

# **Attachment B**

**Long Range Planning 2016-17**

**Annual Work Program**

**FY 2015-2016 Completed Projects**

The Board of Supervisors through their review of the FY 2015-2016 Work Program, prioritized projects for the Long Range Planning Division. Projects that have been completed during FY 2015-2016 are shown below in Table 1.

**TABLE 1  
 COMPLETED PROJECTS  
 WORK PROGRAM FY 2015-2016**

<b>COMPLETED PROJECTS</b>
<b>Eastern Goleta Valley Community Plan (Local Adoption)</b>
<b>Medical Marijuana Ordinance</b>
<b>Isla Vista Master Plan Update (Local Adoption)*</b>
<b>Winery Ordinance *</b>
<b>Important Minerals*</b>
<b>Montecito Design Guidelines *</b>
<b>Ordinance 661 – Phase II *</b>
<b>Alternative Fuels Readiness (Grant)*</b>
<b>Census Designation (Eastern Goleta Valley) *</b>

\*Anticipated to be completed by June 30, 2016

**FY 2016-2017 Proposed Required Services, Operations and Projects**

Table 2, below, provides a summary of Long Range Planning’s on-going services, operations and projects for FY 2016-2017, including grant funded projects, State mandated projects funded by general fund contributions (GFC), and on-going projects funded by GFC. This table also provides the full-time equivalent (FTE) staffing levels that are a rough estimate for each project for FY 2016-2017 as well as FTE requirements for core required services and operations. A brief description of each on-going project is provided in Appendix A, of this report.

**TABLE 2  
ON-GOING SERVICES, OPERATIONS AND PROJECTS  
FY 2016-2017**

<b>ON-GOING PROGRAMS AND PROJECTS</b>		<b>FTE*</b>
<b>Required Services</b>		
	Grant Research & Applications	
	Ag Preserve Processing & APAC Support	
	Regional & Inter-Agency Coordination	
	Technical Support to Other Depts.	
	Legislative Review	
	General Plan Consistency Review	
	Responsible Agency Review	
	CIP Conformity Review	
	General Plan Annual Report	
	LAFCO/SBCAG Review	
<b>Subtotal – Required Services</b>		<b>2.0</b>
<b>Operations</b>		
	Budget Development and Implementation	
	Public Information, Referrals, Website and Outreach	
	Staff Meetings and Training	
	Evaluation and Performance Reviews	
	Division Administration	
<b>Subtotal - Operations</b>		<b>2.5</b>
<b>Projects</b>		
<b>ON-GOING PROJECTS</b>		
<b>1</b>	Coastal Resiliency (Grant)	0.4
<b>2</b>	Eastern Goleta Valley Community Plan	0.1
<b>3</b>	ECAP Implementation	0.6
<b>4</b>	Gaviota Coast Plan	0.5
<b>5</b>	Hollister Streetscape Improvement	0.3
<b>6</b>	Housing Element Implementation	0.5
<b>7</b>	Santa Claus Lane	0.5
<b>8</b>	Short Term Rentals	0.6
<b>Subtotal - Projects</b>		<b>3.5</b>
<b>TOTAL FTE</b>		<b>8.0</b>

\*FTE = Full Time Equivalent Staff (Numbers Rounded Up)

**Recommended New Projects for Fiscal Year 2016-2017**

In addition to the on-going projects for FY 2016-2017 that are listed above in Table 2, there are other potential projects that could be undertaken by the Long Range Planning Division, assuming existing staff levels are maintained. The projects have been suggested from a variety of sources and are recommended by staff as shown in Table 3, below, in descending order of priority. These projects are recommended for consideration for inclusion in the FY 2016-17 Work Program. The final budget adopted by the Board of Supervisors for P&D will determine the level of policy development that will occur in FY '16-'17.

