



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

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TO THE HONORABLE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, CALIFORNIA

PLANNING COMMISSION
HEARING OF APRIL 1, 2024

RE: *2023-2031 Housing Element Rezone Amendments; 24GPA-00003, 24GPA-00004, 24GPA-00005, 24RZN-00001, 24RZN-00002, 24ORD-00007, 24ORD-00008, and 23EIR-00004*

Hearing on the request of the Planning and Development Department (P&D) for the County Planning Commission to consider making recommendations to the Board of Supervisors regarding adoption of 2023-2031 Housing Element Update Rezone Amendments, to implement Programs 1, 2, and 3 of Chapter 5 of the 2023-2031 Housing Element Update.

- A. **Case No. 24GPA-00003.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Land Use Element, including community and area plans, as applicable, of the Santa Barbara County Comprehensive Plan;
- B. **Case No. 24GPA-00005.** Recommend that the Board adopt a resolution amending the text of the Circulation Element of the Santa Barbara County Comprehensive Plan;
- C. **Case No. 24RZN-00001.** Recommend that the Board of Supervisors adopt an ordinance amending the County Zoning Map of the County Land Use and Development Code to rezone select parcels, in compliance with Chapter 35.104;
- D. **Case No. 24ORD-00007.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the County Land Use and Development Code, Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code, in compliance with Chapter 35.104;
- E. **Case No. 24GPA-00004.** Recommend that the Board of Supervisors adopt a resolution amending the text and maps of the Coastal Land Use Plan, including community and area plans, as applicable, of the Santa Barbara County Local Coastal Program;
- F. **Case No. 24RZN-00002.** Recommend that the Board of Supervisors adopt an ordinance amending the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing South Coast Rural Region Zoning Map and the existing Goleta Community Plan Zoning South Map to rezone 3 parcels, in compliance with Section 35-180;

- G. **Case No. 24ORD-00008.** Recommend that the Board of Supervisors adopt an ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance of Chapter 35, Zoning, of the Santa Barbara County Code, in compliance with Section 35-180;
- H. **Case No. 23EIR-00004.** Recommend that the Board of Supervisors make the required CEQA findings and approve the Statement of Overriding Considerations, and certify the Program Environmental Impact Report (EIR) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). As a result of this project, significant effects on the environment are anticipated in the following categories: Aesthetics and Visual Resources, Agricultural Resources, Air Quality, Biological Resources, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services and Recreation, Transportation, Utilities and Water Supply, and Wildfire; and
- I. Select sufficient rezone sites and County-owned sites to accommodate the 2023-2031 Regional Housing Needs Allocation (RHNA) plus a 15 percent buffer for the lower- and moderate-income levels and adopt ordinances and resolutions that list and recommend that the Board of Supervisors rezone and/or select these particular sites.

All documents referenced herein, including the Program EIR, may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara. The documents are also available on the Planning and Development website at the following link: <https://www.Countyofsb.Org/3177/housing-element-update>

The project involves 36 potential rezone sites. Eighteen potential rezone sites are located in the North County within the Orcutt Community Plan area, the Santa Ynez Valley Community Plan area, Mission Hills, and New Cuyama. Eighteen potential rezone sites are located in the South Coast within the Eastern Goleta Valley Community Plan area, Goleta Community Plan area, and Carpinteria Valley. The project also includes eight County-owned sites as potential housing locations and one County-owned site as a pending housing project (i.e., Hollister Lofts). These sites are located in the First, Second, Third, and Fourth Supervisorial Districts. (Continued from 03/27/24)

Dear Honorable Members of the Board of Supervisors:

At the Planning Commission special hearing of April 1, 2024, Commissioner Bridley moved, seconded by Commissioner Reed and carried by a vote of 5 to 0 to:

1. Make the required findings for approval specified in Attachment A of the staff report dated March 19, 2024, including the CEQA findings and Statement of Overriding Considerations, and recommend that the Board of Supervisors make the required findings for approval, including the CEQA findings and Statement of Overriding Considerations, of the 2023-2031 Housing Element Update Rezone Amendments.
2. Recommend that the Board of Supervisors certify the 2023-2031 Housing Element Update Program Environmental Impact Report (EIR) (County Environmental Document No. 23EIR-00004, State Clearinghouse No. 022070490) (Attachment B of the staff report dated March 19, 2024), and adopt the Mitigation Monitoring and Reporting Program (Attachment B of the staff report dated March 19, 2024, Chapter 8).

