNING PROJECT AND POLICY INITIATIVES

1. *Goleta Valley Community Plan Update for Eastern Goleta Valley – Technical Support*

Public Works will prepare the traffic study in coordination with a transportation consultant firm, review the transportation and circulation section of the draft EIR, assist with development of mitigation measures, and support LRP on resolution of transportation and circulation issues.

2. *Gaviota Coast Plan – Technical Support*

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

3. *Summerland Community Plan Update – Technical Support*

Public Works assisted Long Range Planning staff in the development of the draft update to the Plan's Circulation Chapter, reviewing draft policies and goals, and analyzing traffic data. Public Works will also comment and advise Long Range Planning in the environmental review phase.

4. *Mission Canyon Community Plan – Technical Support*

Public Works will provide ongoing technical support for the Mission Canyon Community Plan and its Parking Strategy. Public Works reviewed the transportation consultant's draft traffic study, fire evacuation report, and draft EIR. They will also provide support to LRP throughout the public review and hearing process.

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

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

6. *Climate Action Strategy – Technical Support*

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

7. *Santa Claus Lane Streetscape & Beach Access – Technical Support*

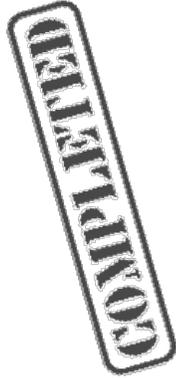
This project consists of development of beach access, beach parking and streetscape improvements. Public Works will assist Long Range Planning in developing a final vision for these improvements, reviewing the engineering consultant's draft work and the design drawings, developing cost estimates and a phasing plan, discussing the project's merits with other agencies, and providing assistance with the project description for environmental review.

C. POTENTIAL NEW PROJECTS (SHORT-TERM PRIORITY)**1. *Los Alamos Parking and Pedestrian Circulation Plan***

Public Works will assist Long Range Planning to establish ultimate right-of-way standards, and sidewalk and frontage design standards for downtown Los Alamos.

2. *Santa Ynez Transportation Improvement Plan*

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



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

Long Range Planning Division

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

BACKGROUND & DESCRIPTION

- ❖ The update to the Seismic Safety and Safety Element (SSSE) was originally scheduled for completion in June 2009. However, the original 2007-08 Work Plan project "Update Safety Element" was combined with the 2008-09 Work Plan Project "Strengthen Flood Protections" to form the basis of the current scope of work. Due to this scope expansion, the project was not completed until August 2010.
- ❖ This project facilitates compliance with Assembly Bill (AB) 162, which requires jurisdictions to update flood-related information in their respective General Plan Elements. Staff worked to augment existing policy discussion and data analysis within the General Plan Seismic Safety & Safety, Land Use, and Conservation Elements to demonstrate compliance with AB 162 (California Government Code §65302). This project also included a discussion of how the SSSE policies are implemented through the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).



MILESTONES

- ❖ Internal Review of SSSE Update — November 2009
- ❖ Technical Advisory Committee (TAC) Review and Editing — December 2009
- ❖ Complete 60 day State and Federal Regulatory Review — January 2010
- ❖ Environmental Review and Circulation — April 2010
- ❖ Public Hearings — Adopted by the Board of Supervisors August 10, 2010
- ❖ Implementation — September 2010

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.86	\$168,182	0.00	\$0	0.00	\$0	0.86	\$56,992
	Total		Total		Total		Total
	\$168,182		\$0		\$0		\$168,182



MONTECITO GROWTH MANAGEMENT ORDINANCE

Long Range Planning Division



Goal: To accommodate development within the Montecito Community Planning Area in a manner that maintains a balance between development and resources such as water, fire protection, sanitary service infrastructure, water supply, and traffic.

BACKGROUND & DESCRIPTION

- ❖ The Montecito Growth Management Ordinance (MGMO) was originally adopted on March 12, 1991. The MGMO limits new residential dwellings to of 0.5% a year resulting in allocations for 19 new dwelling permits per year.
- ❖ The original Environmental Impact Report (EIR) was adopted in January 1991 and projected a 20-year planning horizon.
- ❖ The MGMO would have expired in December 31, 2010. However, with the completion of the project, the MGMO was updated and extended to December, 2030. The Board of Supervisors adopted the extension on October 5, 2010 and the Coastal Commission certified the coastal portion of the project on November 17, 2010.
- ❖ The intent of the MGMO is to balance permitted development with available resources and service levels. This project involved collection and analysis of existing and projected resource data including water, wastewater, traffic, and fire service. A Supplemental EIR was prepared and certified, and the original ordinance language updated to reflect current circumstances and procedures.



MILESTONES

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

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.69	\$43,902	0.00	\$0	0.00	\$0	0.69	\$43,902
	Total		Total		Total		Total
	\$181,860		\$0		\$0		\$181,860



2009-2014 HOUSING ELEMENT UPDATE

Long Range Planning Division



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

BACKGROUND & DESCRIPTION

- ❖ In accordance with State law, the Housing Element must be updated every five years to address the County's housing needs. The Draft 2009-2014 Housing Element was submitted to State Housing and Community Development (SHCD) for review on three occasions. Staff worked to address the comments and concerns from SHCD, with this process culminating in a letter received from SHCD dated June 11, 2010 stating that with minor revisions the draft Housing Element would comply with State housing law.
- ❖ During the drafting of the 2009-2014 Housing Element, the County conducted a focused public outreach program which included various public stakeholders in the development of the Element's content and policy structure. Additional public outreach was conducted as part of the environmental review process.
- ❖ After SHCD completed its review of the draft Element, the County released the Negative Declaration for a 30-day public review from July 8, 2010 to August 9, 2010. All public comment, both written and oral, was considered and incorporated into the Final Negative Declaration as appropriate.
- ❖ In addition to the Housing Element update, State law requires that specified action items in the Housing Element be implemented within the planning period. Such actions include the relocation of the County's Inclusionary Housing Policy from the Housing Element to an Ordinance (most likely the County's Land Use and Development Code).



MILESTONES

- ❖ Draft Housing Element submitted to State Housing and Community Development — Completed June 11, 2010
- ❖ Released draft environmental document — July 8, 2010
- ❖ Public Hearings — Adopted by Board of Supervisors on November 2, 2010
- ❖ Final SHCD Review — February 2011

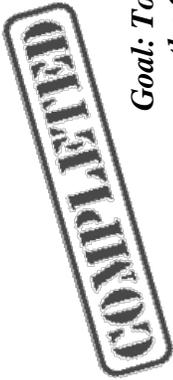
BUDGET

Through June 2011		ESTIMATED FY 11-12			ESTIMATED FY 12-13			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
3.46	\$138,523	0.00	\$0	\$0	0.00	\$0	\$0	3.46	\$138,523	\$587,327



UCSB LONG RANGE DEVELOPMENT PLAN REVIEW

Long Range Planning Division



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

BACKGROUND & DESCRIPTION

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

MILESTONES

- ❖ Release of LRDP and DEIR — March 2007
- ❖ Re-circulation of portions of DEIR by UCSB — March 2009
- ❖ Negotiation of fair share and operational agreements – Spring/Fall 2010
- ❖ Adoption of LRDP and EIR by UC Regents – Fall 2010
- ❖ Execution of mitigation implementation agreement and cooperative services agreements for law enforcement, fire protection and emergency response and Isla Vista.
- ❖ Implementation of County-UCSB agreement – Spring 2011



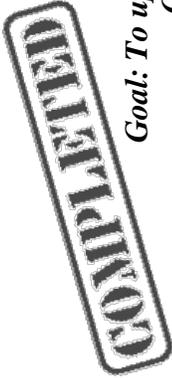
BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
2.09	\$180,875	0.00	\$0	0.00	\$0	2.09	\$180,875
	Total		Total		Total		Total
	\$452,227		\$0		\$0		\$452,227



LOS ALAMOS COMMUNITY PLAN UPDATE

Long Range Planning Division



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

BACKGROUND & DESCRIPTION

- ❖ The Los Alamos Community Plan was adopted in 1994 to provide goals, policies, and development standards to ensure that future development occurs in a manner that is consistent with community expectations.
- ❖ A Plan Update was initiated by the Board of Supervisors in 2006 who appointed the Los Alamos Planning Advisory Committee (LAPAC) to advise staff and the Board on the future of land use in the Town of Los Alamos.
- ❖ Long Range Planning assisted the Third District Supervisor's office and Board selection of a new LAPAC in fall 2009. The reappointed LAPAC reviewed the plan documents and in spring 2010 recommended decision-makers certify the Final EIR and adopt Plan Update.
- ❖ The Planning Commission and Board refined the Plan Update's policies and implementing measures, certified the Final EIR and adopted the Los Alamos Community Plan Update during hearings in the fall 2010 and winter 2011.



MILESTONES

- ❖ LAPAC recommends decision-makers adopt Final Plan – Spring 2010
- ❖ Final EIR released Summer 2010
- ❖ Planning Commission Adoption Hearings – Fall 2010
- ❖ Board of Supervisors Adoption Hearings – Winter 2011
- ❖ Implementation – Winter 2011

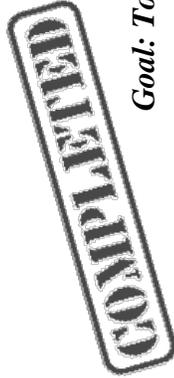
BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
5.91	\$257,638	0.00	\$0	0.00	\$0	5.91	\$257,638
	Total		Total		Total		Total
	\$930,049		\$0		\$0		\$930,049



COUNTYWIDE ANNEXATION GUIDELINES

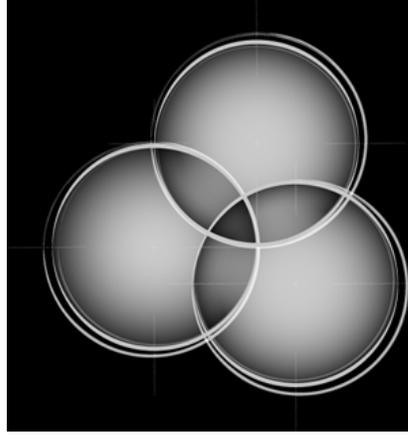
Long Range Planning Division



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

BACKGROUND & DESCRIPTION

- ❖ This project, initiated by the Board during the 2007-2008 Fiscal Year, will ensure that the County is positioned to maintain its financial health and the long-term integrity of public services to those living within the unincorporated area.
- ❖ The project will develop County guidelines and procedures for responding to city and special district annexation, detachment formation, and other reorganization proposals to Local Agency Formation Commission (LAFCO), to ensure that the County's response to such proposals is coordinated and that the County's policies and interests are addressed in the LAFCO process.
- ❖ A guidelines manual will be produced which documents the internal County process for tax-negotiations and LAFCO requests for reportback of information on proposed city and special district annexations, detachment formations, and other reorganizations. The resulting guidelines will inform the County Executive Office and Board of Supervisors by identifying priorities for negotiation before and during LAFCO review.



MILESTONES

- ❖ Draft Annexation Guidelines — Completed January 2011
- ❖ Internal Review — February 2011
- ❖ Final Product Preparation and Board Hearings — March/April 2011
- ❖ Policy Implementation — May 2011

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.18	\$0 \$20,480	0.00	\$0 \$0	0.00	\$0 \$0	0.18	\$0 \$20,480



ORCUTT COMMUNITY PLAN AMENDMENTS

Long Range Planning Division



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



BACKGROUND & DESCRIPTION

- ❖ The OCP contains a regional drainage basins policy which, in most cases, has proven infeasible for Public Works to implement. This amendment removes the ineffective policy to create flexibility for individual situations.
- ❖ In 2008, an appellate court ordered the County to remove a wetland delineation applied to properties in the OCP identified as Key Site 22. This amendment removes the delineation.
- ❖ After adoption, the County acted to implement OCP policies that create a revitalized, traffic-calmed, pedestrian friendly downtown in Old Town Orcutt by reducing travel lanes from four to two, striping for angle-in parking, and adopting the Old Town Orcutt Streetscape Concept Plan design document. The County anticipates the traffic calming efforts along Clark Avenue will eventually lead to lower traffic speeds to a point which exceeds the road's current level of service standard. This amendment lowers that level of service standard in keeping with the pedestrian-friendly policies of the Community Plan.

MILESTONES

- ❖ Project planning & initiation – Summer 2008
- ❖ Staff coordination, data collection and research – Fall 2009
- ❖ Parking Strategy recommendations complete – Fall 2009
- ❖ Environmental review – Fall/Winter 2010
- ❖ Orcutt Community Plan adoption hearings-- Spring 2011

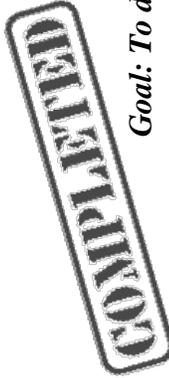
BUDGET

Through June 2011		ESTIMATED FY 11-12			ESTIMATED FY 12-13			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.46	\$2,325	0.00	\$0	\$0	0.00	\$0	\$0	0.46	\$2,325	\$59,849



AGRICULTURAL BUFFER ORDINANCE

Agricultural Planning



Goal: To develop an Agricultural Buffer Ordinance to address and resolve conflicts between agricultural and encroaching non-agricultural land uses.

BACKGROUND & DESCRIPTION

- ❖ The purpose of the Agricultural Buffer Program is to protect agricultural lands from the effects of adverse urban influence and limit impacts of agriculture on adjacent non-agricultural uses by requiring buffers areas to separate conflicting uses.
- ❖ This program involves development of an ordinance to implement existing Goals and Policies contained in the Santa Barbara County Comprehensive Plan.
- ❖ The program minimizes conflicts between agricultural and non-agricultural land uses.
- ❖ Implementation of the program helps sustain agriculture in the future by minimizing conflicts with the application of appropriate buffers for new, non-agricultural development adjacent to agricultural lands.
- ❖ The program identifies how buffer widths are to be determined and establish the types of uses to be allowed in the buffer areas.
- ❖ Successful implementation of the program provides direction to all stakeholder/interest groups involved in land use decisions.