**TABLE 3  
RECOMMENDED NEW PROJECTS  
Fiscal Year 16/17**

<b>RECOMMENDED NEW PROJECTS</b>		<b>FTE*</b>
<b>9</b>	<b>Airport Compatibility (Mandate)</b>	<b>0.3</b>
<b>10</b>	<b>Medical Marijuana</b>	<b>0.1</b>
<b>11</b>	<b>SGMA Support</b>	<b>0.2</b>
<b>12</b>	<b>Ag Permit Streamlining</b>	<b>0.8</b>
<b>13</b>	<b>Hoop Structures</b>	<b>0.5</b>
<b>14</b>	<b>IV Parking Strategy Development</b>	<b>0.3</b>
<b>15</b>	<b>Scenic Highway Designation (Hwy 101 Gaviota)</b>	<b>0.1</b>
<b>16</b>	<b>EGVCP Mapping</b>	<b>0.3</b>
<b>17</b>	<b>Outdoor lighting</b>	<b>0.4</b>
<b>TOTAL FTE</b>		<b>3.0</b>

\*Estimated for one fiscal year. Some projects may take more than one year to complete.

The scope of work for the Medical Marijuana project listed above has been reduced since the work program was presented to the Montecito and County Planning Commissions. Staff anticipates that State legislation regarding medical marijuana will continue to emerge in the upcoming fiscal year which could impact and inform local regulation development. Staff is recommending a limited scope of work for the upcoming fiscal year to monitor emerging legislation, regulations and a possible recreational marijuana ballot initiative. The development of local cultivation regulations would follow in a subsequent fiscal year and has been added to the Table 4 (Future Projects) for consideration in the next work program cycle.

In addition, staff has added the Hoop Structure project to Table 3 (Recommended New Projects). This project addresses zoning ordinance changes required to exempt hoop structures up to 20 feet in height from the requirements of a coastal development permit/land use permit. It supports a corresponding Building Code amendment that was previously directed by the Board of Supervisors.

**Potential Projects for Future Fiscal Years**

Table 4 below lists potential new projects as mid-term projects (recommended for consideration in subsequent fiscal years). This table provides a longer term view of those projects that may be funded in future years. These projects are not recommended for inclusion into the 2016-2017 Work Program, but may be considered in the future for inclusion into a Work Program. Projects are listed in random order.

**TABLE 4  
POTENTIAL FUTURE PROJECTS**

<b>POTENTIAL FUTURE PROJECTS</b>		<b>FTE*</b>
<b>Mid-Term (3+ Years)</b>		
<b>18</b>	<b>Medical Marijuana Regulations</b>	<b>0.5</b>
<b>19</b>	<b>Sign Ordinance</b>	<b>0.5</b>
<b>20</b>	<b>Oak Tree Protection Review</b>	<b>0.2</b>
<b>21</b>	<b>Circulation Element</b>	<b>1.2</b>
<b>22</b>	<b>Santa Ynez &amp; Los Olivos Parking/Circulation Plan</b>	<b>0.4</b>
<b>23</b>	<b>Los Alamos In Lieu Parking Program</b>	<b>0.7</b>
<b>24</b>	<b>Mission Canyon Post-Disaster Recovery Plan</b>	<b>0.4</b>
<b>25</b>	<b>Santa Ynez &amp; Los Olivos Design Guidelines</b>	<b>0.6</b>
<b>26</b>	<b>Mission Hills/Vandenberg Village Vision Plan</b>	<b>1.5</b>
<b>27</b>	<b>Economic Development Element</b>	<b>1.0</b>
<b>28</b>	<b>Accessory Meat Packing &amp; Processing Ordinance</b>	<b>0.5</b>
<b>29</b>	<b>Noise Element Update</b>	<b>1.3</b>
<b>30</b>	<b>Land Use Element Update</b>	<b>3.0</b>
<b>31</b>	<b>Open Space Element Update</b>	<b>2.7</b>
<b>32</b>	<b>Groundwater Policy Updates/ Consistency Amendments</b>	<b>1.0</b>
<b>33</b>	<b>Climate Adaption (Inland County)</b>	<b>1.0</b>
<b>34</b>	<b>Telecommunications Ordinance</b>	<b>0.8</b>
<b>35</b>	<b>Special Events Ordinance Update</b>	<b>1.5</b>
<b>36</b>	<b>Brushing Ordinance Update</b>	<b>1.0</b>
<b>37</b>	<b>Safety Element Update</b>	<b>0.5</b>
<b>38</b>	<b>Advance Metering</b>	<b>0.5</b>

\* FTE are rough estimates and represent the total FTE expected to complete a project. Some projects would take more than one year to complete.

