

**SANTA BARBARA COUNTY  
BOARD AGENDA LETTER**



Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
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**Agenda Number:**  
**Prepared on:** 8/12/03  
**Department Name:** Planning & Development  
**Department No.:** 053  
**Agenda Date:** 8/19/03  
**Placement:** Departmental  
**Estimate Time:** 30 min.  
**Continued Item:** YES  
**If Yes, date from:** 7/15/03

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**TO:** Board of Supervisors

**FROM:** Valentin Alexeeff, Director  
Planning & Development

**STAFF CONTACT:** Dianne Meester  
Assistant Director, x2086

**SUBJECT:** Revisions to Comprehensive Plan Five Year Work Program

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**Recommendation(s):**

That the Board of Supervisors: Consider revisions to the Comprehensive Plan Five Year Work Program.

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

**Executive Summary and Discussion:**

On July 15<sup>th</sup>, your Board continued consideration of changes to the Planning and Development Comprehensive Plan Five Year Work Program to August 19, 2003. Your Board requested the department identify staffing needs, working with the recommendations already made by the General Plan Advisory Committee (GPAC), through the end of the year for the Santa Ynez Valley Community Plan to enable the Board to consider the plan for initiation at the beginning of next year. You also directed that the Agricultural Advisory Committee (AAC) be involved in the rural agricultural issues in the Santa Ynez Valley Community Plan. Given this direction, the department has identified three options for the work program for the remainder of this fiscal year.

Option 1 – No Change in Work Program

An option is to make no changes to the Five Year Work Program and continue with the Santa Ynez Valley Community Plan. This would involve: complete the GPAC process and finalize their recommendations on Parks, Recreation and Trail, Public Services, and Visual Resource/Community Design, as well as finalize

recommendations on urban land use designations and zoning (residential densities); bring the plan to the Board for initiation; and commence preparation of the environmental impact report.

Under this option, no additional programs (i.e., Development Impact Fee and Beneficial Project program) would commence this fiscal year. Further, no additional resources (staff or contract funds) would be available for the Housing Element effort.

#### Option 2 – Defer Santa Ynez Valley Community Plan until January of 2004

This option is described in the July 15<sup>th</sup> Board Agenda report and was discussed at the hearing. Under this option, work on the Santa Ynez Valley Community Plan would be deferred until January 2004, with a minimal staffing level maintained for public information and general maintenance purposes. In lieu of this work, the Department proposed to initiate the Development Impact Fee and Beneficial Project study. This work involves a \$100,000 contract and approximately 1 FTE Planner III. This study would take about a year to complete. In addition, a Planner I/II and \$50,000 in contract funds would be shifted to the Housing Element program for the design charette work and environmental document preparation. For additional information on this option, see the 7/15/03 Board Agenda Report.

#### Option 3 – Reduced Work Effort on Santa Ynez Community Plan

This option is intended to respond to the Board's comments and direction at the 7/15/03 Board hearing. Under this option, some work would continue on the Santa Ynez Community Plan. Staff would complete work on those items that the GPAC has made its final recommendations. Staff would also work with the AAC on the rural lands issues related to the plan over the next four months and bring the plan to the Board for initiation in January 2004. Staff would also commence the background and setting sections of the environmental impact report for the plan. In addition to the work on the Santa Ynez Plan, staff proposes that the Housing Element work program would be enhanced as described under Option 2 (temporary assignment of a Planner I/II and \$50,000 in contract funds). Under this option, the Development Impact Fee and Beneficial Project study would not commence this fiscal year, but would continue to be programmed for FY 04-05.

The Board should consider these options and direct Planning and Development as to any changes in the Five Year Work Program for the remainder of this fiscal year. Option 1 is estimated to result in plan adoption in December 2004, Option 2 is estimated to result in plan adoption in Spring/Summer 2005, and Option 3 is estimated to result in plan adoption in Spring of 2005.

**Mandates and Service Levels:** State law [Government Code Section 65300] requires cities and counties to have a current and internally consistent general plan. Seven elements are mandatory – Land Use, Circulation, Housing, Open Space, Conservation, Noise, and Safety, as is the Local Coastal Program or Plan (LCP). Each mandated element has some minimum degree of required topical coverage. The *Comprehensive Plan* meets or exceeds minimum legal requirements, but could benefit from various levels of updating and enhancement as described in the Five Year Work Program. The items described in the Work Program would ensure continued compliance with legal mandates, and would maintain or improve existing levels of public service through the comprehensive planning function.

**Fiscal and Facilities Impacts:** Option 1 would result in no fiscal or facilities impacts or changes. The adopted Five Year Work Program includes \$367,000 for the Santa Ynez Valley Community Plan for the entire FY 2003-04. Under Option 2, deferral of the Community Plan for six months would make approximately \$183,500 available. The Development Impact and Beneficial Project Program is estimated at \$187,000, approximately \$100,000 of which would be for consultant work and the remainder for staff. Staffing in the division would be temporarily reduced by one Planner II (transferred to the Development Review Division) to fund consulting costs. No additional general fund contributions would be required. If Option 3 is selected, the department will allocate staff to the Santa Ynez Community Plan and Housing Element. No changes in general fund contribution would result.

Completion of the Development Impact Fee and Beneficial Project Program would generate additional revenue for roads and other services in the County, and would provide an avenue for reducing or waiving impact fees for beneficial projects.

**Special Instructions:** N/A