MILESTONES

- ❖ Project initiation and coordination – Spring/Summer 2010
- ❖ Public Outreach – Fall 2010
- ❖ Draft Agricultural Buffer Ordinance - Winter 2010-11
- ❖ Environmental Review and Adoption Hearings – Winter/Spring 2011

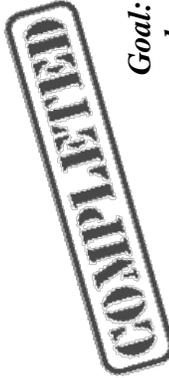
BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.56	\$0	0.00	\$0	0.00	\$0	0.56	\$0
	Total		Total		Total		Total
	\$76,320		\$0		\$0		\$76,320

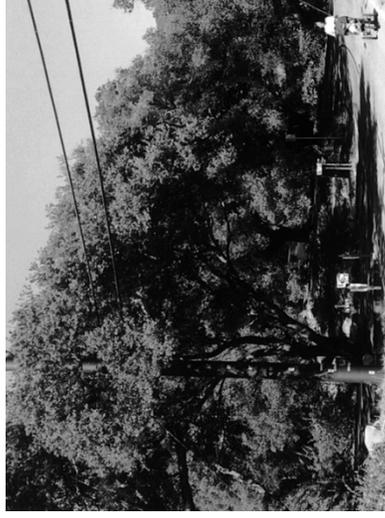


MISSION CANYON RESIDENTIAL PARKING STRATEGY

Long Range Planning Division



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



BACKGROUND & DESCRIPTION

- ❖ In 2006, the Board authorized a project to replace the 1984 Mission Canyon Area Specific Plan with a Community Plan and to develop Residential Design Guidelines. A Mission Canyon Planning Advisory Committee (MCPAC) was formed to advise staff on development of draft plans.
- ❖ In the draft Community Plan, the MCPAC recommended the preparation of a residential parking strategy in collaboration with Planning & Development, Public Works and the Fire Department, to ensure safe ingress and egress within a very high fire hazard area.
- ❖ The project included internal coordination with Long Range Planning, Public Works and the Fire Department, as well as community meetings and development of a range of regulatory, capital and physical improvement options for consideration.
- ❖ The final parking strategy policies were folded into the Mission Canyon Community Plan environmental review process.

MILESTONES

- ❖ Project planning & initiation – Summer 2008
- ❖ Staff coordination, data collection and research – Spring/Summer 2009
- ❖ Parking Strategy recommendations complete – Fall 2009
- ❖ Final report prepared – Fall 2010

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.92	\$0	0.00	\$0	0.00	\$0	0.92	\$0
	Total		Total		Total		Total
	\$64,626		\$0		\$0		\$64,626



ONGOING

SANTA CLAUS LANE

BEACH ACCESS, PARKING AND STREET IMPROVEMENTS

Long Range Planning Division

Goal: To make improvements to the streetscape on Santa Claus Lane in order to foster safety, beach access, parking and economic activity.



BACKGROUND & DESCRIPTION

- ❖ This project originates from actions and development standards in the Toro Canyon Plan to improve the streetscape, pursue public access to the beach and provide adequate coastal access parking. All project components are coordinated by Long Range Planning with Public Works and Parks Department
- ❖ This project consists of master planning for streetscape improvements, beach access, and beach parking. Phase I efforts include preparation of preliminary engineered drawings for parking and multi-modal circulation improvements, negotiations with Caltrans for additional beach access parking, coordinating beach access, phasing and costing tasks, preparation of a project description and initial scoping of environmental issues.
- ❖ Phase II project components include coordination with Caltrans, project level climate change adaptation investigations, environmental review, application preparation, permit process preliminary steps (e.g. pre-application consultation, concept review), and funding options.

MILESTONES

- ❖ Project initiation and coordination – Summer/Fall 2010
- ❖ Consultant contract for Street Improvements Plan – Fall/Winter 2010
- ❖ Public Outreach – Winter/Spring 2011
- ❖ Engineering drawing – Spring/Summer 2011
- ❖ Caltrans negotiations – Ongoing
- ❖ Defined permit process and project description for environmental review – Summer/Fall 2011
- ❖ Complete Phase II – Summer 2012

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.35	\$161,130	0.74	\$63,113	0.00	\$0	1.09	\$224,243
	\$200,456		\$163,163		\$0		\$363,619

Santa Claus Lane - FY 2011-2012

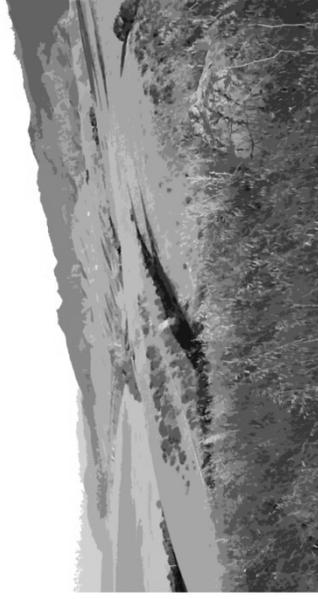
Task	Staff				Dept.		Finish Date		Total Cost		Staff Cost		Consultant		Dept.	
	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Fees	Support	LRP FTE							
Project Description	104	45	Jul-11	Sep-11	\$12,008	\$7,800		\$4,208	0.06							
Project Management	80	20	Jul-11	Jun-12	\$7,870	\$6,000		\$1,870	0.04							
Caltrans Coordination Process	60	100	Jul-11	Jun-12	\$13,850	\$4,500		\$9,350	0.03							
UPCC and PUC Permit Coordination	100	40	Jul-11	Jun-12	\$11,240	\$7,500		\$3,740	0.06							
Application Preparation Consultatin	60	120	Sep-11	Oct-11	\$15,720	\$4,500		\$11,220	0.03							
Community Meeting	60	30	Oct-11	Oct-11	\$7,305	\$4,500		\$2,805	0.03							
PC Hearing/Briefing	80	20	Oct-11	Nov-11	\$7,870	\$6,000		\$1,870	0.04							
BOS Hearing/Briefing	80	20	Nov-11	Dec-11	\$7,870	\$6,000		\$1,870	0.04							
Environmental Scoping/Studies	450	130	Dec-11	Jun-12	\$45,905	\$33,750		\$12,155	0.25							
Project level climate change strategy	100	50	Dec-11	Apr-12	\$12,175	\$7,500		\$4,675	0.06							
Funding Options (Coastal Conserv. Coord)	50	20	Dec-11	Jun-12	\$5,620	\$3,750		\$1,870	0.03							
SBAR Review	50	40	May-12	Jun-12	\$7,490	\$3,750		\$3,740	0.03							
Initiate CCC Discussions - Permit Process	60	40	May-12	Jun-12	\$8,240	\$4,500		\$3,740	0.03							
Total:	1,334	675	Jul-11	Jun-12	\$163,163	\$100,050	\$	\$63,113	0.74							



ONGOING

GAVIOTA COAST PLAN
 Long Range Planning Division

Goal: To complete a coastal plan which reflects current community norms and values as well as trends and conditions for the Gaviota Coast.



BACKGROUND & DESCRIPTION

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

MILESTONES

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

BUDGET

Through June 2011		ESTIMATED FY 11-12			ESTIMATED FY 12-13			PROJECTED TOTAL		
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	
3.66	\$5,466	2.11	\$10,541	2.08	\$833	8.35	\$16,840	8.35	\$1,170,179	
	\$488,620		\$286,790		\$295,538					

Gaviota Coast Plan - FY 2011-2012

Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant		Dept.	
							Fees	Support	Support	LRP FTE
GavPAC Migs.\Draft Plan Draft	2450	60	Jun-11	Jan-12	\$183,852	\$177,874			\$5,978	1.36
Plan Initiation	575	40	Jan-12	Mar-12	\$44,450	\$41,746			\$2,704	0.32
Environmental Review	780	40	Apr-12	Jun-12	\$58,488	\$56,629			\$1,859	0.43
Total:	3,805	140	Jun-11	Jun-12	\$286,790	\$276,249	\$	-	\$10,541	2.11



ONGOING

MEDICAL MARIJUANA ORDINANCE

Long Range Planning Division

Goal: To develop an appropriate ordinance regarding medical marijuana dispensaries.



BACKGROUND & DESCRIPTION

- ❖ In 1996, California voters passed Proposition 215, the Compassionate Use Act (CUA), allowing for the use of medicinal marijuana with a doctor's recommendation. That was followed by Senate Bill 420 the Medical Marijuana Program Act (MMP), in 2003, and the Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use (AG Guidelines), in 2008.
- ❖ The MMP allowed for collective and cooperative cultivation and dispensing of medical marijuana; however, neither the CUA nor the MMP addressed storefront dispensaries. Confusion has arisen among these different dispensing regimes, and many local agencies have elected to adopt moratoriums in order to study an appropriate permit process.
- ❖ Issues of safety have been discovered in discussions with the Sheriff's Department and Environmental Health Services, which must be addressed in order to protect the community from such possible threats as illegal pesticide use and increased criminal activity, while still complying with State law.
- ❖ The project involves developing an ordinance to regulate medical marijuana dispensaries appropriate to the County and in accordance with applicable local, state, and federal laws.

MILESTONES

- ❖ Research other regulatory approaches – Summer/Fall 2010
- ❖ Interdepartmental Coordination – Fall 2010
- ❖ Draft Ordinance – Winter/Spring 2011
- ❖ Environmental Review – Summer 2011
- ❖ Adoption Hearings – Summer/Fall 2011
- ❖ Initiate Coastal Commission Processing – Fall 2011

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.45	\$0	0.11	\$0	0.00	\$0	0.56	\$0
	Total		Total		Total		Total
	\$50,272		\$3,750		\$0		\$54,022

Medical Marijuana Ordinance - FY 2011-2012

Task					Consultant			Dept.	
	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Fees	Support	LRP FTE
PC Adoption Hearings (2)	80	0	Jun-11	Aug-11	\$6,000	\$6,000	\$0	\$0	0.04
BOS Adoption Hearing (1)	70	0	Aug-11	Oct-11	\$5,250	\$5,250	\$0	\$0	0.04
Coastal Commission Certification	30	0	Oct-11	Dec-11	\$2,250	\$2,250	\$0	\$0	0.02
Implementation	20	0	Dec-11	Jan-11	\$1,500	\$1,500	\$0	\$0	0.01
Total:	200	0	Jun-11	Jan-11	\$3,750	\$3,750	\$0	\$0	0.11



ONGOING

HOUSING ELEMENT IMPLEMENTATION

Long Range Planning Division

Goal: To satisfy State Housing and Community Development requirements by Implementing adopted Housing Element programs.

BACKGROUND & DESCRIPTION

- ❖ The adopted 2009-2014 Housing Element contains 30 housing programs, the implementation of which is required within the planning period in order for the County to achieve its housing goals and maintain compliance with State law.
- ❖ The County's existing Inclusionary Housing Program (IHP) regulations reside within the Housing Element as a program with guiding principles and goals. Program 1.2 will revise the IHP and relocate it into an ordinance. This program is the top priority for staff among the Element's various implementation measures.
- ❖ Program 2.3 requires an LUDC amendment in order to comply with the State Health and Safety Code regarding the permitting process for farmworker housing. This program has already been successfully implemented as part of the County's agricultural permit streamlining efforts. The necessary LUDC amendments were adopted on June 1, 2010.



MILESTONES

Implementation of Program 1.2

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

Other Program Implementation

- ❖ Environmental Review – Spring/Summer 2012
- ❖ Adoption Hearings – Fall/Winter 2012

BUDGET

Through June 2011		ESTIMATED FY 11-12			ESTIMATED FY 12-13			PROJECTED TOTAL		
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total	FTE	Consultant & Dept. Support	Total
0.54	\$0	0.80	\$0	\$103,248	0.85	\$0	\$109,728	2.19	\$0	\$283,536

Housing Element Implementation - FY 2011-2012

Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant		LRP FTE
							Fees	Support	
Prog. 1.2 Environmental Review	236		Jul-11	Sep-11	\$16,992	\$16,992			0.13
Prog. 1.2 Adoption Hearings	480		Sep-11	Dec-11	\$34,560	\$34,560			0.27
Program 1.10 Amend Local Coastal Plan	254		Dec-11	Mar-12	\$18,288	\$18,288			0.14
Prog. 1.10 Environmental Review	264		Mar-12	May-12	\$19,008	\$19,008			0.15
Prog. 1.10 Adoption Hearings	200		May-12	Jun-12	\$14,400	\$14,400			0.11
Total:	1,434	0	Jul-11	Jun-12	\$103,248	\$103,248	\$ -	\$0	0.80



CLIMATE ACTION STRATEGY

Long Range Planning Division

Goal: To develop a strategy to reduce GHG emissions and provide a programmatic plan to address community GHG emissions under CEQA.

BACKGROUND & DESCRIPTION

- ❖ The 2009-2010 Work Program approved the creation of a Climate Action Strategy (CAS) for the County. The CAS is a two phase project: Phase 1) Climate Action Study (Study) and Phase 2) Community Climate Action Plan (CAP).
- ❖ The Study will provide an inventory of GHG emissions in the unincorporated County, a catalog of County activities already in place which reduce GHG emissions, a set of recommended emission reduction measures, suggested GHG reduction targets and implementation projects that maximize cost effective, County-wide GHG reductions.
- ❖ The CAP will provide a policy framework to reduce GHG emissions and meet GHG reduction targets in the unincorporated County as well as a programmatic approach to mitigation of GHG emissions for new projects consistent with the new CEQA Guidelines.
- ❖ Staff is monitoring legislation to assure that the County is in compliance with climate change law.