### **Montecito Planning Commission, County Planning Commission and Agricultural Advisory Committee Recommendations:**

On February 17, 2016 the Montecito Planning Commission (MPC) considered the FY16-17 work program. The MPC recommended that a second phase for the Montecito Design Guidelines be incorporated into the work program as an ongoing project. Phase –II would focus on addressing concerns related to the compatibility of detached accessory structures with regard to size, bulk and scale. In addition, the MPC recommended that a Sustainable Living Research Initiative project currently under development in the City of Santa Barbara and Goleta and a Montecito Historic Resource Ordinance project be added to Table 4 (Future Projects). The Commission also recommended that an Advance Metering project to exempt advanced utility meter technologies from the Zoning Ordinance not be incorporated into the work program and instead be initiate as a private utility funded project.

On February 24, 2016 the County Planning Commission (CPC) considered the FY16-17 work program. The CPC recommended the Los Alamos in Lieu Parking Program be included on Table 3 (Recommended New Projects) in place of the Outdoor Lighting project. The in lieu parking program would provide additional tools for property owners to satisfy parking requirements. The CPC also recommended that the Sustainable Living Research Initiative project and a Commercial Zoning District Tasting Room Regulations project be placed on Table 4 (Future Projects). The tasting room project is in response to community concerns raised at the CPC hearing regarding the growth of tasting rooms within the Los Alamos commercial corridor as well as other areas of the County.

On March 2, 2016 the Agricultural Advisory Committee (AAC) considered the FY16-17 work program. While the AAC deferred making a formal recommendation on the work program until their April meeting, they emphasized the importance of prioritizing the Hoop Structure and Agricultural Permit Streamlining project during their discussion. The AAC intends to submit their formal recommendation to the Board via letter in advance of this year’s budget workshop.

### **Ongoing Projects for Fiscal Year 2016-2017**

A brief description and next steps of each project listed in Table 2 of the staff report is provided as follows in alphabetical order of the project names. All dates noted assume full funding of the project during the 2016-2017 Fiscal Year, and during subsequent fiscal years for multi-year projects.

#### **1. Coastal Resiliency Project Phase II**

- Collaboration with UCSB and the cities of Carpinteria, Santa Barbara, and Goleta to model sea level rise and potential associated hazards to coastal erosion and coastal flooding.
- Modeling results will be used to develop a Coastal Hazard Vulnerability Assessment and policies and programs that mitigate impacts from coastal hazards.
- The Coastal Hazard Modeling results and the Vulnerability Assessment results will be presented to the Board of Supervisors in Winter 2017.

**2. Eastern Goleta Valley Community Plan**

- Approved by the Board of Supervisors Fall 2015
- Support Coastal Commission certification process

**3. Energy and Climate Action Plan (ECAP) Implementation**

- Implement high priority measures identified for Planning & Development in the ECAP.
- Implementation measures specific to Planning & Development include:
  - Develop financial incentives strategies for energy-efficient retrofits (FY 16/17)
  - Update GHG inventory/forecast (FY 16/17)
- Continue inter-departmental coordination through the County's Energy and Sustainability Working Group.
  - Compile quarterly monitoring data for Planning and Development implementation measures (FY 16/17 and beyond)
  - Assist with refinement of the ECAP Monitoring tool.

**4. Gaviota Coast Plan**

- Develop an area plan which will update land use policies for the Gaviota Coast that are reflective of community values, trends and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity.
- The Plan will provide a pathway for the community to address topics such as agricultural stewardship and sustainability, biological resources, design standards, public access, and scenic resources.
- Planning Commission hearings are scheduled for Spring 2016.
- Board adoption hearings are scheduled for Fall 2016.

**5. Hollister Avenue – State Street Streetscape Plan**

- Develop a streetscape plan to enhance aesthetics and foster economic vitality along the Hollister Avenue – State Street commercial corridor and provide a gateway into Goleta Valley.
- Develop the plan in concert with the circulation improvement plan that County Public Works is currently preparing.
- Conduct round-table meetings and workshops to engage residents and business owners.
- Staff expects to present design concepts/standards to the Planning Commission in Fall 2016
- Planning Commission and Board hearings for the streetscape plan are expected in Winter/Spring 2017.

