

## VI. APPENDICES

## APPENDIX A

### IMPLEMENTATION PROGRAM

This implementation section provides information regarding the responsible agency, cost, source of funding, priority, and time frame for carrying out Actions in the Montecito Community Plan. Some of these Actions involve relatively inexpensive studies or minor capital improvements which can be accomplished within existing budget constraints, while others involve expensive capital improvements which will likely require specialized funding mechanisms. As other Community Plans are adopted, decision makers will need to balance the major proposals contained in this Plan with proposals from other plans and existing County priorities. Additionally, decision makers will need to phase these proposals to match available funding.

The following section provides a brief explanation of each column heading in the Implementation Matrix.

**Activity:** This category lists Actions that will require ongoing or increased County activity in the form of studies, ordinance amendments, programs, and minor to major capital improvements. Many of these actions may be two tiered, with a first tier of study being completed relatively quickly and a more expensive capital improvement following when funding is available.

**Agency:** The Montecito Community Plan calls for Actions to be performed by a number of agencies and other parties. These include various County Departments including Resource Management (RMD), Public Works, Parks Department, and Flood Control District. Other potentially affected agencies include the Montecito Water District, Montecito Fire District, the City of Santa Barbara, and CALTRANS. Frequently, a department such as Public Works will carry out a work task with RMD coordination.

**Cost Estimate:** Implementation of the Montecito Community Plan will require coordination between a number of County departments and other agencies, and involve funding from a variety of sources. Some of the Actions in the Plan have the potential to require an increase in County expenditures, utilizing either ongoing or increased general fund outlays and/or a combination of other sources. Where possible, cost estimates for these Actions were obtained from County departments. These estimates will need to be further refined in the future as new information becomes available.

**Source of Funds:** Below are funding sources that may be used to implement Actions of the Montecito Community Plan. In the future, additional sources of funding may be identified.

*General Fund:* Many of the minor tasks and studies can be recommended within ongoing General Fund budgets of County Departments.

*Mello-Roos Community Facilities District Bonds:* To pursue this funding source, a two-thirds vote of the registered voters that would benefit from the improvement would be required. If a Mello-Roos District was approved by a two-thirds vote, a Community Facilities District would be formed to benefit from and pay for the facilities or infrastructure improvement. Bonds would be secured by proceeds of a special tax on real property in the Community Facilities District

*Special Tax Assessments:* Special tax assessments generally operate as follows: assessment bonds are secured by assessment on property within the assessment district, and are imposed on the basis of direct or special benefit the property receives from the improvements. Although there is no vote requirement for a tax assessment, written protests can be filed by property owners of property subject to a majority of the dollar value of assessments. Special assessments may be used for fire, water, flood control, or other issues.

*Federal or State Funds and Other Outside Grants:* A variety of grants may be available to either partially or wholly fund some of the recommended Actions. Grants may be available from the South Coastal Conservancy, Community Environmental Counsel, Coastal Resource Enhancement Fund, CALTRANS or possibly other State, Federal or private agencies.

*Fees:* County fees such as Quimby Act, Road Fees or even In-Lieu Housing fees could be utilized to fund certain improvements or programs in Montecito.

**Priority:** Given the wide range of Actions in the Plan, it is not feasible to assign numeric rankings to each Action. Instead, general rankings of high, moderate, and low are provided based upon community and various County department recommendations.

**Timeframe:** The timeframe column contains the best available estimates of when short to mid-term studies and improvements can be accomplished. Timing is in fiscal years (i.e. July-June).

Montecito Community Plan Implementation Program  
Parks Dept.

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Update Manning Park Master Plan; develop operational guidelines	\$70,000 - \$100,000	General funds/Grants	Low	10 years
Acquire an easement for the bluff and beach area south of Channel Drive between the cemetery and the Coral Casino. County shall provide maintenance.	\$100,000/acre \$2,500 maintenance	General Funds/ Grants/ Quimby fees	Low	15 years
Pursue options for increased access in Fernald Point area	\$100,000/acre	General Funds/ Grants/ Quimby Fees	Low	15 years
Pursue acquisition of trails	\$15,000 - \$35,000/mile	Grants/Exactions, General Fund	Low/Moderate	5 years
Develop program for setting trails priorities	\$1,000 - \$2,500	ongoing implementation	Moderate/High	93-94
Provide trail signage and maintenance	\$250 - \$500/mile for maintenance \$500 for 2 signs	Grants/General Fund	Low/Moderate	5 years
Establish Open Space District or Benefit Assessment District	Unknown	General Funds/New District	Moderate	Unknown
Develop joint use facilities and programs on school sites	\$30,000	Grants/Quimby Fees	Moderate	5 years

Montecito Community Plan Implementation Program  
Public Works (Traffic) Dept.