MILESTONES

- ❖ Phase 1 Climate Action Study
 - Develop Draft CAS – Spring 2010
 - GHG Inventory Complete – December 2010
 - Public Review and Workshop – February & March 2011
 - BOS Report and Hearings – Spring 2011
- ❖ Phase 2 – Community Climate Action Plan
 - Draft CAP – Summer/Fall 2011
 - CEQA Analysis – Spring/Summer 2012
 - Adoption Hearings – Spring 2013

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
2.41	\$77,438	1.11	\$4,475	0.99	\$0	4.51	\$81,913
	Total		Total		Total		Total
	\$74,688		\$148,475		\$128,880		\$352,043

Climate Action Plan - Community Emissions										
FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Emission Reduction Measure Analysis	350		Jul-11	Sep-11	\$25,200	\$25,200			0.19
	Develop Draft CAP	1100		Oct-11	May-12	\$79,200	\$79,200			0.61
	Public Meetings/Outreach	300		Jul-11	Jun-12	\$21,600	\$21,600			0.17
	Inter-departmental Coordination	100	100	Jul-11	Jun-12	\$11,675	\$7,200		\$4,475	0.06
	Environmental Review	150		May-12	Jun-12	\$10,800	\$10,800			0.08
2011/2012		2000				\$148,475	\$144,000	\$0	\$4,475	1.11
	Environmental Review	1000		Jul-12	Jan-13	\$72,000	\$72,000			0.56
	Public Review Period/Workshop	290		Feb-13	Mar-13	\$20,880	\$20,880			0.16
	Final CAP	200		Mar-13	Apr-13	\$14,400	\$14,400			0.11
	Planning Commission Hearings (2)	200		Apr-13	May-13	\$14,400	\$14,400			0.11
	Board of Supervisors Hearing	100		Jun-13	Jun-13	\$7,200	\$7,200			0.06
2012/2013		1790				\$128,880	\$128,880	\$0	\$0	0.99
	Total:	3,790	100	Jul-11	Jun-13	\$277,355	\$272,880	\$ -	\$4,475	2.11



ONGOING

SB 375/SUSTAINABLE COMMUNITIES STRATEGY

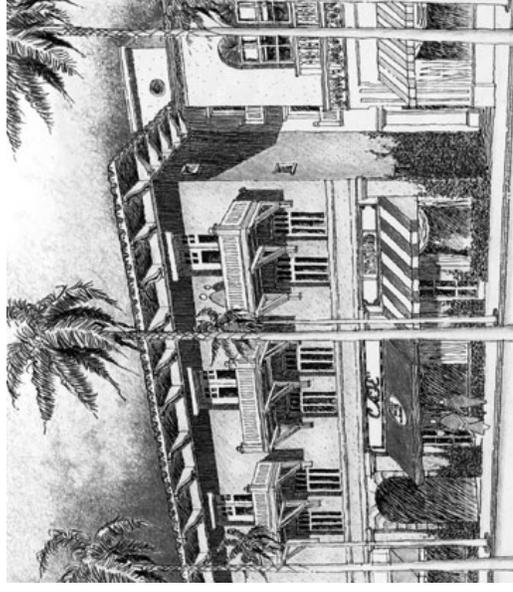
PLANNING & COORDINATION

Long Range Planning Division

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

BACKGROUND & DESCRIPTION

- ❖ The County will continue to work with SBCAG on the implementation of SB 375. This will include coordination and collaboration with SBCAG and the other local jurisdictions to develop a Sustainable Communities Strategy (SCS) which will align the Regional Transportation Plan (RTP) with the Regional Housing Needs Allocation (RHNA).
- ❖ SBCAG has already taken action to shift the planning period housing cycle from a 5-year to an 8-year cycle. This will allow for County's regional transportation plan and housing elements to be updated concurrently. In September 2010, CARB set the emission reduction target for SBCAG at zero net increase in per capita GHG emissions.
- ❖ The SCS is likely to shift housing allocations from rural regions which have limited employment opportunities to urban areas and cities, which have established workforce centers such as large private businesses or public facilities. This shift would reduce GHG emissions that result from vehicle traffic by shortening the average commuting distance between residences and workforce centers.
- ❖ By staying involved in the development of the SCS, the County is positioned to ensure the SCS is developed to be consistent with County policy and positions the County for the 2015-2023 RHNA negotiations.



MILESTONES

- ❖ Final Reduction Targets Set by CARB – September 2010
- ❖ Updated Travel Model – Summer 2011
- ❖ Sustainable Communities Strategy – Winter 2011-2012

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.04	\$0	0.50	\$0	0.31	\$0	0.85	\$0
	Total	Total	Total	Total	Total	Total	Total
	\$5,508	\$64,800	\$64,800	\$39,600	\$39,600	\$109,908	\$109,908

SB 375 Pre-Planning - FY 2011-2012

Task	Staff				Dept.			Consultant			LRP FTE
	Hrs	Dept.	Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Fees	Support		
Monitor SB 375 Legislation Changes for CAP	150			Jul-11	Jun-12	\$10,800	\$10,800				0.08
Assist SBCAG in development of Sustainable Communities Strategy	350			Jul-11	Jun-12	\$25,200	\$25,200				0.19
Participate in RHNA negotiations & assist SBCAG in transition to 8-yr cycle	400			Jul-11	Jun-12	\$28,800	\$28,800				0.22
Total:	900	0	0	Jul-11	Jun-12	\$64,800	\$64,800	\$0	\$0	\$0	0.50



ONGOING

SUMMERLAND COMMUNITY PLAN UPDATE

Long Range Planning Division

Goal: To prepare new design guidelines and traffic, circulation and parking measures.

BACKGROUND & DESCRIPTION

- ❖ In October, 2004, the County Board of Architecture Review (BAR) and community members of Summerland held a forum to discuss the need for better design, scale and compatibility of many new downtown projects within the existing commercial corridor of Lillie Avenue.
- ❖ The Summerland Planning Advisory Committee (SunPAC) was formed in November 2007 and began work to revise the existing BAR Design Guidelines and update the existing Transportation, Circulation, and Parking Community Plan chapter.
- ❖ Staff prepared new Commercial and Residential Design Guidelines, a new Transportation, Circulation, and Parking chapter, and other related policy and regulatory changes.
- ❖ The updates were developed in collaboration with the SunPAC and the Public Works Department.
- ❖ Environmental review and preparation for adoption hearings are underway and Coastal Commission Certification is anticipated by late-2012.



MILESTONES

- ❖ Completion of draft Commercial and Residential Design Guidelines – Fall 2010
- ❖ New draft Transportation, Circulation and Parking Chapter – Winter 2010/11
- ❖ Environmental Review – Spring 2011
- ❖ Planning Commission and Board Adoption – Summer 2011
- ❖ Coastal Commission Certification – Summer 2011-Fall 2012
- ❖ Publication and Implementation – Fall 2012

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
2.37	\$6,611	0.18	\$2,050	0.16	\$0	2.71	\$8,661
	Total	Total	Total	Total	Total	Total	Total
	\$372,813	\$26,800	\$21,375	\$429,649			

Summerland Guidelines & Plan Update- FY 2011-2012

Task	Staff				Consultant			Dept.	
	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Fees	Support	LRP FTE
PC Hearing	100	10	Jul-11	Aug-11	\$8,525	\$7,500	\$0	\$1,025	0.06
BOS Adoption	190	10	Jul-11	Sep-11	\$15,275	\$14,250	\$0	\$1,025	0.11
CCC Certification	40	0	Aug-11	Jun-12	\$3,000	\$3,000	\$0	\$0	0.02
Total:	330	20	Jul-11	Jun-12	\$26,800	\$24,750	\$0	\$2,050	0.18

Mission Canyon Community Plan - FY 2011-2012

Task	Staff				Consultant				Dept. Support	LRP FTE
	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Fees			
County PC Hearing #1	139	16	Jul-11	Aug-11	\$11,547	\$10,273		\$1,274	0.08	
City Planning Commission Hearing	25		Aug-11	Sep-11	\$2,068	\$2,068			0.01	
County PC Hearing #2	114	10	Sep-11	Oct-11	\$9,219	\$8,222		\$997	0.06	
BOS Hearing #1	152	23	Oct-11	Dec-11	\$14,221	\$12,126		\$2,095	0.08	
BOS Hearing #2	75	10	Jan-12	Feb-12	\$6,708	\$5,712		\$997	0.04	
City Council Meeting	37		Feb-12	Mar-12	\$3,005	\$3,005			0.02	
Implementation	130	50	Mar-12	Apr-12	\$13,205	\$9,455		\$3,750	0.07	
Total:	672	109	Jul-11	Apr-12	\$59,973	\$50,861	\$0	\$9,112	0.37	



GOLETA VALLEY COMMUNITY PLAN UPDATE FOR EASTERN GOLETA VALLEY

Long Range Planning Division

Goal: Update the 1993 Goleta Community Plan in collaboration with the Goleta Valley Community and the Goleta Valley Planning Advisory Committee (GVPAC).

BACKGROUND & DESCRIPTION

- ❖ The Goleta Valley Planning Advisory Committee (GVPAC) was appointed in March 2008 to advise staff during a series of public meetings and workshops to review, evaluate, and update the 1993 Goleta Community Plan for Eastern Goleta Valley exclusively.
- ❖ Project components include comprehensive land use planning & sustainability, mobility & circulation, habitat & open space, agriculture & rural lands, and public services & facilities. Development of a form-based code and design guidelines are included in the project description.
- ❖ The GVPAC established community plan goals during the winter of 2009 -10 based on the input received from the public, County departments, and other agencies.
- ❖ Based on the input received, staff prepared a draft updated community plan in summer 2010. The GVPAC commented on the draft Plan through spring 2011. As currently scheduled, the Board of Supervisors will consider the draft plan and initiate for environmental review in summer 2011; the environmental review phase is estimated to begin in summer 2011.



MILESTONES

- ❖ Draft of Updated Goleta Valley Community Plan for Eastern Goleta Valley completed – Summer 2010
- ❖ Public review and revision of Draft Plan,- Winter 2010 – Spring 2011
- ❖ Environmental Review Phase – Summer 2011-Winter 2013
- ❖ Ordinance Development and Implementation Documents - Form-based/Mixed-use Code, Urban Agriculture Code, and Design Guidelines development – Winter 2013
- ❖ Planning Commission and Board of Supervisors Adoption Hearings – Winter 2013 – Spring 2014
- ❖ Plan Implementation for Inland Areas; Initiation of Coastal Commission Certification Process for Coastal Areas – Spring 2014

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
2.12	\$79,756	0.97	\$95,000	1.17	\$0	4.26	\$174,756
	Total	Total	Total	Total	Total	Total	Total
	\$616,811	\$205,806	\$205,806	\$158,257	\$158,257	\$980,874	\$980,874

Goleta Community Plan Update - FY 2011-2012

Task	Start			Finish			Consultant			Dept.		
	Staff Hrs	Dept. Hrs	Date	Date	Total Cost	Staff Cost	Fees	Support	LRP FTE			
Initiation of Draft Plan for Environmental Review - Board of Supervisors Resource Studies	40	0	Jul-11	Jul-11	\$3,255	\$2,880	\$0	\$375	0.02			
Traffic Study - Consultant and Public Works	230	480	Jul-11	Jan-12	\$85,160	\$16,560	\$23,000	\$45,600	0.13			
Biological Resources Study	80	200	Jul-11	Oct-11	\$20,760	\$5,760	\$0	\$15,000	0.04			
Cultural Resources Study	70	100	Jul-11	Aug-11	\$12,540	\$5,040	\$0	\$7,500	0.04			
Environmental Review - Initial Study, Scoping, Analysis	1334	47	Jul-11	Jul-12	\$84,091	\$80,566	\$0	\$3,525	0.74			
Total:	1754	827	Jul-11	Jul-12	\$205,806	\$110,806	\$23,000	\$72,000	0.97			



MOBILE HOME PARK CONVERSION ORDINANCE

Long Range Planning Division

Goal: To develop an ordinance which would regulate the closure or conversion of existing mobile home parks to different land uses.

BACKGROUND & DESCRIPTION

- ❖ The County's existing mobile home parks are an important component of the region's affordable housing stock. As property and home values increase in the County, mobile home parks come under increasing pressure for potential redevelopment to other land uses such as market-rate housing, commercial centers, or industrial parks. In an effort to protect these affordable housing resources, the County is developing an ordinance which will provide local regulations that reduce the impacts upon residents and the County's housing stock which could result from the closure or conversion of mobile home parks.
- ❖ The project consists of an expansion of existing State laws regarding mobile home park closures and conversions. The ordinance will address such issues as the need for tenant notification of any planned conversion, appropriate noticing for all affected tenants, the provision of a tenant impact report, and requirements regarding relocation benefits for displaced residents.

MILESTONES

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



BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.39	\$0	0.29	\$2,700	0.00	\$0	0.68	\$2,700
	\$50,400		\$40,500		\$0		\$90,900

Mobile Home Park Conversion Ordinance - FY 2011-2012

Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
Environmental Review	150	0	Jul-11	Jul-11	\$10,800	\$10,800		\$0	0.08
PC Hearings	150	8	Jul-11	Aug-11	\$11,400	\$10,800		\$600	0.08
BOS hearings	125	8	Aug-11	Sep-11	\$9,600	\$9,000		\$600	0.07
Implementation	100	20	Sep-11	Oct-11	\$8,700	\$7,200		\$1,500	0.06
Total:	525	36	Jul-11	Oct-11	\$40,500	\$37,800	\$0	\$2,700	0.29



ONGOING

Alcohol-Related Use Regulations

Long Range Planning Division

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

BACKGROUND & DESCRIPTION

- ❖ Effective January 1, 2010, changes in State law now permit tasting rooms to sell full glasses of wine as well as open bottles rather than the previous tasting room limit of a “taste.” In addition, wine producers can obtain a duplicate alcohol sales license for offsite tasting facilities.
- ❖ These conditions, combined with a real or perceived concentration of alcohol-related uses in certain areas of the County, have resulted in a growing interest in developing regulations to govern the concentration and operating conditions of alcohol-related uses and address compatibility with existing land uses in unincorporated communities.
- ❖ The goal of this project is to create a mechanism for increased local regulation of the location and density of alcohol sales.



MILESTONES

- ❖ Task force and community meetings – Summer 2011
- ❖ Planning Commission Hearings – Fall 2011
- ❖ Board of Supervisor Hearings – Winter 2011/2012

BUDGET

Through June 2011		ESTIMATED FY 11-12		ESTIMATED FY 12-13		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.32	\$2,774	0.24	\$1,460	0.00	\$0	0.56	\$4,234
	Total		Total		Total		Total
	\$45,114		\$32,850		\$0		\$77,964

Alcohol Related Use Regulations - FY 2011-2012

Task	Staff				Consultant				Dept.
	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Fees	Support	
Task Force/Stakeholder Mettings (2)	160	8	Jul-11	Aug-11	\$12,264	\$11,680		\$584	0.09
Planning Commission Hearings (2)	140	8	Aug-11	Oct-11	\$10,804	\$10,220		\$584	0.08
Board of Supervisor Hearings (2)	100	4	Nov-11	Jan-12	\$7,592	\$7,300		\$292	0.06
Implementation	30	0	Jan-12	Feb-12	\$2,190	\$2,190		\$0	0.02
Total:	430	20	Jul-11	Feb-12	\$32,850	\$31,390	\$	\$1,460	0.24



**Potential
Project**

LOS ALAMOS BELL STREET PARKING AND PEDESTRIAN CIRCULATION PLAN

Long Range Planning Division

*Goal: Prepare a parking and circulation plan to implement the
Los Alamos Community Plan and support the creation of a vibrant, pedestrian friendly mixed-use downtown.*

BACKGROUND & DESCRIPTION

- ❖ In 2011, the Board of Supervisors rezoned downtown Los Alamos to promote a mix of residential and retail uses and foster revitalization of the community. The parking and pedestrian circulation plan builds on the momentum created by the rezoning by identifying funding and prescribing the visual and functional improvements to support and sustain a vibrant downtown.
- ❖ The parking and pedestrian plan will detail the phasing and installation of parking, walkways, bicycle paths, lighting, street furniture, landscaping, and drainage designed consistent with the Bell Street Design Guidelines and the Los Alamos western town theme.
- ❖ This project will be coordinated by Planning and Development with Public Works and will implement Los Alamos Community Plan actions describing improvements to support downtown development in coordination with Caltrans for portions of downtown along Bell Street (SR 135).