**6. Housing Element Implementation**

- Continue implementation of the 2015-2023 Housing Element Update consistent with the County's adopted Housing Element.
- Chapter 5 of the Housing Element Update contains various programs to encourage affordable and special needs housing. Each program has an implementation timeline. The County committed to implement Program 1.16 (Design Residential (DR) Zone Modifications) by early 2016.

- Program 1.16 directs the County to evaluate and adopt as appropriate zoning ordinance amendments that encourage affordable, special needs, and senior housing projects in the Design Residential (DR) zone. Possible zoning ordinance amendments include increasing the maximum site coverage (percent) for structures, reducing the minimum net site area (percent) reserved for common and/or public open space, and reducing parking standards.
- Begin implementing Programs 2.2 (Special Needs Housing Regulations) and 2.8 (Transitional and Supportive Housing) per the timelines in the Housing Element Update. Program 2.2 will allow combined emergency shelters, single room occupancy projects, treatment facilities, and temporary housing in certain zones. Program 2.8 will allow transitional and supportive housing subject only to those zoning regulations that apply to other residential dwellings of the same type in the same zone.

#### **7. Santa Claus Lane Beach Access and Street Improvements**

- Enhance recreation and business opportunities by preparing a master plan for streetscape improvements, safe beach access, and parking for an approximately one-half mile segment of frontage road and beach along Santa Claus Lane/Padaro Beach.
- Complete and release the Draft Mitigated Negative Declaration (MND) for new pedestrian rail crossing for public review in winter/spring 2016. Present the Final MND to the County Zoning Administrator in Spring 2016.
- Complete and submit the California Public Utilities Commission (CPUC) rail crossing application to the CPUC for approval in Summer 2016.
- Prepare and process a Coastal Development Permit for the pedestrian rail crossing in summer 2016. Present the project to the ZA for approval in Fall 2016.
- Continue public outreach with residents and business owners; ongoing throughout FY 2016/17.
- Provide technical support to Public Works and its engineering consultant that is preparing construction plans for the streetscape improvements; ongoing throughout FY 2016/17.

#### **8. Short Term Rentals**

- Develop an ordinance to address the use of short term rentals.
- Planning Commission hearings for ordinance adoption are expected in Spring 2016.
- Board of Supervisor adoption for the zoning ordinance amendments are expected in Summer 2016.

#### **Recommended New Projects for Fiscal Year 2016-2017**

A brief description of each project listed in Table 3 of the staff report is provided as follows. All dates noted assume full funding of the project during the 2016-2017 Fiscal Year, and during subsequent fiscal years for multi-year projects.

#### **9. Airport Land Use Plan Consistency Amendments (State mandated)**

- The Santa Barbara County Association of Governments (SBCAG) is preparing comprehensive amendments to the Airport Land Use Plan (ALUP). SBCAG's update of the ALUP will include revised information for the six airports in Santa Barbara County, including Santa Barbara, Santa Maria, Lompoc, Santa Ynez, and New Cuyama Airports, as well as Vandenberg Air Force Base. Updated information will reflect four major plan



areas, including noise, safety, airspace protection, and overflight with specific land use compatibility criteria. SBCAG will serve as the lead agency for environmental review of the ALUP, which will be utilized by the County for CEQA compliance of the Land Use Element amendments.

- Government Code Section 65302.3 (a) and (b) requires consistency of the Comprehensive Plan with the ALUP within 180 days (6 months) of adoption by SBCAG.
- This project would amend the Comprehensive Plan and Land Use and Development Code to achieve consistency with the ALUP.
- The project is expected to begin in Summer 2016.
- Project initiation is contingent upon SBCAG's completion of environmental review.

#### **10. Medical Marijuana**

- On October 9, 2015, Gov. Brown signed Senate Bill 643 and Assembly Bills 243 and 266. Collectively, these bills are called the Medical Marijuana Regulation and Safety Act (MMRSA).
- On January 19, 2016, the Board of Supervisors adopted an ordinance that prohibits the establishment of new medical marijuana cultivation sites within the County and directed staff to include a project in the FY 16-17 work program to develop regulations for the cultivation of medical marijuana.
- Monitor and analyze State implementation of MMRSA.
- Research and analyze potential tax, licensing and other revenue generating models.
- Project expected to begin Summer 2016.