3. Adopt a resolution (Attachment C of the staff report dated March 19, 2024 and as revised at the hearings of March 27 and April 1, 2024;) recommending that the Board of Supervisors adopt the 2023-2031 Housing Element Update Rezone Amendments by taking the following actions:
 - A. Adopt a Resolution amending the text and maps of the Land Use Element (Case No. 24GPA-00003), including community and area plans, as applicable, of the Santa Barbara County Comprehensive Plan (Attachment C of the staff report dated March 19, 2024, Exhibit 1 and as revised by the County Planning Commission on April 1, 2024);
 - B. Adopt a Resolution amending the text of the Circulation Element (Case No. 24GPA-00005) of the Santa Barbara County Comprehensive Plan (Attachment C of the staff report dated March 19, 2024, Exhibit 2);
 - C. Adopt an Ordinance amending the Santa Barbara County Zoning Map (Case No. 24RZN-00001) of the County Land Use and Development Code to rezone select parcels (Attachment C, Exhibit 3 and as revised by the County Planning Commission on April 1, 2024);
 - D. Adopt an Ordinance amending the zoning regulations of the County Land Use and Development Code (Case No. 24ORD-00007), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C of the staff report dated March 19, 2024, Exhibit 4 and as revised by the County Planning Commission on April 1, 2024);
 - E. Adopt a Resolution amending the text and maps of the Coastal Land Use Plan (Case No. 24GPA-00004), including community and area plans, as applicable, of the Santa Barbara County Local Coastal Program (Attachment C of the staff report dated March 19, 2024, Exhibit 5 and as revised by the County Planning Commission on April 1, 2024);
 - F. Adopt an Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 24RZN-00002) of Chapter 35, Zoning, of the Santa Barbara County Code by amending the South Coast Rural Region Zoning Map and the Goleta Community Plan Zoning South Map to rezone 3 parcels (Attachment C of the staff report dated March 19, 2024, Exhibit 6 and as revised by the County Planning Commission on April 1, 2024);
 - G. Adopt an Ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance (Case No. 24ORD-00008) of Chapter 35, Zoning, of the Santa Barbara County Code (Attachment C of the staff report dated March 19, 2024, Exhibit 7 and as revised by the County Planning Commission on April 1, 2024); and
4. Select sufficient potential rezone sites and County-owned sites to accommodate the County's 2023-2031 Regional Housing Needs Allocation (RHNA) plus a 15 percent buffer for the lower- and moderate-income levels and adopt ordinances and resolutions that list and recommend that the Board of Supervisors rezone and/or select these particular sites.
 - A. The County Planning Commission selected sufficient potential rezone sites and County-owned sites to accommodate the County's 2023-2031 RHNA plus a 15 percent buffer for the lower- and moderate-income levels. The above-referenced ordinances and resolutions have been amended to reflect the selection of the following sites:

North County Rezone Sites:

Apollo (Assessor's Parcel Number (APN) 097-371-075)
Blue Sky Center (APN 149-290-001)
Chumash, LLC (APNs 143-220-005, 143-220-007, and 143-261-002)
Key Site 10 (APN 103-740-016)
Key Site 11 (APN 103-181-006)
Mariposa Reale (APNs 107-590-001 and 107-580-027)
Boys and Girls Club (APN 107-470-011)
Hummel Cottages (APN 107-270-051)

South Coast Rezone Sites:

Van Wingerden 1 (APN 004-013-023)
Van Wingerden 2 (APN 004-005-001)
Hope Church (APN 057-143-001)
St. Vincent's East (APN 059-130-011)
St. Vincent's West (APNs 059-130-014 and 059-130-015)
San Marcos Growers 1 (APN 065-040-041)
San Marcos Growers 2 (APN 065-030-012)
Montessori (APNs 065-080-008, 065-080-009, and 065-080-024)
St. Athanasius (APN 071-140-072)
Scott (APN 071-140-071)
Ekwill (APN 071-140-048)
Caird 1 (APN 065-090-031)
Caird 2 (APN 065-230-012)
Caird 3 (APN 071-190-036)
Friendship Manor (APN 075-020-035)
Glen Annie (APNs 077-530-021, 077-530-020, and 077-530-012)
Tatum (APN 065-040-026)