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.72	\$25,186	0.24	\$8,313	0.00	\$0	0.96	\$33,499
	\$110,495		\$36,749		\$0		\$147,244
	Total		Total		Total		Total

Los Alamos Parking and Pedestrian Circulation Plan

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Project Initiation - Charter	40	10	Jul-11	Aug-11	\$3,645	\$2,645		\$1,000	0.02
	Contract-Administration	145	0	Jul-11	Jun-12	\$9,589	\$9,589		\$0	0.08
	Public Works - Internal Coordinat	80	10	Jul-11	Aug-11	\$6,290	\$5,290		\$1,000	0.04
	Dev Rev - Permitting Consult	40	10	Aug-11	Sep-11	\$3,370	\$2,645		\$725	0.02
	Consultant Selection	65	10	Jul-11	Sep-11	\$5,009	\$4,299		\$710	0.04
	Draft Street Section Designs	50	40	Sep-11	Nov-11	\$16,757	\$3,307	\$10,000	\$3,450	0.03
	Financial Analysis	120	20	Sep-11	Nov-11	\$9,936	\$7,936		\$2,000	0.07
	Outreach	170	10	Sep-11	Dec-11	\$12,242	\$11,242		\$1,000	0.09
	CBAR Review	65	20	Nov-11	Dec-11	\$6,299	\$4,299		\$2,000	0.04
	Public Workshop #1	85	8	Dec-11	Dec-11	\$6,421	\$5,621		\$800	0.05
	Public Workshop #2	85	5	Jan-12	Feb-12	\$6,121	\$5,621		\$500	0.05
	Public Workshop #3	85	5	Feb-12	Mar-12	\$6,121	\$5,621		\$500	0.05
	Public Workshop #4	85	5	Mar-12	Apr-12	\$6,121	\$5,621		\$500	0.05
	Los Alamos PAC Meeting #1	90	5	May-12	May-12	\$6,452	\$5,952		\$500	0.05
	Los Alamos PAC Meeting #2	85	5	Jun-12	Jun-12	\$6,121	\$5,621		\$500	0.05
2011/2012		1290	163			\$110,495	\$85,309	\$10,000	\$15,186	0.72
	Draft - Complete Streets Docume	65	20	Jul-12	Aug-12	\$6,749	\$4,299		\$2,450	0.04
	Interdepartment Review	45	15	Aug-12	Aug-12	\$4,476	\$2,976		\$1,500	0.03
	Document Revisions	45	10	Sep-12	Sep-12	\$3,976	\$2,976		\$1,000	0.03
	Environmental Review - Exemptio	110	10	Aug-12	Nov-12	\$8,274	\$7,274		\$1,000	0.06
	Planning Commission Hearing (2	80	10	Nov-12	Feb-13	\$6,290	\$5,290		\$1,000	0.04
	Board of Supervisors Hearing (1)	50	10	Feb-13	Mar-13	\$4,307	\$3,307		\$1,000	0.03
	Implementation and Training	35	5	Apr-13	Apr-13	\$2,677	\$2,315		\$363	0.02
2012/2013		430	80			\$36,749	\$28,436	\$0	\$8,313	0.24
	Total:	1,720	243	Jul-11	Apr-13	\$147,244	\$113,745	\$10,000	\$23,499	0.96



**Potential
Project**

MISSION HILLS/VANDENBERG VILLAGE VISIONING
Long Range Planning Division

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



BACKGROUND & DESCRIPTION

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

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.36	\$3,705	0.00	\$0	0.00	\$0	0.36	\$3,705
	\$49,206		\$0		\$0		\$49,206

Mission Hills - Vandenberg Village Vision

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Preliminary Document and Mapping	40	25	Jul-11	Aug-11	\$4,425	\$2,800		\$1,625	0.02
	Vision Committee Formation	60	5	Jul-11	Sep-11	\$4,525	\$4,200		\$325	0.03
	Vision Committee Meeting #1	60	0	Sep-11	Sep-11	\$4,200	\$4,200		\$0	0.03
	Vision Committee Meeting #2	40	0	Oct-11	Oct-11	\$2,800	\$2,800		\$0	0.02
	Vision Committee Meeting #3	40	0	Oct-11	Nov-11	\$2,800	\$2,800		\$0	0.02
	Vision Committee Workshop (1) #4	50	5	Nov-11	Nov-11	\$3,825	\$3,500		\$325	0.03
	Vision Committee Meeting # 5	40	0	Dec-11	Dec-11	\$2,800	\$2,800		\$0	0.02
	Draft Vision Document	120	12	Dec-12	Jan-12	\$9,180	\$8,400		\$780	0.07
	Vision Committee Meeting #6	40	0	Feb-12	Feb-12	\$2,800	\$2,800		\$0	0.02
	Final Vision Document	40	5	Feb-12	Mar-12	\$3,125	\$2,800		\$325	0.02
	Vision Committee Meeting #7	40	0	Mar-12	Mar-12	\$2,800	\$2,800		\$0	0.02
	PC and Board Presentation	80	5	Mar-12	Jun-12	\$5,925	\$5,600		\$325	0.04
2011/2012		650	57	Jul-11	Jun-12	\$49,206	\$45,501	\$0	\$3,705	0.36
	Total:	650	57	Jul-11	Jun-12	\$49,206	\$45,501	\$0	\$3,705	0.36



**Potential
Project**

HOLLISTER AVE/UPPER STATE STREET STREETSCAPE IMPROVEMENT PROGRAM

Long Range Planning Division

Goal: To improve public streetscape on State St/Hollister Ave from Auhay Dr to the Santa Barbara City Limit.

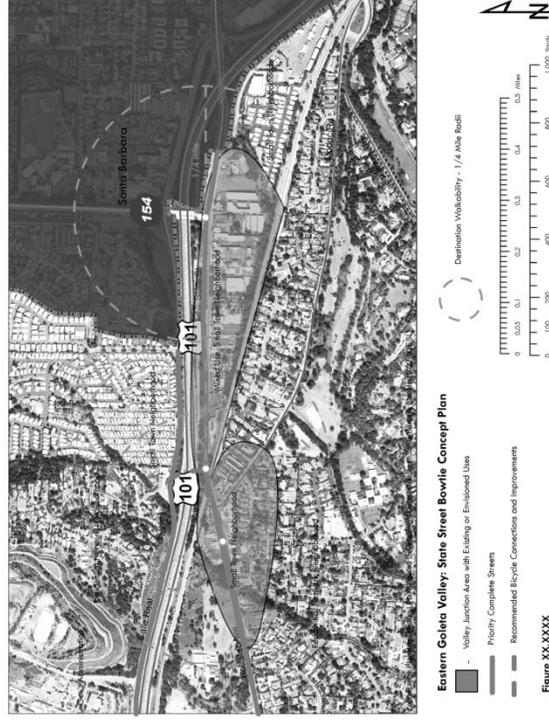
BACKGROUND & DESCRIPTION

- ❖ This landscape and streetscape plan would prescribe public-sphere improvements of State St/Hollister Ave from Auhay Dr to the Santa Barbara city limit (approximately 1.7 miles), in coordination with the Public Works Department.
- ❖ The Public Works Department has funded and programmed a Project Study Report (PSR) for this segment of State Street/Hollister Avenue. The PSR, which will focus on the required roadway engineering and geometrics, is scheduled for completion in the second half of FY 2011/12. Long Range Planning Division’s effort would build upon the PSR and coordinate the design of the public streetscape area with the Public Works Department.
- ❖ Development of the streetscape improvement plan would coincide with the update of the Goleta Community Plan, which aims to revitalize mixed-use commercial development and incorporate a “complete streets” design for this unique area. The final project would incorporate required engineering and roadway geometrics, and would include lighting, seating, landscape, hardscape and transit structures for this busy transportation corridor.
- ❖ The 1993 Goleta Community Plan identifies the intent in Action VIS-GV-1.3 to “...provide landscaping of the Hollister Avenue corridor and ...the southern right of way area.” This project is also consistent with the Draft Goleta Community Plan, which intends “to transform this commercial corridor into an attractive, safe, and pedestrian-oriented mixed-use destination for goods and services through long term redevelopment and revitalization, paired with a multi-modal transportation system and streetscape improvements.”

- ❖ This project, would increase the attractiveness of the area, foster commercial and residential vitality, and improve circulation, walkability, and transit opportunities for this important regional “gateway” corridor between the City of Santa Barbara and the Goleta Valley.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.18	\$28,000	0.33	\$14,225	0.00	\$0	0.51	\$42,225
	Total		Total		Total		Total
	\$63,000		\$53,475		\$0		\$116,475



Hollister Ave/Upper State St Streetscape Improvement Program

FY	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	PSR\Project Development Team	40	0	Jul-11	Jun-12	\$3,000	\$3,000		\$0	0.02
	Create Joint LRP,PW Charter/ Prj. Oversight	100	0	Jan-12	Feb-12	\$7,500	\$7,500		\$0	0.06
	RFP	40	0	Jan-12	Feb-12	\$3,000	\$3,000		\$0	0.02
	Site Plan Design Consultant	0	0	Feb-12	May-12	\$30,000	\$0	\$25,000	\$0	0.00
	Public Works Coordination	60	20	May-12	May-12	\$9,000	\$7,500		\$1,500	0.03
	Development Review Coordination	20	20	May-12	May-12	\$3,000	\$1,500		\$1,500	0.01
	Public Workshop #1	50	0	May-12	May-12	\$3,750	\$3,750		\$0	0.03
	Public Workshop #2	50	0	Jun-12	Jun-12	\$3,750	\$3,750		\$0	0.03
2011/2012	Total:	360	40	Jul-11	Jun-12	\$63,000	\$30,000	\$25,000	\$3,000	0.18
	Preliminary Site Design-Consultant Review	80	0	Jul-12	Aug-12	\$6,000	\$6,000			0.04
	Interdepartmental Review	50	20	Sep-12	Sep-12	\$5,250	\$3,750		\$1,500	0.03
	Public Works Coordination	100	20	Sep-12	Nov-12	\$9,000	\$7,500		\$1,500	0.06
	Revisions by Consultant	0	0	Oct-12	Nov-12	\$0	\$0	\$5,000	\$0	0.00
	Environmental Review	150	25	Nov-12	Mar-13	\$13,125	\$11,250		\$1,875	0.08
	SBAR Review	20	10	Mar-13	Apr-13	\$2,250	\$1,500		\$750	0.01
	PC Review	100	20	Apr-13	May-13	\$9,000	\$7,500		\$1,500	0.06
	BOS Review	50	8	May-13	Jun-13	\$4,350	\$3,750		\$600	0.03
	Implementation	40	20	Jun-13	Jun-13	\$4,500	\$3,000		\$1,500	0.02
2012/2013	Total:	590	123	Jul-12	Jun-13	\$53,475	\$44,250	\$5,000	\$9,225	0.33
	Total:	950	163	Jan-12	Jun-13	\$116,475	\$74,250	\$30,000	\$12,225	0.51



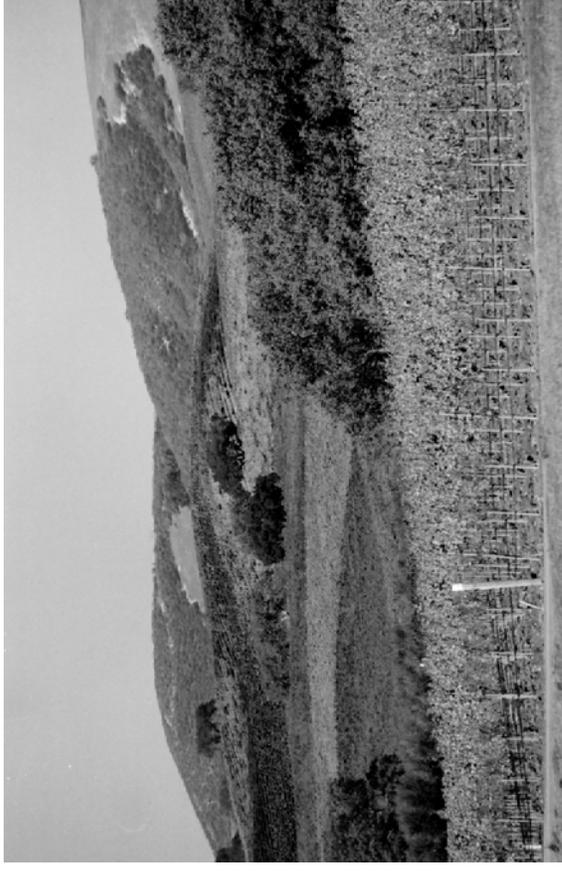
Potential Project

WINERY ORDINANCE AMENDMENTS Long Range Planning Division

Goal: To revise and update existing ordinances governing standards for the development and operation of wineries.

BACKGROUND & DESCRIPTION

- ❖ The County's Land Use and Development Code currently regulates allowable winery uses and sets standards for development for special uses at wineries, such as wine-tasting, food service and events. Existing ordinance sets a three-tier permit track for such uses. The project would include amendments to the winery ordinance to address permitting requirements for special events and uses on agricultural property under wine cultivation.
- ❖ The project would consider establishing a direct relationship between winery case production and the number/intensity of events occurring onsite. The project would also more clearly define standards for (1) allowed tasting room activities, and their relationship to events which may be occurring simultaneous with tasting room activities; (2) food service, including the permitting of kitchen facilities in wineries; and (3) sale of other agricultural products, such as olives, fruits, nuts, vegetables, and flowers. In addition, the project would consider ordinance revisions to better coordinate events between wineries, to place limits on simultaneous special events at neighboring wineries.
- ❖ Ordinance revisions could also consider establishing (1) standards for reporting and monitoring, accounting for annual variations in production levels and the source of grapes used in wine-making activities onsite, and (2) parameters for assessing cumulative effects of proposed wineries.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.83	\$0	0.53	\$0	0.00	\$0	1.36	\$0
	\$108,000		\$68,040		\$0		\$176,040

Winery Ordinance Amendments

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Policy Development	400		Jul-11	Oct-11	\$28,800	\$28,800		\$0	0.22
	Ordinance Development & Writing	200		Nov-11	Sep-11	\$14,400	\$14,400		\$0	0.11
	Public Outreach/ Stakeholder Meetings (5)	300		Sep-11	Jan-12	\$21,600	\$21,600		\$0	0.17
	Environmental Review	600		Jan-12	Jun-12	\$43,200	\$43,200		\$0	0.33
2011/2012		1500	0			\$108,000	\$108,000	\$0	\$0	0.83
	Environmental Review	500		Jul-12	Aug-12	\$36,000	\$36,000		\$0	0.28
	AAC Meetings (2)	120		Aug-12	Sep-12	\$8,640	\$8,640		\$0	0.07
	PC Hearings (2)	125		Sep-12	Oct-12	\$9,000	\$9,000		\$0	0.07
	BOS hearings (2)	100		Oct-12	Nov-12	\$7,200	\$7,200		\$0	0.06
	Implementation	100		Nov-12	Dec-12	\$7,200	\$7,200		\$0	0.06
2012/2013		945	0			\$68,040	\$68,040	\$0	\$0	0.53
	Total:	2445	0	Jul-11	Dec-12	\$176,040	\$176,040	\$0	\$0	1.36



Potential Project

SUPPLEMENTAL AGRICULTURAL USES ORDINANCE AMENDMENTS Long Range Planning Division

Goal: To develop General Plan policies and ordinances to govern Agricultural visitor-serving uses and supplemental activities on Agricultural land in the County.