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Add left turn lanes to intersection of Hot Springs Road and East Valley.	\$125,000	Road Fees, Development fees or Developer installed	Low	Not in 7 year CIP
Add left turn lane to intersection of Sycamore Canyon and Hot Springs Road with minor widening and/or signalize intersection maintenance.	\$150,000 w/o signal \$300,000 with signal	Road fees, Development fees or Developer installed	Low	Not in 7 year CIP
Examine feasibility of TDM	\$3,000	Measure D	Low	Anytime, at Board's discretion
Require employers to implement TDM priorities	\$50,000	Measure D	Low	Anytime, at Board's discretion
Adopt a program to resolve problems resulting from the erosion of Channel Drive	\$10,000  long term \$8-\$10 million	Long term funds not determined	Study completed	Long term time frame not determined
Solicit community comment for proposed roadway and intersection changes	N/A	General Funds	High	Ongoing
Designate East Valley Rd. as a State Scenic Highway and Mountain Drive as a County Scenic Road	\$5,000	General Funds Grants	Low	Beyond 2000

Montecito Community Plan Implementation Program  
Flood Control

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Prepare annual maintenance plans	undetermined	unknown	unknown	unknown
Prepare Master Drainage Plan	\$50,000	Special Dist. Augmentation Fund, General Fund, Flood Control Budget from Property Tax/Special District Augmentation	Low	within next 10 years

Montecito Community Plan Implementation Program  
Public Works Solid Waste

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Encourage establishment of a recycling center	\$500	General Funds	High	ongoing
Expand recycling program to include yard and wood waste	unknown	unknown	High	ongoing
Work with community to establish a curbside recycling program	\$500	General Funds	High	ongoing

Montecito Community Plan Implementation Program  
Resource Management

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Develop of Architectural Guidelines and Development Standards (See Appendix B for details)	\$40,000	General Funds	High	1992-93
Amend Articles II and IV to create FAR's in commercial zone districts	NA	General Funds	High	completed with Plan adoption
County to work cooperatively with the City of Santa Barbara to minimize impacts to infrastructure, resources, and public services	N/A	General Funds	High	ongoing
Amend Article IV to provide an Environmentally Sensitive Habitat overlay district	N/A	General Funds	High	completed with Plan adoption
Add site design overlay to Article IV	N/A	General Funds	High	1992-93 as part of design guidelines
Develop an ordinance to protect historic properties. Maintain an updated list of historic properties in Montecito	Not yet determined*	General Funds, State/Federal Grants	Moderate	1995-2000
Develop Tree Protection Mechanism	\$20,000	Special Assessment	Moderate	1993-94
Establish setbacks for Electromagnetic Fields	\$250	General Fund	Low	1995-96

\* This might be done with a County-wide Ordinance. Funding requirements are dependent on the scope of the project.

Montecito Community Plan Implementation Program  
Housing Actions

ACTIVITY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Amend the provision for secondary residential units on CN zoned properties	N/A	General Funds	High	completed with Plan adoption
Amend the provision for secondary residential units on CV zoned properties	N/A	General Funds	High	completed with Plan adoption
Amend Article IV to include an Educational Facility affordable housing overlay	N/A	General Funds	High	completed with Housing Element
Amend Articles II and IV to create 50% affordable overlay or other implementing mechanism	\$28,500	Mortgage Revenue Trust Fund	High	completed with Housing Element



Montecito Community Plan Implementation Program  
Other Agencies

ACTIVITY	AGENCY	COST ESTIMATE	SOURCE OF FUNDS	PRIORITY	TIME FRAME
Widen San Ysidro Road between North and South Jameson	Caltrans	Not yet established*	CALTRANS	Moderate	1996-97*
Signalize intersection of Olive Mill, Coast Village Road, and U.S. 101 ramps.	Caltrans/ City of SB	Not yet established*	CALTRANS	Moderate	1996-97*
Establish water conservation educational programs	Water District/ Water Agency	\$1500	Water District	Moderate	school year 93-94
Coordinate County and Water District review of discretionary development proposals	RMD/ Water District	N/A	General Funds	High	ongoing

\* The State has programmed and budgeted funds to widen U.S. 101 from Milpas to San Ysidro to 6 lanes. Funding and specific improvements for interchanges has not yet been determined. Any required improvements should be constructed at the same time as the 101 project.