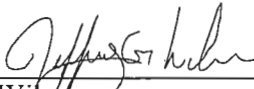
County-Owned Sites:

Juvenile Hall (APNs 061-040-012, 061-040-023, and 061-040-024)
Hollister Lofts (APN 061-040-030)
Probation Building (APN 029-211-025)

- Flag Lot (APN 029-212-019)
- Food Bank (APNs 061-040-019, 061-040-020, and 061-040-021)
- Site between Page and Fire Station (APN 061-040-043)
- Archives Parking Lot (APN 061-040-043)
- Child Family Service Parking Lot (APN 059-140-029)
- Above Behavioral Wellness Park Deck (APN 059-140-029)

The amendments referenced in Action 3, above, have been revised to reflect the County Planning Commission's recommendations from the hearing of April 1, 2024. New text is shown as double underlined text and deleted text is shown as ~~double strikethrough~~ text.

Sincerely,



Jeff Wilson
Secretary to the Planning Commission

cc: Case File: 24GPA-00003, 24GPA-00004, 24GPA-00005, 24RZN-00001, 24RZN-00002, 24ORD-00007, 24ORD-00008, and 23EIR-00004
Jessi Steele-Blossom, Planner

Attachments: **Attachment A – Findings for Approval and Statement of Overriding Considerations**
 Attachment C – County Planning Commission Resolution (Case Nos. 24GPA-00003, 24GPA-00004, 24GPA-00005, 24RZN-00001, 24RZN-00002, 24ORD-00007, and 24ORD-00008)

ATTACHMENT A: FINDINGS FOR APPROVAL AND STATEMENT OF OVERRIDING CONSIDERATIONS

2023-2031 HOUSING ELEMENT UPDATE REZONE AMENDMENTS

Case Nos. 24GPA-00003, 24GPA-00004, 24GPA-00005, 24RZN-00001, 24RZN-00002, 24ORD-00007, 24ORD-00008, and 23EIR-00004

CEQA FINDINGS

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Program Environmental Impact Report (EIR) (23EIR-00004) was presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered the information contained in the Final Program EIR and its appendices prior to recommending approval of the project. In addition, all voting members of the Planning Commission have reviewed and considered testimony and additional information presented at, or prior to, its public hearing[s] on March 27, 2024 and April 1, 2024. The Final Program EIR reflects the independent judgment and analysis of the Planning Commission and is adequate for this proposal.

1.1.2 FULL DISCLOSURE

The Planning Commission finds and recommends that the Board of Supervisors finds and certifies that the Final Program EIR (23EIR-00004) and its appendices constitute a complete, accurate, adequate, and good faith effort at full disclosure under the California Environmental Quality Act (CEQA). The Planning Commission further finds and recommends that the Board of Supervisors finds and certifies that the Final EIR has been completed in compliance with CEQA.

1.1.3 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Secretary of the Planning Commission of the Planning and Development Department located at 123 East Anapamu Street, Santa Barbara, CA 93101.

1.1.4 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE

The Final Program EIR (23EIR-00004) and its appendices for the 2023-2031 Housing Element Update (HEU) Rezone Amendments identify 35 environmental impacts (including 11 cumulative impacts) under 11 resource areas which cannot be fully mitigated and are therefore considered unavoidable. Those resource areas are: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Hydrology and Water Quality; Land Use and Planning; Population and Housing; Public Services and Recreation; Transportation; Utilities and Water Supply; and Wildfire. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the proposed project's legal, social, economic, and environmental benefits set forth in the Statement of Overriding Considerations included in Section 2.0, below. For each of these Significant and Unavoidable impacts identified by the Final Program EIR (23EIR-00004), feasible

changes or alterations have been required, or otherwise incorporated, to avoid or substantially reduce the significant environmental effects to the maximum extent feasible, as discussed below.