#### **11. Sustainable Groundwater Management Act**

- The Sustainable Groundwater Management Act (SGMA) was signed into law by Governor Brown in 2014, consisting of a package of three bills (AB1739, SB1168, and SB 1319).
- SGMA provides a framework for the sustainable management of groundwater supplies by local agencies, with provisions for state intervention if necessary to protect the resource. SGMA provides tools, authority, and deadlines for local agencies to achieve sustainability over a 20-year implementation period.
- Implementation of SGMA is a multiyear effort and requires ongoing Planning and Development support.

#### **12. Agricultural Permit Streamlining**

- Develop a revised zoning permit structure for agricultural uses that would allow increased flexibility in the type of permit and allow compatible new uses which support and encourage the continuation of local agricultural operations.
- The agricultural tiered permit structure will allow landowners to develop small-scale uses with an over-the counter or other staff issued permit. The scale of the permitted uses is intended to support and be compatible with existing agricultural activities.
- The project will evaluate agricultural tiered permit concepts developed as part of the draft Gaviota Coast Plan and consider their appropriateness countywide.
- The project will begin in Summer 2016.

### **13. Hoops Structures**

- On February 9, 2016, the Board of Supervisors considered options to exempt hoop structures from the Building Code and Zoning Ordinances. The Board directed staff to return to the Board with Building Code Amendments and consider/include corresponding Zoning Ordinance Amendments in the Annual Work Program.
- The project will amend the County Zoning Ordinances to allow hoop structures up to 20 feet in height.
- The project will begin in Summer 2016.

### **14. Isla Vista Parking Strategy Development**

- Prepare parking strategy options paper for BOS consideration that would evaluate a variety of different approaches (e.g. parking permit, red curb elimination, parking lots, UCSB\MTD projects\coordination, etc.) to address parking availability in Isla Vista.
- Board of Supervisor hearing expected Winter 2017.

### **15. Scenic Highway Designation – Highway 101 Gaviota Coast**

- Pursue Scenic Highway Designation for Highway 101 through the Gaviota Coast Plan area.
- Document supporting studies and eligibility criteria, coordinate community input and Board of Supervisor recommendation hearings, and coordinate project submittal to Caltrans for review and approval.
- This project is contingent upon the Gaviota Coast Conservancy receiving grant funding and assisting with the preparation of the Caltrans application
- This project is expected to begin Spring 2017.

### **16. Eastern Goleta Valley Mapping**

- The Eastern Goleta Valley Community Plan (EGVCP) Focused ESH/RC Overlay Mapping project would update the ESH/RC Overlay Map within the Rural Area of the EGVCP plan area.
- The project would implement, in part, Action ECO-EGV-5A, adopted as part of the EGVCP on October 20, 2015, which states "...maps of ESH/RC overlay areas shall be studied and updated to reflect the current extent of known biological resources/habitat areas..."
- The maps will show chaparral habitats and Environmentally Sensitive Habitats (ESH) based on existing inventories, 2015 aerial photography, and limited fieldwork. The 2015 aerial photography will be used to refine the boundaries of existing mapped habitats. Field work will be limited to validating mapping updates.
- The updated map would provide an enhanced tool for the implementation and enforcement of the new ESH policies, development standards and ESH Overlay regulations adopted as part of the EGVCP.
- The project will begin in Summer 2016.
- Planning Commission and Board of Supervisors hearings to adopt the updated map anticipated for Spring 2017.

### **17. Outdoor Lighting Ordinance**

- Develop a county-wide ordinance which seeks to standardize regulation of outdoor lighting, building upon outdoor lighting regulations that have been adopted for recent community plans.
- The project includes outreach to communities, design professionals, and county Board of Architectural Review committees to gather input for inclusion in the ordinance and guidelines.
- Planning Commission hearing scheduled for Winter 2017.
- Board of Supervisor adoption hearings in Spring 2017.