BACKGROUND & DESCRIPTION

- ❖ The County's Land Use and Agricultural Elements of the Comprehensive Plan seek to promote and preserve agriculture in rural areas and encourage the maintenance of a healthy agriculture sector, the County's major industry with gross production valued at \$1.2 billion. This project would explore possible opportunities for diversification of agricultural operations and increased revenue through limited expansion of allowable uses and supplemental activities on agricultural property in support of agricultural production, consistent with existing protections for agricultural land and long-term preservation of the County's agricultural character and resources.
- ❖ The project would include a comprehensive analysis of appropriate agricultural uses and several key program components: consideration of (1) possible zoning ordinance amendments to provide more flexibility for agricultural production and processing of agricultural products, in support of agricultural production on-site; and (2) appropriate visitor-serving uses, agricultural tourism, and non-agricultural uses on agricultural land. The analysis will consider potential land use compatibility issues and policy consistency with existing agricultural policies to ensure that agricultural resources and the County's rural agricultural character are protected long-term.
- ❖ Additional uses on agricultural land have the potential to generate supplemental income for the owner/operator, promote local agriculture, build community support and educate urban residents about rural life. The project would give farmers and ranchers flexibility to stay competitive by creating new markets and business opportunities.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.89	\$11,784	0.57	\$4,950	0.00	\$0	1.46	\$16,734
	\$126,984		\$78,390		\$0		\$205,374

Supplemental Agricultural Uses Ordinance Amendments										
FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Policy Development	400	35	Jul-11	Sep-11	\$31,425	\$28,800		\$2,625	0.22
	Ordinance Development & Writing	200	25	Sep-11	Sep-11	\$21,309	\$14,400		\$6,909	0.11
	Ag Stakeholder Sub-Committee Meetings (5)	300	0	Sep-11	Jan-12	\$21,600	\$21,600		\$0	0.17
	Environmental Review	700	30	Jan-12	Jun-12	\$52,650	\$50,400		\$2,250	0.39
2011/2012		1600	90			\$126,984	\$115,200	\$0	\$11,784	0.89
	Environmental Review	500	5	Jul-12	Aug-12	\$36,375	\$36,000		\$375	0.28
	AAC Meetings (3)	195	7	Aug-12	Sep-12	\$14,565	\$14,040		\$525	0.11
	PC Hearings (2)	125	6	Sep-12	Oct-12	\$9,450	\$9,000		\$450	0.07
	BOS hearings (2)	100	8	Oct-12	Nov-12	\$7,800	\$7,200		\$600	0.06
	Implementation	100	40	Nov-12	Dec-12	\$10,200	\$7,200		\$3,000	0.06
2012/2013		1020	66			\$78,390	\$73,440	\$0	\$4,950	0.57
	Total:	2620	156	Jul-11	Dec-12	\$205,374	\$188,640	\$0	\$16,734	1.46



**Potential
Project**

SANTA YNEZ VALLEY TRANSPORTATION IMPROVEMENT PLAN

Long Range Planning Division

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

BACKGROUND & DESCRIPTION

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



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.37	\$15,527	0.00	\$0	0.00	\$0	0.37	\$15,527
	Total		Total		Total		Total
	\$63,999		\$0		\$0		\$63,999

Santa Ynez Valley Transportation Improvement Plan										
FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Analyze Buildout Data from SVVCP EIR	20	22	Jul-11	Jul-11	\$3,594	\$1,460		\$2,134	0.01
	Develop Cost Estimates	20	25	Jul-11	Jul-11	\$3,885	\$1,460		\$2,425	0.01
	Develop Draft SVVTIP	100	27	Aug-11	Sep-11	\$9,488	\$7,300		\$2,188	0.06
	Review with Stakeholders	30	10	Oct-11	Oct-11	\$3,160	\$2,190		\$970	0.02
	Review with Public Works	30	25	Nov-11	Nov-11	\$4,615	\$2,190		\$2,425	0.02
	Hold Community Meetings	100	10	Dec-11	Jan-12	\$8,140	\$7,300		\$840	0.06
	Review with State Agencies	40	15	Dec-11	Jan-12	\$4,375	\$2,920		\$1,455	0.02
	Develop Final Document	80	10	Jan-12	Mar-12	\$6,680	\$5,840		\$840	0.04
	Prepare PC Staff Report	100	10	Feb-12	Mar-12	\$8,270	\$7,300		\$970	0.06
	PC Hearings (2)	20	10	Apr-12	Apr-12	\$2,184	\$1,460		\$724	0.01
	Prepare BOS Letter/Presentation	55	0	Apr-12	May-12	\$4,015	\$4,015		\$0	0.03
	BOS Hearing	9	7	Jun-12	Jun-12	\$1,213	\$657		\$556	0.01
	Print Final SVVTIP/Training	60	0	Jun-12	Jun-12	\$4,380	\$4,380		\$0	0.03
2011/2012		664	171			\$63,999	\$48,472	\$0	\$15,527	0.37
	Total:	664	171	Jul-11	Jun-12	\$63,999	\$48,472	\$0	\$15,527	0.37



**Potential
Project**

MONTECITO DESIGN GUIDELINES & DEVELOPMENT STANDARDS

Long Range Planning Division

Goal: Focused update of the Montecito Design Guidelines, including associated Zoning ordinance changes.



BACKGROUND & DESCRIPTION

- ❖ The Montecito Architectural Guidelines provide guidance to architects, property owners and the Montecito Board of Architectural Review in the design and review of projects within the Montecito Community Plan Area.
- ❖ These Guidelines were adopted on May 16, 1995 and are over 15 years old. They rely on definitions and zoning regulations contained in the Montecito Land Use Development Code (MLUDC). Experience with the Guidelines has identified several issue areas in the Guidelines and the zoning ordinance, including:
 - Height definition measurement from finished and existing grade
 - Height methodology for structures on fill sites
 - Hillside height limitations for buildings and walls
 - Basement definition
 - Floor Area Ratio (FAR) revisions
- ❖ The proposed project would involve updating the format and graphics of the Guidelines and potentially revising the Guidelines and MLUDC rules and definitions with respect to height, basements, floor area ratio, and height calculation methodology. Refinement or reconsideration of particular development standards based on the community's experience with the existing Guidelines would also be included in this project.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.38	\$54,975	0.04	\$0	0.00	\$0	0.42	\$3,975
			\$6,000		\$0		\$60,975

Montecito Architectural Guidelines & Development Standards

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Outreach	100		Jul-11	Sep-11	\$7,500	\$7,500	\$0	\$0	0.06
	Draft Preparation	140	35	Aug-11	Nov-11	\$13,125	\$10,500	\$0	\$2,625	0.08
	Ordinance Amendments	100		Dec-11	Jan-12	\$7,500	\$7,500	\$0	\$0	0.06
	MIBAR Meetings	60	8	Feb-12	Mar-12	\$5,100	\$4,500	\$0	\$600	0.03
	Environmental Review	120	10	Mar-12	May-12	\$9,750	\$9,000	\$0	\$750	0.07
	MPC/BOS Hearings	160		May-12	Jun-12	\$12,000	\$12,000	\$0	\$0	0.09
2011/2012		680	53	Jul-11	Jun-12	\$54,975	\$51,000	\$0	\$3,975	0.38
	Implementation	40		Aug-12	Aug-12	\$3,000	\$3,000	\$0	\$0	0.02
	Coastal Commission	40		Jul-12	Aug-12	\$3,000	\$3,000	\$0	\$0	0.02
2012/2013		80	0	Jul-12	Aug-12	\$6,000	\$6,000	\$0	\$0	0.04
	Total:	760	53	Jul-11	Aug-12	\$60,975	\$57,000	\$0	\$3,975	0.42



**Potential
Project**

BRUSHING ORDINANCE
Long Range Planning Division

Goal: To development a set of ordinance provisions governing brushing and vegetation management



BACKGROUND & DESCRIPTION

- ❖ The County’s Comprehensive Plan seeks to maintain healthy watersheds, habitat and natural vegetation, while balancing these resources with the needs of agriculture, development, and wildland fire protection.
- ❖ Santa Barbara front-country watersheds and wildland-urban interface areas include large areas of brush and Chaparral plant communities. This project would define management practices and a tiered regulatory structure for major vegetation maintenance and removal in these areas.
- ❖ The County’s brush-removal ordinance was originally adopted in 1975. It was amended in 1982 to add provisions for the Coastal Zone and amended again in early 2011 to incorporate enforcement provisions. The project would comprehensively update this ordinance and revise County standards and processes to reflect current conditions. Community Plans and other policy documents adopted since the brush removal ordinance was developed, fire department defensible space requirements and increased community interest, highlight the need to revisit the County’s brushing provisions.
- ❖ The project involves a goal-setting phase, broad public and stakeholder input, and close coordination with agencies, such as fire departments and applicable state agencies. It will result in an overall update to the current brushing ordinance, development of zoning standards, criteria for exemptions and permits, and definition of best management practices.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.60	\$23,250	0.11	\$3,750	0.11	\$3,750	1.07	\$46,500
	\$103,875		\$18,750		\$18,750		\$187,125

Brushing Ordinance

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Goal setting/Scoping	200	100	Jul-11	Sep-11	\$22,500	\$15,000		\$7,500	0.11
	Research	100	50	Jul-11	Sep-11	\$11,250	\$7,500		\$3,750	0.06
	Outreach/Stakeholder mtgs.	300	25	Sep-11	Feb-12	\$24,375	\$22,500		\$1,875	0.17
	AAC meetings	75	25	Sep-11	Feb-12	\$7,500	\$5,625		\$1,875	0.04
	PC briefings	50	10	Mar-12	Apr-12	\$4,500	\$3,750		\$750	0.03
	Ordinance development & drafting	250	50	Apr-12	May-12	\$22,500	\$18,750		\$3,750	0.14
	Environmental Review Scoping	100	50	Jun-12	Jun-12	\$11,250	\$7,500		\$3,750	0.06
2011/2012		1075	310			\$103,875	\$80,625	\$0	\$23,250	0.60
	Environmental Review Document	250	150	Jul-12	Oct-12	\$30,000	\$18,750		\$11,250	0.14
	AAC meeting	50		Oct-12	Nov-12	\$3,750	\$3,750			0.03
	PC Hearings (4)	250	50	Nov-12	Mar-13	\$22,500	\$18,750		\$3,750	0.14
	BOS Hearings (2)	100	10	Mar-12	Jun-13	\$8,250	\$7,500		\$750	0.06
2012/2013		650	210			\$64,500	\$48,750	\$0	\$15,750	0.36
	Coastal Commission	100		Jul-13	Dec-14	\$7,500	\$7,500		\$0	0.06
	Implementation	100	50	Dec-12	Mar-15	\$11,250	\$7,500		\$3,750	0.06
2013/2014		200	50			\$18,750	\$15,000	\$0	\$3,750	0.11
	Total:	1,925	570	Jul-11	Mar-15	\$187,125	\$144,375	\$3,750	\$42,750	1.07

2015-2023 Housing Element

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Analyze Housing Needs	1200		Jul-13	Oct-13	\$86,400	\$86,400			0.67
	Assess Current Housing Constrain	1400		Nov-13	Mar-14	\$100,800	\$100,800			0.78
	Review and Revise 09-14 Element	400		Apr-14	Apr-14	\$28,800	\$28,800			0.22
	Complete Prelim. Land Inventory	600		May-14	Jun-14	\$43,200	\$43,200			0.33
2013/2014						\$259,200	\$259,200	\$0	\$0	2.00
	Total:	3,600	0	Jul-13	Jun-14	\$259,200	\$259,200	\$ -	\$0	2.00



**Potential
Project**

MISSION CANYON WILDLAND FIRE BENEFIT ASSESSMENT DISTRICT

Long Range Planning Division

Goal: Coordinate the development of a Preliminary Wildland Fire Benefit Assessment District Plan



BACKGROUND & DESCRIPTION

- ❖ Mission Canyon is an unincorporated community in the South Coast of Santa Barbara adjacent to the City of Santa Barbara. A draft Community Plan, developed by the County of Santa Barbara and the Mission Canyon Planning Advisory Committee, is in the environmental review process.
- ❖ Wildland fire hazard has always threatened the Mission Canyon area as evidenced by two recent large wildfires, one of which severely damaged and destroyed homes and resources in May 2009. The Community has expressed interest in exploring mechanisms to fund additional fire prevention services in this area.
- ❖ Development of a preliminary plan, the process for adoption and implementation, and identification of environmental constraints is Phase One of a proposed action item from the draft Community Plan.
- ❖ Phase Two of the action, proposed for the subsequent fiscal year, would include preparation of a final plan and survey, engineer's report, identification of a rate structure, adoption of a Resolution of Intent for the proposed district, and implementation. Long Range Planning would coordinate the project with the Fire Department and Public Works.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.24	\$24,960	0.19	\$74,150	0.00	\$0	0.43	\$99,110
	Total		Total		Total		Total
	\$57,210	\$99,650	\$0	\$0	\$156,860		

Mission Canyon Wildland Fire Benefit Assessment District										
	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Project Charter and Admin	40		Jul-11	Aug-11	\$3,000	\$3,000		\$0	0.02
	Inter-Department Meeting and Coordination	100		Jul-11	Jun-12	\$7,500	\$7,500		\$0	0.06
	Public Works preliminary engineering est. and scenarios		160	Aug-11	Dec-11	\$16,640	\$0		\$16,640	0.00
	Public Outreach/Community Meetings (2-3), preliminary surveys	190		Aug-11	Jun-12	\$14,250	\$14,250		\$0	0.11
	Develop Concept Plan for Services	40	80	Jan-12	Mar-12	\$11,320	\$3,000		\$8,320	0.02
	Determine environmental review requirements	60		Apr-12	Jun-12	\$4,500	\$4,500		\$0	0.03
2011/2012	Phase One	430	240			\$57,210	\$32,250	\$0	\$24,960	0.24
	Assessment Dist Consultant Services (property owner surveys, rate structure, balloting)	40	80	Jul-12	Sep-12	\$71,320	\$3,000	\$60,000	\$8,320	0.02
	Environmental Review	150	20	Jul-12	Dec-12	\$13,330	\$11,250		\$2,080	0.08
	BOS Hearings/Resolution of Inten	50		Jan-13	Mar-13	\$3,750	\$3,750		\$0	0.03
	LAFCO Hearing	50	10	Mar-13	Apr-13	\$4,500	\$3,750		\$750	0.03
	Implementation tasks	50	40	Apr-13	Jun-13	\$6,750	\$3,750		\$3,000	0.03
2012/2013	Phase Two	340	150			\$99,650	\$25,500	\$60,000	\$14,150	0.19
	Total:	770	390	Jul-11	Jun-13	\$156,860	\$57,750	\$60,000	\$39,110	0.43



**Potential
Project**

LIGHTING STANDARDS, REGULATIONS, GUIDELINES
Long Range Planning Division

Goal: To develop a County-wide policy for the regulation of outdoor lighting.