Aesthetics

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) adverse effects on public scenic vistas and visual resources, such as trees and rock outcroppings, along State Scenic Highways (Impact AV-1); and (2) the potential to degrade the existing visual character or quality of public views of a site and its surroundings in the Rural Area or potentially conflict with applicable zoning and other regulations governing scenic quality in the Urban Area (Impact AV-2).

Mitigation: The Program Final EIR identifies one mitigation measure (MM AV-1), which identifies the County's objective design standards for multiple unit and mixed use housing projects shall apply to all multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law.

Findings: The Planning Commission finds that feasible mitigation measures (MM AV-1) would reduce the significant environmental effects identified in the Final Program EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to visual resources are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Agricultural Resources

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) the potential conversion of Prime Farmland, Unique Farmland, Farmland of Local Importance, and Farmland of Statewide Importance to non-agricultural uses (Impact AG-1); and (2) the potential conversion of existing agriculturally zoned lands to non-agricultural uses, impairment of agricultural productivity, and potential conflicts with existing zoning (Impact AG-2).

Mitigation: No feasible mitigation measures are known which would reduce impacts.

Findings: The Planning Commission finds the significant environmental effects identified in the Final Program EIR are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Air Quality

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to the potential violation of an air quality standard or substantial contribution to an air quality violation, and a cumulatively considerable net increase of a criteria pollutant for which Santa Barbara County is in nonattainment (Impact AQ-2). Based on the air emissions modeling results for the proposed Project, the increase in emissions for nitrogen oxides (NO_x), reactive organic compounds (ROCs), and particulate matter (PM₁₀) resulting from the operation of the proposed Project could substantially exceed the adopted operational significance thresholds for all emissions, as well as mobile-source-specific emissions. The primary contributors to the exceedance of adopted thresholds include area-source emissions (e.g., those generated from the use of consumer products and re-application of architectural coatings) and mobile-source

emissions associated with the substantial increases in daily vehicle trips associated with the proposed Project.

Mitigation: The Final Program EIR identifies three mitigation measures (MM AQ-1, MM AQ-2, and MM AQ-3). Additionally, MM T-1 would also apply.

MM AQ-1 requires that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law implement the measures to minimize short-term PM₁₀ fugitive dust emissions.

MM AQ-2 requires that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law implement the measures to minimize short-term construction equipment exhaust emissions to the maximum extent feasible.

MM AQ-3 requires that applicants proposing projects that exceed the screening table established in SBCAPCD's most recently available Scope and Content of Air Quality Sections in Environmental Documents, or applicants proposing projects that involve the development of a variety of land use categories (e.g., mixed use development projects) shall prepare and submit a technical assessment evaluating potential project operation-related air quality impacts to the County for review and approval. The evaluation shall be prepared in conformance with the County and SBCAPCD methodologies for assessing air quality impacts identified in the County's Environmental Thresholds and Guidelines Manual and SBCAPCD's Scope and Content of Air Quality Sections in Environmental Documents. If operational emissions associated with proposed development exceed the County's and SBCAPCD's adopted thresholds of significance for either all source emissions or mobile-source only emissions, the County shall require applicants for new development to identify and incorporate mitigation measures to reduce operational air emissions below adopted thresholds. The technical assessment may account for additional requirements applicable to the proposed development, including vehicle miles travelled (VMT) reduction strategies and transportation demand management measures, that would have the secondary effect of reducing mobile or other source emissions. Specific mitigation measures and their effectiveness in reducing emissions below significance shall be demonstrated as part of the technical assessment evaluation and approved by the County.

Findings: The Planning Commission finds that feasible mitigation measures (MM AQ-1, MM AQ-2, and MM AQ-3) would reduce the significant environmental effects identified in the Final Program EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to air quality are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Biological Resources

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) the removal or encroachment on environmentally sensitive habitat (ESH), riparian corridors, wetlands, oak woodlands, native grasslands, and other sensitive habitats and natural communities (Impact BIO-1); (2) species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) (Impact BIO-2); potential interference with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites (Impact BIO-3).

Mitigation: The Final Program EIR identifies three mitigation measures (MM BIO-1, MM BIO-2, and MM BIO-3). Additionally, MM T-1 would also apply.