**APPENDIX B**  
**ISSUES IDENTIFIED TO BE ADDRESSED IN THE MONTECITO**  
**ARCHITECTURAL GUIDELINES AND DEVELOPMENT STANDARDS**

General Residential Standards

Mass, Scale and Height of Residences  
Residential Floor Area in Relation to Lot Size  
Neighborhood Compatibility  
Architectural Styles (Acceptable and Unacceptable)  
View Protection  
Site Grading  
Site Planning (lot coverage, privacy, site topography, site constraints, setbacks, easements)  
Landscaping Standards (including use of drought tolerant and native species)  
Protection of Existing Vegetation  
Screening for Privacy  
Screening of Structures and Parking Areas  
Outdoor Lighting  
Accessory Structures

Special Hillside/Rural Standards

Site Preparation/Grading  
Placement and Grading of Access Roads/Driveways  
Site Drainage  
Erosion Protection  
Landscape Plans  
Revegetation of Slopes  
Fire Retardant Landscaping  
Placement and Screening of Water Tanks  
Visual Impact of Structures (placement, size, design, visibility, colors, materials)  
Retaining Walls

Commercial Standards

Architectural Style  
Materials  
Outdoor Lighting  
Signs  
Sidewalks  
Landscaping  
Street Furniture

APPENDIX C

AFFORDABLE HOUSING SITES ZONED 7-R-1 WHICH ARE TARGETED FOR  
BONUS DENSITY UNITS

00735008	00930110	00957004
00735009	00930111	
00735010	00930112	
00735011		
00735013	00930401	
00735025	00930404	
00735027	00930405	
00735040	00930406	
00735042	00930407	
00735046	00930408	
00735047	00930409	
	00930412	
00906043	00930413	
00906046	00930414	
00906047		
00906048		
	00931304	
00923015	00931305	
00923016	00931306	
00923017	00931308	
00923018	00931309	
00923019	00931311	
00923027	00931312	
00923028	00931313	
00923041	00931314	
00923042	00931315	
	00931320	
00930101	00932010	
00930102	00932011	
00930103	00932012	
00930104	00932013	
00930105	00932014	
00930106		
00930107	00957001	
00930108	00957002	
00930109	00957003	

## APPENDIX D

### DESCRIPTION OF COASTAL LIVE OAK WOODLAND COMMUNITIES

Probably the most mesic of the foothill woodland communities are the coastal live oak woodlands. These communities are dominated by *Quercus agrifolia*, which often occurs in pure stands. The communities are restricted to coastal areas from Sonoma County south into Baja California. Coastal live oak woodlands are variable. In mesic areas such as north-facing slopes and canyons, these communities sometimes intergrade with mixed evergreen forests. Typical understory plants in dense coast live oak woodlands are shade tolerant shrubs such as *Rubus ursinus* (wild blackberry), *Symphoricarpos mollis* (snowberry), *Heteromeles arbutifolia* (toyon) and *Toxicodendron diversilobum* (poison oak); and herbaceous plants such as *Pteridium aquilinum* (bracken fern), *Polypodium californicum* (polypody fern), *Pholistoma auritum* (fiesta flower) and *Claytonia [Montia] perfoliata* (miners lettuce).

In drier areas where spoils are usually shallower, the oaks are more scattered and form an open woodland. In these areas the shrubby and herbaceous understory varies significantly. Where coast live oaks intergrade with grassland, the understory consists almost entirely of grassland species with few shrubs. In other areas (usually on somewhat steeper slopes), there is a diversity of shrubs under and between the trees and a sparser herbaceous cover. In areas where coast live oak woodlands intergrade with chaparral, typical chaparral species such as *Arctostaphylos* spp. (manzanita), *Adenostoma fasciculatum* (chamise), *Ribes* spp. (gooseberries and currants) and *Ceanothus* spp. (ceanothus) form the understory. In areas where coast live oak woodlands intergrade with coastal scrub, typical understory species are *Mimulus auranticus* (bush monkey-flower), *Baccharis pilularis* (coyote brush), *Salvia mellifera* (black sage) and *Artemisia californica* (California sagebrush). Poison oak seems to be a constant associate in all cases.

(excerpted from California Vegetation, 4th Ed. by V.L. Holland and D.J. Keil, 1990 pgs 172-176.)