BACKGROUND & DESCRIPTION

- ❖ Over the last decade, several communities have expressed interest in adopting an Outdoor Lighting Ordinance and guidelines to protect the night sky and wildlife corridors.
- ❖ This project will involve research and development of principles, including outreach to the communities and design professionals to gather input for inclusion in the ordinance and guideline provisions.
- ❖ Environmental review, BAR discussion, Planning Commission and Board of Supervisors Hearings, and submittal for California Coastal Commission certification are anticipated in the cost estimate for the project.
- ❖ Implementation throughout the County will include briefings to the BARs, staff trainings, and public information documents.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.45	\$12,075	0.06	\$1,500	0.00	\$0	0.51	\$12,075
	\$69,255		\$8,700		\$0		\$77,955

Lighting Standards, Regulations, Guidelines

Task	Staff Hrs		Dept.		Start		Finish		Total Cost		Consultant		Dept.		LRP
	Staff Hrs	Hrs	Hrs		Date	Date	Date	Date	Total Cost	Staff Cost	Fees	Support	Support	FTE	
Research	80	20			Jul-11	Aug-11			\$7,260	\$5,760	\$0	\$1,500	\$1,500	0.04	
Ordinance Development & Writing	160	40			Aug-11	Oct-11			\$14,520	\$11,520	\$0	\$3,000	\$3,000	0.09	
Stakeholders/BAR Meetings	160	40			Oct-11	Feb-12			\$14,520	\$11,520	\$0	\$3,000	\$3,000	0.09	
Environmental Review	150	20			Feb-12	May-12			\$12,300	\$10,800	\$0	\$1,500	\$1,500	0.08	
PC Hearings (2)	125	5			May-12	Jun-12			\$9,375	\$9,000	\$0	\$375	\$375	0.07	
BOS Hearings (2)	100	6			May-12	Jun-12			\$7,650	\$7,200	\$0	\$450	\$450	0.06	
Coastal Commission Submittal	40	10			Jun-12	Jul-12			\$3,630	\$2,880	\$0	\$750	\$750	0.02	
Implementation	100	20			Jul-12	Dec-12			\$8,700	\$7,200	\$0	\$1,500	\$1,500	0.06	
2011/2012	915	161							\$77,955	\$65,880	\$0	\$12,075	\$12,075	0.51	
Total:	915	161			Jul-11	Dec-12			\$77,955	\$65,880	\$0	\$12,075	\$12,075	0.51	



**Potential
Project**

SANTA YNEZ & LOS OLIVOS TOWNSHIP DESIGN GUIDELINES

Long Range Planning Division

Goal: In collaboration with these communities, create design guidelines for the Santa Ynez, Los Olivos and Ballard townships within the Santa Ynez Valley Community Plan area.



BACKGROUND & DESCRIPTION

- ❖ For many years, the Central Board of Architectural Review 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.
- ❖ Following adoption of the Santa Ynez Valley Community Plan on October 6, 2009, an Action Item in the Plan (Action LUT-SYV-5.4) calls for the creation of Design Guidelines.
- ❖ The Santa Ynez, Los Olivos and Ballard Design Guidelines will be created through a joint effort of community members and the CBAR with assistance from the Long Range Planning Division. The guidelines will be tailored to address the unique architectural style and character of each township.
- ❖ The Guidelines will 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.
- ❖ Improving and adopting design guidelines for the townships would provide guidance, clarity, and consistency in development application processing for the public and the development community.
- ❖ Creating official design guidelines will establish design criteria for the area, resulting in a more efficient project design and BAR design review process.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.78	\$5,694	0.00	\$0	0.00	\$0	0.78	\$5,694
	Total		Total		Total		Total
	\$91,323		\$0		\$0		\$91,323

Santa Ynez/Los Olivos/Ballard Design Guidelines

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Project Management (Admin)	100		Jul-11	Aug-11	\$7,300	\$7,300		\$0	0.06
	Workshops	100		Aug-11	Sep-11	\$7,300	\$7,300		\$0	0.06
	Prepare/Review Drafts	320	40	Sep-11	Oct-11	\$26,280	\$23,360		\$2,920	0.20
	Photography/Graphics	80		Oct-11	Nov-11	\$5,840	\$5,840		\$0	0.06
	Ordinance Amendments	80		Nov-11	Nov-11	\$5,840	\$5,840		\$0	0.04
	Task Force Meetings	130	16	Nov-11	Dec-11	\$10,658	\$9,490		\$1,168	0.07
	CBAR Meetings (4)	120	16	Dec-11	Jan-12	\$9,928	\$8,760		\$1,168	0.12
	PC Staff Report/Presentations	85		Jan-12	Jan-12	\$6,205	\$6,205		\$0	0.05
	PC Hearings (2)	12	6	Jan-12	Mar-12	\$1,314	\$876		\$438	0.02
	BOS Staff Report/Presentations	85		Mar-12	Apr-12	\$6,205	\$6,205		\$0	0.05
	BOS Hearing	6		Apr-12	Jun-12	\$438	\$438		\$0	0.02
	Printing	25		Jun-12	Jun-12	\$1,825	\$1,825		\$0	0.01
	Dev Rev Planner Training	30		Jun-12	Jun-12	\$2,190	\$2,190		\$0	0.02
2011/2012						\$91,323		\$0	\$5,694	0.78
	Total:	1,173	78	Jul-11	Jun-12	\$91,323	\$85,629	\$0	\$5,694	0.78

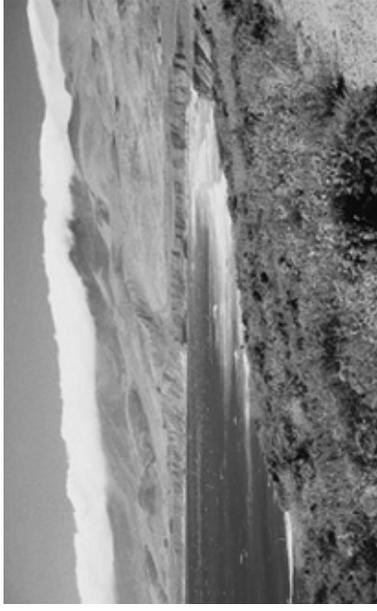


**Potential
Project**

CLIMATE CHANGE ADAPTATION PLAN

Long Range Planning Division

Goal: To identify and plan for mitigation to potential hazards and issues from climate change impacts.



BACKGROUND & DESCRIPTION

- ❖ The 2009 California Climate Adaptation Strategy (CCAS), produced by the California Natural Resources Agency, provides guidance to all coastal jurisdictions to begin amending their Local Coastal Plans (LCP) and General Plans to include climate change impacts. The CCAS aims for this process to begin in 2011 or within one year of the state developing the necessary tools. The CCAS also provides specific recommendations for local governments to include in any new or updated plan.
- ❖ A Climate Change Adaptation Plan would be the first step in the process to amend the LCP and Comprehensive Plan to address adapting to the impacts of climate change. It would identify and provide mitigation to potential hazards and issues areas such as loss of habitat, increase in wild fires, and sea level rise. County adopted Environmental Thresholds would be amended as necessary.
- ❖ The Climate Change Adaptation Plan would follow the ICLEI Five Milestone Guide for Climate Adaptation. Once completed the County would be well positioned to work with the Coastal Commission to amend the LCP.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.83	\$0	0.89	\$0	0.00	\$0	1.72	\$0
	\$118,800		\$115,200		\$0		\$234,000

Climate Change Adaptation Plan

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Climate Resiliency Study	400		Jul-11	Sep-11	\$28,800	\$28,800			0.22
	Public Meetings/Workshops	150		Oct-11	Oct-11	\$10,800	\$10,800			
	Set Preparedness Goals	50		Oct-11	Oct-11	\$3,600	\$3,600			0.03
	Develop Draft Adaptation Plan	550		Nov-11	Feb-12	\$39,600	\$39,600			0.31
	Update Environmental Thresholds	500		Mar-12	Jun-12	\$36,000	\$36,000			0.28
2011/2012						\$118,800	\$118,800	\$0	\$0	0.83
	Planning Commission Hearing	100		Jul-12	Jul-12	\$7,200	\$7,200			0.06
	Board of Supervisors Hearing	100		Aug-12	Aug-12	\$7,200	\$7,200			0.06
	Implement including LCP Amendments if necessary	1400		Sep-12	Jun-13	\$100,800	\$100,800			0.78
2012/2013						\$115,200	\$115,200	\$0	\$0	0.89
	Total:	3,250	0	Jul-11	Jun-13	\$234,000	\$234,000	\$ -	\$0	1.72



**Potential
Project**

UPDATE COMPREHENSIVE PLAN CIRCULATION ELEMENT

Long Range Planning Division

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

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



BACKGROUND & DESCRIPTION

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
1.00	\$269,000 \$404,000	0.75	\$18,750 \$120,000	0.07	\$2,250 \$11,250	1.82	\$290,000 \$535,250

Circulation Element Update

FY	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Identify Circ./Multi-Modal Needs	200	120	Jul-11	Oct-11	\$24,000	\$15,000	\$0	\$9,000	0.11
	Inventory existing policies, stnds.	200	40	Oct-11	Dec-11	\$18,000	\$15,000	\$0	\$3,000	0.11
	Public Outreach - Trans. Needs	500	40	Dec-11	Jun-12	\$40,500	\$37,500	\$0	\$3,000	0.28
	Draft Element Policies	500	120	Dec-11	Jun-12	\$46,500	\$37,500	\$0	\$9,000	0.28
	Develop Draft Road Standards	200	120	Dec-11	Jun-12	\$254,000	\$15,000	\$230,000	\$9,000	0.11
	Inc.. Complete Streets, multi-modal	200	80	Dec-11	Jun-12	\$21,000	\$15,000	\$0	\$6,000	0.11
2011/2012		1800	520			\$404,000	\$135,000	\$230,000	\$39,000	1.00
	Environmental Review	1000	150	Jul-12	Jun-13	\$86,250	\$75,000	\$0	\$11,250	0.56
	Revise document	150	60	Jan-13	Mar-13	\$15,750	\$11,250	\$0	\$4,500	0.08
	Adoption Hearings	200	40	Mar-13	Jun-13	\$18,000	\$15,000	\$0	\$3,000	0.11
2012/2013		1350	250			\$120,000	\$101,250	\$0	\$18,750	0.75
	Implementation follow up	40	20	Jul-13	Jun-14	\$4,500	\$3,000	\$0	\$1,500	0.02
	Coastal Commission Certification	80	10	Jul-13	Jul-14	\$6,750	\$6,000	\$0	\$750	0.04
2013/2014		120	30			\$11,250	\$9,000	\$0	\$2,250	0.07
Total:		3270	800			\$535,250	\$245,250	\$230,000	\$60,000	1.82



**Potential
Project**

Ordinance 661 Consistency Rezone – Phase II
Long Range Planning Division

Goal: To rezone remaining rural lands under Ordinance 661 to LUDC Chapter 35-1 Zoning.

BACKGROUND & DESCRIPTION

- ❖ The program would eliminate the need for individual property owners to apply for rezones for consistency with the current Land Use and Development Code (LUDC) when applying for discretionary permits.
- ❖ Phase II will rezone remaining land still under Ordinance 661 primarily in the Lompoc Valley, Cuyama Valley, Los Padres National Forest, and South Coast Foothill Areas.
- ❖ Ordinance 661 was adopted in the 1960's and was replaced in 1983 by Article III Inland Zoning Regulations then the Land Use and Development Code in 2007. R zoning of urban areas consistent with Article III occurred in 1985, but the rural rezones have yet to be completed.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.33	\$4,780	0.20	\$6,662	0.00	\$0	0.53	\$11,442
	\$45,731		\$32,143		\$0		\$77,874

Ordinance 661 Consistency Rezone - Phase II

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Preliminary Document and Mapping	80	10	Jul-11	Aug-11	\$6,313	\$5,600		\$713	0.04
	AAC Consultation Meeting #1	30	10	Sep-11	Sep-11	\$2,740	\$2,100		\$640	0.02
	Ad Hoc Committee Formation	60	5	Sep-11	Sep-11	\$4,478	\$4,200		\$278	0.03
	Ad Hoc Committee Meeting #1	50	0	Sep-11	Sep-11	\$3,500	\$3,500		\$0	0.03
	Ad Hoc Committee Meeting #2	40	10	Oct-11	Oct-11	\$3,434	\$2,800		\$634	0.02
	Ad Hoc Committee Meeting #3	40	10	Nov-11	Nov-11	\$3,434	\$2,800		\$634	0.02
	Public Workshops (2)	60	0	Dec-11	Jan-12	\$4,200	\$4,200		\$0	0.03
	Ad Hoc Committee Meeting #4	40	0	Feb-12	Feb-12	\$2,800	\$2,800		\$0	0.02
	AAC Consultation Meeting #2	40	0	Mar-12	Mar-12	\$2,800	\$2,800		\$0	0.02
	Draft Zoning Maps/LUDC Amendments	60	5	Mar-12	Apr-12	\$4,557	\$4,200		\$356	0.03
	Interdepartment Review	45	12	May-12	May-12	\$3,950	\$3,150		\$800	0.03
	Document Revisions	40	10	Jun-12	Jun-12	\$3,525	\$2,800		\$725	0.02
2011/2012		585	72	Jul-11	Jun-12	\$45,731	\$40,951	\$0	\$4,780	0.33
	Environmental Review - MND	120	5	Jul-12	Sep-12	\$8,757	\$8,400		\$356	0.07
	Review and Revisions	20	10	Oct-12	Oct-12	\$2,125	\$1,400		\$725	0.01
	Planning Commission Hearings (2)	120	0	Nov-12	Jan-13	\$8,400	\$8,400		\$0	0.07
	Board of Supervisors Hearing (2)	80	0	Feb-13	Mar-13	\$5,600	\$5,600		\$0	0.04
	Implementation and Training	24	10	Apr-14	Apr-13	\$2,405	\$1,680		\$725	0.01
2012/2013		364	25	Jul-12	Apr-13	\$32,143	\$25,481	\$0	\$6,662	0.20
	Total:	949	97	Jul-11	Apr-13	\$77,874	\$66,432	\$0	\$11,442	0.53



**Potential
Project**

MONTECITO TREE PROTECTION STANDARDS

Long Range Planning Division

Goal: To develop a set of tree protection standards regulating tree removal in Montecito Planning Area.