MM BIO-1 requires that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall be required to include for County P&D approval a Tree Protection Plan (TPP). The TPP shall be prepared by an arborist/biologist approved by County P&D and shall determine whether mature native trees are located on the project site. If the biologist finds that there are no mature native trees at the project site, they shall submit a memorandum describing these findings to County P&D for review. If mature native trees are present, the TPP shall determine whether avoidance, minimization, or compensatory measures are necessary.

MM BIO-2 requires that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall be required to include for County P&D approval a Habitat Protection Plan (HPP). The HPP shall be prepared by a biologist approved by County P&D. The HPP shall first determine the presence of sensitive biological resources at a project site, including special-status species and their habitats, ESH, Riparian Corridors, wetlands, and other sensitive natural communities. If the biologist finds that there are no potential sensitive biological resources at the project site, they shall submit a memorandum describing these findings to County P&D for review. If resources are present, the HPP shall determine whether avoidance, minimization, or compensatory measures are necessary.

MM BIO-3 requires applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall be required to include for County P&D approval a Wildlife Movement Plan. The Wildlife Movement Plan shall be prepared by a biologist approved by County P&D. The Wildlife Movement Plan shall first determine whether the project site has the potential to support wildlife linkages. If the biologist finds that there are no potential wildlife corridors traversing the project site, they shall submit a memorandum describing these findings to County P&D for review. If wildlife corridors are identified, the Wildlife Movement Plan shall analyze proposed fencing in relation to the surrounding opportunities for wildlife movement/migration, identify the type, material, length, and design of proposed fencing, and shall propose non-disruptive, wildlife-friendly fencing, such as post and rail fencing, wire fencing, and/or high-tensile electric fencing, to allow passage by smaller animals and prevent movement in and out of the project sites by larger mammals, such as deer. The evaluation and Wildlife Movement Plan shall also identify project design features that would reduce potential impacts and maintain habitat and wildlife movement.

Findings: The Planning Commission finds that feasible mitigation measures (MM BIO-1, MM BIO-2, and MM BIO-3) would reduce the significant environmental effects identified in the Final EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to biological resources are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Hydrology and Water Quality

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) substantial degradation of groundwater quality, substantial interference with groundwater recharge, or impedance of sustainable groundwater management of local groundwater basins (Impact HWR-2); and (2) conflicts or obstruction of the implementation of a water quality

control plan (Impact HWR-5). Future residential and mixed use development enabled by the Housing Element Update could overlap the Cuyama Valley, San Antonio Creek Valley, and/or Santa Ynez River Valley basins, which are all medium or high-priority basins and as such, have adopted groundwater sustainability plans (GSPs) governing the sustainable management of their respective groundwater resources. Future development enabled under the Housing Element Update would exceed the growth projections used to inform the management of groundwater supplies for domestic use. As such, new residential and mixed use development in these areas would potentially conflict with the GSPs and obstruct the management actions and sustainability strategies for these basins.

Mitigation: No feasible mitigation measures are known which would reduce impacts.

Findings: The Planning Commission finds the significant environmental effects to hydrology and water quality identified in the Final Program EIR are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Land Use and Planning

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to potential conflicts with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect (Impact LU-2).

Mitigation: The Final EIR identifies one land use-specific mitigation measure (MM LU-1). Additionally, mitigation measures for other impact areas (i.e., MM AV-1, MM BIO-1, MM BIO-2, MM BIO-3, MM HAZ-3, MM HWR-1, MM NOI-1, MM NOI-2, MM T-1, MM T-2, MM T-3, and MM WF-1) would apply and reduce impacts regarding land use plans, policies, and regulations.

MM LU-1 requires that the County amend the zoning ordinances for the DR Zone District to allow the following uses as part of proposed projects on sites zoned DR: (1) Open Space; and (2) Commercial Recreational Facilities and Neighborhood-Serving Commercial Uses. Allowing these uses on sites zoned DR would help to ensure consistency with certain plans and policies, but County P&D shall ensure future residential development projects with DR zoning address all applicable site design features and requirements.

Findings: The Planning Commission finds that feasible mitigation measures (MM LU-1, MM AV-1, MM BIO-1, MM BIO-2, MM BIO-3, MM HAZ-3, MM HWR-1, MM NOI-1, MM NOI-2, MM T-1, MM T-2, MM T-3, and MM WF-1) would reduce the significant environmental effects identified in the Final EIR to the maximum extent feasible.