BACKGROUND & DESCRIPTION

- ❖ Since the development of the Montecito Community Plan, Montecito residents have expressed interest in adoption of a regulatory structure that would require review and permits for specific types of tree removal.
- ❖ This project will involve analysis of the types of trees that warrant protection and creation of appropriate criteria that would trigger the need for a permit, as well as, creation of standards that will apply to tree removal in the coastal and inland areas of Montecito. An important component of the project will be to work closely with the Montecito community, including the Montecito Association and other groups, throughout the project's development.
- ❖ Environmental review, Montecito Board of Review (MBAR), Montecito Planning Commission and Board of Supervisors Hearings, and submittal for California Coastal Commission certification are anticipated in the cost estimate for the project.
- ❖ Implementation will include staff trainings, and public information documents.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.45	\$10,575	0.06	\$1,500	0.00	\$0	0.51	\$12,075
	\$70,885		\$8,600		\$0		\$79,485

Montecito Tree Protection Standards

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Research	80	20	Jul-11	Aug-11	\$7,420	\$5,920		\$1,500	0.04
	Ordinance Development & Writin	160	40	Aug-11	Oct-11	\$14,840	\$11,840		\$3,000	0.09
	Stakeholders/BAR Meetings	160	40	Oct-11	Feb-12	\$14,840	\$11,840		\$3,000	0.09
	Environmental Review	150	20	Feb-12	May-12	\$12,600	\$11,100		\$1,500	0.08
	PC Hearings (2)	125	5	May-12	Jun-12	\$9,625	\$9,250		\$375	0.07
	BOS Hearings (2)	100	6	May-12	Jun-12	\$7,850	\$7,400		\$450	0.06
	Coastal Commission Submittal	40	10	Jun-12	Jun-12	\$3,710	\$2,960		\$750	0.02
2011/2012		815	141	Jul-11	Jun-12	\$70,885	\$60,310	\$0	\$10,575	0.45
	Implementation	100	20	Jul-12	Dec-12	\$8,600	\$7,100		\$1,500	0.06
2012/2013		100	20	Jul-12	Dec-12	\$8,600	\$7,100	\$0	\$1,500	0.06
	Total:	915	161	Jul-11	Dec-12	\$79,485	\$67,410	\$0	\$12,075	0.51



**Potential
Project**

MISSION CANYON SCENIC CORRIDOR PHASE II

Long Range Planning Division

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



BACKGROUND & DESCRIPTION

- ❖ Mission Canyon is an unincorporated community in the South Coast of Santa Barbara adjacent to the City of Santa Barbara. A draft Community Plan, developed by the County of Santa Barbara and the Mission Canyon Planning Advisory Committee is in the environmental review process with final adoption anticipated in Winter 2011/2012.
- ❖ The draft Mission Canyon Community Plan identifies Mission Canyon Road from Rocky Nook Park to Foothill as the gateway entrance into Mission Canyon in recognition of the special character, history and appeal of this area. Phase I of the Scenic Corridor project, which will occur with adoption of the Community Plan, proposes to apply a Scenic Corridor Overlay to this district with specific development standards to protect visual and historic resources.
- ❖ Phase II of the Scenic Corridor project is an action item from the draft Community Plan. Phase II directs Planning & Development to work with Public Works, Parks and the City of Santa Barbara to design and implement a streetscape plan including, but not limited to: designation of on- and off-street trails, removal of encroachments in the right-of-way, safe pedestrian access between the Old Mission and Scenic Corridor points of interest, consideration of dual purpose pedestrian trails/emergency vehicle turnout zones in appropriate locations, a signage plan, landscaping recommendations and investigation to determine the feasibility and funding options for underground utilities.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.35	\$88,000	0.34	\$17,250		\$63,000	0.69	\$105,250
	\$135,250		\$63,000				\$198,250

Mission Canyon Scenic Corridor Phase II										
FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Project Charter/Admin	80		Jul-11	Aug-11	\$6,000	\$6,000			0.04
	Streetscape Design Consultant (35% Engineered Drawings)	80	80	Jul-11	Jun-12	\$82,000	\$6,000	\$70,000	\$6,000	0.04
	Inter-departmental coordination and meetings	80	50	Jul-11	Jun-12	\$9,750	\$6,000		\$3,750	0.04
	Community Meetings (3)	150	30	Sep-11	Jun-12	\$13,500	\$11,250		\$2,250	0.08
	Coordination with City of Santa Barbara	80	20	Jul-11	Jun-12	\$7,500	\$6,000		\$1,500	0.04
	Preliminary utility undergrounding investigation	60	20	Sep-11	Jun-12	\$6,000	\$4,500		\$1,500	0.03
	SBAR Concept level review	20	10	Apr-12	Apr-12	\$2,250	\$1,500		\$750	0.01
	HLAC Concept level review	20	10	May-12	May-12	\$2,250	\$1,500		\$750	0.01
	Project Description for Environmental Review	60	20	May-12	Jun-12	\$6,000	\$4,500		\$1,500	0.03
2011/2012		630	240			\$135,250	\$47,250	\$70,000	\$18,000	0.35
	Community Meeting	60	30	Oct-12	Oct-12	\$6,750	\$4,500		\$2,250	0.03
	PC Hearing Initiate									
	Environmental Review	80	20	Nov-12	Dec-12	\$7,500	\$6,000		\$1,500	0.04
	BOS Hearing Initiate									
	Environmental Review	80	20	Jan-13	Feb-13	\$7,500	\$6,000		\$1,500	0.04
	City PC/Council Briefing	40	10	Feb-13	Feb-13	\$3,750	\$3,000		\$750	0.02
	Environmental Review	300	130	Feb-13	Jun-13	\$32,250	\$22,500		\$9,750	0.17
	Funding Options	50	20	May-13	Jun-13	\$5,250	\$3,750		\$1,500	0.03
2012/2013		610	230			\$63,000	\$45,750	\$0	\$17,250	0.34
	Total:	1,240	470	Jul-11	Jun-13	\$198,250	\$93,000	\$ 70,000	\$35,250	0.69

Seismic Safety Element Update Phase II

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Geotechnical Analysis	120		Jul-11	Oct-11	\$83,640	\$8,640	\$ 75,000		0.07
	Draft Element Update	480		Nov-11	Feb-12	\$34,560	\$34,560			0.27
	60 day Govt Review	40		Mar-12	Apr-12	\$2,880	\$2,880			0.02
	Envir. Review and Circulation	240		May-12	Jul-12	\$17,280	\$17,280			0.13
2011/2012						\$138,360	\$63,360	\$75,000	\$0	0.49
	Hearings and Implementation	320		Aug-12	Nov-12	\$23,040	\$23,040			0.18
2012/2013						\$23,040	\$23,040	\$0	\$0	0.18
	Total:	1,200	0	Jul-11	Nov-12	\$161,400	\$86,400	\$ 75,000	\$0	0.67

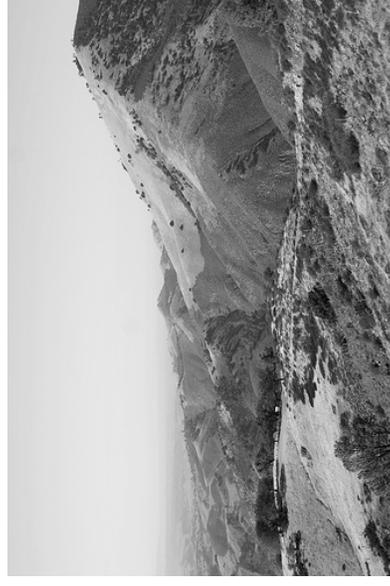


**Potential
Project**

GENERAL PLAN OPEN SPACE ELEMENT UPDATE

Long Range Planning Division

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



BACKGROUND & DESCRIPTION

- ❖ This project entails updating the Open Space Element of the Comprehensive General Plan to comport with State statutory requirements for General Plan updates and implementation plans. Under this project, the Open Space Element will be updated to reflect County goals, objectives, policies and best open space planning practices. An implementation plan which contains an action program consisting of specific programs which the Board of Supervisors intends to pursue in implementing the Open Space Plan will also be developed pursuant to Government Code §65564.
- ❖ General Plan Elements typically possess a twenty-year planning horizon for a community. The Open Space Element was originally adopted in May 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 for a jurisdiction.
- ❖ This update is recommended to ensure that this County's adopted Comprehensive General Plan meets State recommendations for General Plan updates as well as effectively communicates the most current vision of the community.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
1.52	\$2,190	2.25	\$2,920	2.76	\$0	6.52	\$5,110
	Total \$201,480		Total \$298,570		Total \$362,080		Total \$862,130

Update Open Space Element

Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
Project Initiation, policy and consistency analysis, outside jurisdiction case studies, strategy/scope development, data compilation and analysis	2230		Jul-11	Jun-12	\$162,790	\$162,790		\$0	1.24
Open Space PAC Meetings	500	30	Jan-12	Jun-12	\$38,690	\$36,500		\$2,190	0.28
					\$201,480	\$199,290	\$0	\$2,190	1.52
Technical Studies	1800	40	Jul-12	Dec-12	\$134,320	\$131,400		\$2,920	1.00
Plan Drafting/Public Workshops	2250		Jan-13	Jun-13	\$164,250	\$164,250		\$0	1.25
					\$298,570	\$295,650	\$0	\$2,920	2.25
Environmental Review	2700		Jul-13	Jun-14	\$197,100	\$197,100		\$0	1.50
Adoption Hearings	1000		Jul-14	Oct-14	\$73,000	\$73,000		\$0	0.56
Coastal Commission Certification	900		Oct-14	Oct-15	\$65,700	\$65,700		\$0	0.50
Implementation	360		Nov-15	Jan-16	\$26,280	\$26,280		\$0	0.20
					\$362,080	\$362,080	\$0	\$0	2.76
Total:	11,740	70	Jul-11	Jan-16	\$862,130	\$857,020	\$0	\$5,110	6.52



**Potential
Project**

COUNTYWIDE COMPLETE STREETS IMPROVEMENT STANDARDS

Long Range Planning Division

Goal: In collaboration with County Public Works, create Countywide policy and design standards to building Complete Streets in Santa Barbara County to serve the needs of all users of County transportation facilities.

BACKGROUND & DESCRIPTION

- ❖ Similar to communities around the country, the County has built many miles of streets and roads that are unsuitable for people traveling by foot, bicycle or taking transit. While often used by pedestrians, cyclists, and transit riders, many important roadways lack sidewalks, crosswalks, space for bicyclists, and make no room for transit riders and no accommodation for people with disabilities.
- ❖ Complete streets are those designed and operated to enable safe access and travel for all users. Travelers of all ages and abilities would be able to move along the street network equitably to motorists. Although the guiding principle for complete streets is to create roadways and related infrastructure that provide safe travel for all users, each complete street has to be customized to the characteristics of the area the street serves. A complete street also has to accommodate the needs and expectations of the travelers who want to access or pass through the surrounding neighborhood, community, or region.
- ❖ The County currently has no comprehensive policy for the planning and engineering of complete streets based on the needs of the users. Through the development of Complete Streets Improvement Standards, the County has the opportunity to increase the accessibility of its transportation system for its users.
- ❖ The Santa Barbara County Complete Streets Improvement Standards will be created through a collaborative public process involving County staff from Public Works and the Long Range Planning Division. The Standards will address the intent, design, and implementation of complete streets planning within rural, suburban, and urban portions of the County’s transportation system.
- ❖ Creating official policy and standards for public roadways design and utility will establish clear expectations for long range transportation planning, resulting in a local strategy to achieve national objectives for future transportation services and facilities.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.42	\$13,390	0.44	\$25,750	0.43	\$19,570	1.29	\$58,710
	\$69,640		\$85,750		\$78,070		\$233,460

Complete Streets Improvement Standards

FY	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Internal Coordination and Objectives	300	90	Oct-11	Jan-12	\$31,770	\$22,500	\$0	\$9,270	0.17
	Collect data for performance improvements	350	20	Jan-12	Mar-12	\$28,310	\$26,250	\$0	\$2,060	0.19
	Community User Outreach - Input	100	20	Mar-12	Jun-12	\$9,560	\$7,500	\$0	\$2,060	0.06
2011/2012		750	130	Oct-11	Jun-12	\$69,640	\$56,250	\$0	\$13,390	0.42
	Strategy Development	150	80	Jul-12	Oct-12	\$19,490	\$11,250	\$0	\$8,240	0.08
	Revise policies and procedures to serve all mode	300	40	Oct-12	Dec-12	\$26,620	\$22,500	\$0	\$4,120	0.17
	Rewrite and/or adapt design guidelines	150	40	Dec-12	Feb-13	\$15,370	\$11,250	\$0	\$4,120	0.08
	Community User Outreach - Output	200	90	Feb-13	Jun-13	\$24,270	\$15,000	\$0	\$9,270	0.11
2012/2013		800	250	Jul-12	Jun-13	\$85,750	\$60,000	\$0	\$25,750	0.44
	County Approval and Adoption	80	10	Jul-13	Aug-13	\$7,030	\$6,000	\$0	\$1,030	0.04
	Train and develop staff skills in serving all mode	300	90	Aug-13	Dec-13	\$31,770	\$22,500	\$0	\$9,270	0.17
	Implementation phases - CIP	400	90	Dec-13	Jun-14	\$39,270	\$30,000	\$0	\$9,270	0.22
2013/2014		780	190	Jul-13	Jun-14	\$78,070	\$58,500	\$0	\$19,570	0.43
	Total:*	2,330	570	Oct-11	Jun-14	\$233,460	\$174,750	\$0	\$58,710	1.29



**Potential
Project**

UPDATE GENERAL PLAN NOISE ELEMENT
Long Range Planning Division

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

BACKGROUND & DESCRIPTION

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



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.86	\$50,000	0.22	\$0	0.00	\$0	1.08	\$50,000
	\$161,600		\$28,800		\$0		\$190,400

Noise Element Update										
FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Develop Noise Contour Baseline Data	150		Jul-11	Oct-11	\$60,800	\$10,800	\$ 50,000.00		0.08
	Draft Element Update	350		Nov-11	Feb-12	\$25,200	\$25,200			0.19
	Public Outreach/Workshops	250		Mar-12	Mar-12	\$18,000	\$18,000			0.14
	Environmental Review	800		Apr-12	Jun-12	\$57,600	\$57,600			0.44
2011/2012						\$161,600	\$111,600	\$50,000	\$0	0.86
	Environmental Review	160		Jul-12	Oct-12	\$11,520	\$11,520			0.09
	Adoption Hearings	200		Nov-12	Jan-13	\$14,400	\$14,400			0.11
	Implementation	40		Feb-13	Feb-13	\$2,880	\$2,880			0.02
2012/2013						\$28,800	\$28,800	\$0	\$0	0.22
						\$0				0.00
						\$0				0.00
						\$0				0.00
2013/2014						\$0		\$0	\$0	0.00
	Total:	1,950	0	Jul-11	Feb-13	\$190,400	\$140,400	\$ 50,000	\$0	1.08



**Potential
Project**

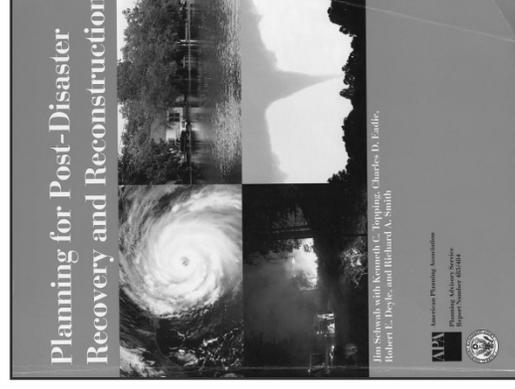
MISSION CANYON POST-DISASTER RECONSTRUCTION PLAN

Long Range Planning Division

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

BACKGROUND & DESCRIPTION

- ❖ Mission Canyon is an unincorporated community in the South Coast of Santa Barbara adjacent to the City of Santa Barbara. A draft Community Plan, developed by the County of Santa Barbara and the Mission Canyon Planning Advisory Committee, is in the environmental review process.
- ❖ Wildland fire hazard has always threatened the Mission Canyon area as evidenced by two recent large wildfires, one of which severely damaged and destroyed homes and resources in May 2009. Mission Canyon is designated by State and local agencies as a Very High Fire Hazard Severity Zone; consequently, prudent planning in the area includes “hazard mitigation” or plans, policies and actions to reduce or eliminate the hazards. Planning for post-disaster reconstruction provides a vision of what the community could become in the aftermath of a foreseeable natural disaster.
- ❖ Development of a plan to facilitate post-disaster reconstruction is a proposed action item from the draft Community Plan. The action directs the County to work with the community to provide a vision for decision makers including a post-disaster permitting process, incentives to maintain community character and other recommendations as developed by the County and community.
- ❖ The plan may include the development of an efficient post-disaster permitting process and a recovery and reconstruction ordinance for Mission Canyon.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.24	\$13,500	0.18	\$6,750	0.00	\$0	0.42	\$20,250
	\$45,750		\$31,500		\$0		\$77,250

Mission Canyon Post-Disaster Reconstruction Plan

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	Project Charter and Admin	80		Jul-11	Aug-11	\$6,000	\$6,000		\$0	0.04
	Inter-departmental meetings/coordination	100	50	Aug-11	Nov-11	\$11,250	\$7,500		\$3,750	0.06
	Public meetings/outreach (3)	150	60	Nov-11	Jun-12	\$15,750	\$11,250		\$4,500	0.08
	Draft plan preparation/ordinance amendments	100	70	Dec-11	Jun-12	\$12,750	\$7,500		\$5,250	0.06
2011/2012	Environmental Review	430	180	Jul-12	Sep-12	\$45,750	\$32,250	\$0	\$13,500	0.24
	Planning Commission Hearings (2)	100	20	Oct-12	Dec-12	\$9,000	\$7,500		\$1,500	0.06
	Board of Supervisors Hearing	50	10	Jan-13	Feb-13	\$4,500	\$3,750		\$750	0.03
	Implementation	80	40	Feb-13	Apr-13	\$9,000	\$6,000		\$3,000	0.04
2012/2013		330	90			\$31,500	\$24,750	\$0	\$6,750	0.18
	Total:	760	270	Jul-11	Apr-13	\$77,250	\$57,000	\$ -	\$20,250	0.42



**Potential
Project**

MISSION HILLS/VANDENBERG VILLAGE COMMUNITY PLAN
Long Range Planning Division

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



BACKGROUND & DESCRIPTION

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

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.95	\$6,375	0.78	\$5,625	0.81	\$26,375	2.54	\$38,375
	\$130,840		\$107,825		\$132,955		\$371,620

Mission Hills\Vandenberg Village Community Plan

FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE
	GPAC Formation	80		Jul-11	Oct-11	\$5,840	\$5,840		\$0	0.04
	Background research & mapping	120	30	Aug-11	Oct-11	\$11,010	\$8,760		\$2,250	0.07
	Stakeholder agency coordination	40	10	Aug-11	Oct-11	\$3,670	\$2,920		\$750	0.02
	GPAC Meetings (12)	1280	45	Nov-11	Jun-12	\$96,815	\$93,440		\$3,375	0.71
	Prepare draft goals and policies	185		May-12	Jun-12	\$13,505	\$13,505		\$0	0.10
2011/2012		1705	85			\$130,840	\$124,465	\$0	\$6,375	0.95
	Community workshop	120	25	Aug-12	Sep-12	\$10,635	\$8,760		\$1,875	0.07
	GPAC Meetings (10)	900	25	Sep-12	May-13	\$67,575	\$65,700		\$1,875	0.50
	Prepare initiation draft plan	300	15	Mar-13	Jun-13	\$23,025	\$21,900		\$1,125	0.17
	PC Initiation Hearing	80	10	Jun-13	Jun-13	\$6,590	\$5,840		\$750	0.04
2012/2013		1400	75			\$107,825	\$102,200	\$0	\$5,625	0.78
	BOS Initiation Hearing	50	10	Jul-13	Jul-13	\$4,400	\$3,650		\$750	0.03
	Environmental Review	1200	40	Aug-13	Mar-14	\$110,600	\$87,600	\$20,000	\$3,000	0.67
	PC Hearings (2)	120	10	Apr-14	May-14	\$9,510	\$8,760		\$750	0.07
	BOS Hearings (2)	60	10	Jun-14	Jul-14	\$5,130	\$4,380		\$750	0.03
	Implementation	30	15	Aug-14	Aug-14	\$3,315	\$2,190		\$1,125	0.02
2013/2014		1460	85			\$132,955	\$106,580	\$20,000	\$6,375	0.81
	Total:	4,565	245	Jul-11	Aug-14	\$371,620	\$333,245	\$20,000	\$18,375	2.54



Potential Project

RENEWABLE ENERGY OVERLAY DISTRICT Long Range Planning Division

Goal: Develop an Overlay District that designates areas suitable for renewable energy development in the County.



BACKGROUND & DESCRIPTION

- ❖ The purpose of the Renewable Energy Overlay District is to identify areas suitable for large-scale renewable energy development (i.e., solar, wind, etc.) that maximize the County’s available renewable energy resources, while remaining consistent with County policies and minimizing environmental impacts. Site identification and designation through an overlay district promotes predictable and coherent land use planning for renewable energy development in the County and avoids an ad hoc, project-by-project approach.
- ❖ As part of this project, small-scale wind energy sites in urban unincorporated areas of the County will also be identified and a new ordinance developed which allows small-scale urban wind energy projects in suitable areas.
- ❖ A siting study will be completed analyzing renewable energy development potential by project type (i.e., solar, wind, etc.). Siting criteria for the development of renewable energy projects will be identified using site specific information which supports development of the identified types of renewable energy. An overlay district ordinance will be developed which provides for streamlined permitting of renewable energy projects in areas designated by the overlay. A small-scale wind energy ordinance will also be developed supporting renewable energy projects in urban areas.
- ❖ The Renewable Energy Overlay District will address compatibility with agriculture and consistency with protections for agricultural land, including Agricultural Element Goal III: *Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations*, and Williamson Act Uniform Rules.
- ❖ Programmatic environmental review will allow tiering of future renewable energy projects. The overlay district will implement the County’s Climate Action Strategy by facilitating streamlined environmental review and permitting of large-scale renewable energy projects consistent with other County policies and resource protections.

BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support	FTE	Consultant & Dept. Support
0.65	\$1,460	0.42	\$2,920	0.68	\$0	1.75	\$4,380
	Total	Total	Total	Total	Total		Total
	\$86,870	\$57,670	\$89,425	\$233,965			

Renewable Energy Agricultural Overlay District											
FY Year	Task	Staff Hrs	Dept. Hrs	Start Date	Finish Date	Total Cost	Staff Cost	Consultant Fees	Dept. Support	LRP FTE	
	Project initiation, strategy/scope development, outside jurisdiction case studies, data compilation and analysis, policy and consistency analysis	720		Jul-11	Oct-11	\$52,560	\$52,560		\$0	0.40	
	Ag Renewable Energy Overlay Workshops	200	20	Nov-11	Jan-12	\$16,060	\$14,600		\$1,460	0.11	
	Draft Siting Study and Ordinance	250		Jan-12	Jun-12	\$18,250	\$18,250		\$0	0.14	
2011/2012						\$86,870	\$85,410	\$0	\$1,460	0.65	
	Land Use Development Code/Mapping Amendments	150	40	Jul-12	Sep-12	\$13,870	\$10,950		\$2,920	0.08	
	Environmental Review	600		Oct-12	Jun-13	\$43,800	\$43,800		\$0	0.33	
2012/2013						\$57,670	\$54,750	\$0	\$2,920	0.42	
	Environmental Review	600		Jul-13	Oct-13	\$43,800	\$43,800		\$0	0.33	
	Adoption Hearings	250		Nov-13	Feb-14	\$18,250	\$18,250		\$0	0.14	
	Coastal Commission Certification Implementation	300		Mar-14	Mar-15	\$21,900	\$21,900		\$0	0.17	
		75		Apr-15	Jun-15	\$5,475	\$5,475		\$0	0.04	
2013/2014						\$89,425	\$89,425	\$0	\$0	0.68	
	Total:	0	0	Jul-11	Jun-15	\$233,965	\$229,585	\$0	\$4,380	1.75	



**Potential
Project**

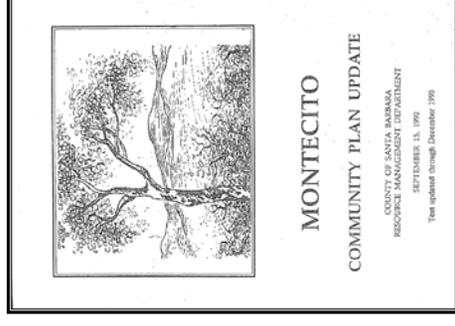
MONTECITO COMMUNITY PLAN UPDATE

Long Range Planning Division

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

BACKGROUND & DESCRIPTION

- ❖ The Montecito Community Plan was adopted October 15, 1992. The Element is currently 18 years old. Regular updates to jurisdictional General Plans are recommended by the State of California Office of Planning and Research every 5-10 years.
- ❖ This proposed project entails conducting an update to the existing Montecito Community Plan to reflect current goals, policies, objectives, and activities regarding Montecito. Updates to the existing community plan may result in modifications to Development Standards and applicable Zoning Code sections. The proposed updates will bring all documents into compliance with current Government Code regulations.
- ❖ The proposed update is necessary to comply with State of California Government recommendations regarding consistency of General Plan updates to respond to changing conditions, information, community concerns, and objectives.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
1.00	\$6,000	0.70	\$115,600	0.30	\$6,400	2.00	\$128,000
	\$141,000		\$210,100		\$46,900		\$398,000



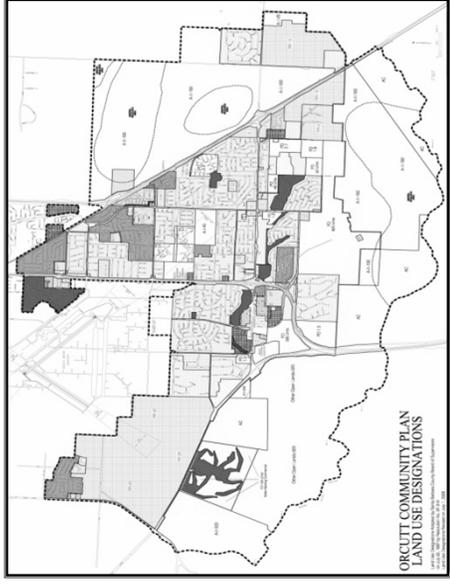
Potential Project

ORCUTT COMMUNITY PLAN UPDATE Long Range Planning Division

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

BACKGROUND & DESCRIPTION

- ❖ This proposed project consists of a complete update to the Orcutt Community Plan to reflect current conditions and community preferences related to land use regulation. The update and accompanying environmental review would take an estimated 30 months to complete.
- ❖ The Orcutt Community Plan implements locally developed land use policies consistent with the Santa Barbara County Comprehensive General Plan. The Orcutt Community Plan was adopted on July 22, 1997. The plan is currently 13 years old. The Governor’s Office of Planning and Research (OPR) recommends that plans be updated every five to ten years.
- ❖ Changes in the community, such as the local economy, shifting demographics, transportation system changes, growth in the City of Santa Maria and annexations which have changed the urban boundary, may trigger a need to re-examine and revise local land use goals and objectives to respond to current conditions, information, and community concerns.
- ❖ The proposed update is necessary to comply with State of California Government recommendations regarding consistency of General Plan updates to respond to changing conditions, information, community concerns, and objectives.



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.97	\$44,214	0.37	\$276,368	0.13	\$0	1.47	\$320,582
	\$167,443		\$323,110		\$16,997		\$507,549



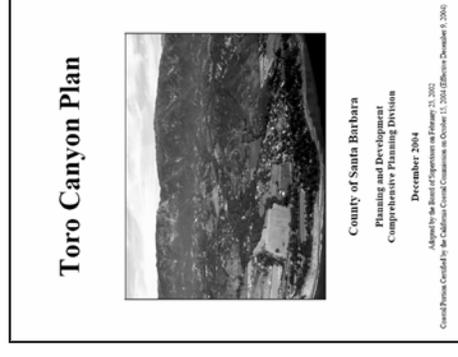
Potential Project

TORO CANYON COMMUNITY PLAN UPDATE Long Range Planning Division

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

BACKGROUND & DESCRIPTION

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



BUDGET

ESTIMATED FY 11-12		ESTIMATED FY 12-13		ESTIMATED FY 13-14		PROJECTED TOTAL	
FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total	FTE	Consultant & Dept. Support Total
0.61	\$13,590	0.61	\$175,000	0.61	\$31,095	1.83	\$219,685
	\$96,090		\$257,500		\$113,595		\$467,185