The Planning Commission finds the residual significant environmental effects related to land use and planning identified in the Final Program EIR are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Population and Housing

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to the potential for substantial population growth that would exceed current population projections, including the Santa Barbara County Association of Governments (SBCAG) Connected 2050 Regional Transportation Plan/Sustainable Community Strategy (Connected 2050 RTP/SCS) and its regional growth forecasts (Impact PSR-1).

Mitigation: No feasible mitigation measures are known which would reduce impacts.

Findings: The Planning Commission finds the significant environmental effects on population and housing identified in the Final Program EIR are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Public Services and Recreation

Impacts: The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) the need for or provision of new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts (Impact PSR-1); and (2) an increase in the use of existing parks and recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, or could require the construction or expansion of recreational facilities which might have an adverse impact on the environment (Impact PSR-5).

Mitigation: MM LU-1 would apply; however, no other feasible mitigation measures are known which would reduce impacts.

Findings: The Planning Commission finds that feasible mitigation measures (MM LU-1) would reduce the significant environmental effects identified in the Final Program EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to public services and recreation are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Transportation

Impacts. The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) increases in total VMT per service population within the county (Impact T-2). Total VMT per Service Population would exceed the County's VMT impact threshold on a countywide basis and in each of the four North County Housing Market Areas (HMAs): Santa Maria Valley, Lompoc Valley, Santa Ynez Valley, and Cuyama Valley.

Mitigation: The Final Program EIR identifies two mitigation measures to reduce VMTs (MM T-1 and MM T-3).

MM T-1 requires that applicants for multifamily housing and mixed use housing projects shall implement site design strategies to reduce vehicle trips to and from the project site. Site-based transportation demand management (TDM) strategies may include but not be limited to VMT-reducing measures identified in the California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity (December 2021). The following site-based TDM measures shall be integrated into project design and plans as feasible based on site and project conditions: provide pedestrian network improvements; construct or improve bike facilities; provide bike parking; and implement a Homeowners' Association (HOA) subsidized or discounted transit program or other ridesharing/carpool and education program.

MM T-3 requires the County to update the funding and fee mitigation programs. The County shall review and evaluate the County's Active Transportation Plan (ATP) and/or previously adopted community plans for active transportation improvements that would directly serve the selected housing sites in the adopted Housing Element Update. These improvements shall become required mitigation for the proposed Project, where feasible. Additionally, the County shall update its Capital Improvement Program (CIP), Transportation Improvement Plans (TIPs), including Goleta and Orcutt, create TIPs for communities that require substantial transportation improvement

planning and funding, and the County's Transportation Impact Mitigation Fees (Chapter 23C of the County Code). The Transportation Impact Mitigation Fees shall reflect the fair-share contribution of new housing development to capital improvements identified in the CIP, TIPs, and/or the ATP, that mitigate transportation impacts from the Housing Element Update.

Findings: The Planning Commission finds that feasible mitigation measures (MM T-1 and MM T-3) would reduce the significant environmental effects to transportation identified in the Final Program EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to transportation are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Utilities and Water Supply

Impacts. The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) construction, expansion, or replacement of utilities, including water and wastewater facilities, which could potentially result in significant environmental effects (Impact UWS-1); (2) increased water demand that could exceed the capacity of the Goleta Water District and Cuyama Community Services District (CSD), to serve future development during normal, dry, and multiple dry years (Impact UWS-2); (3) increased wastewater generation that could exceed the capacity of the Goleta Sanitary District, Goleta West Sanitary District, Los Alamos CSD, Laguna County Sanitation District, and Cuyama CSD (Impact UWS-3); and (4) generation of municipal solid waste that could exceed the County's adopted thresholds and potentially result in the exceedance of the disposal capacity of regional landfills, or result in the need for future expansion or expedited closure of a landfill (Impact UWS-4).

Mitigation: The Final Program EIR identifies two mitigation measures (MM UWS-1 and MM UWS-2) to reduce these impacts. Additionally, MM BIO-1, MM BIO-2, MM BIO-3, MM CTCR-1, MM CTCR-2, MM CTCR-3, MM CTCR-4, MM HWR-1, MM NOI-1, and MM NOI-2 would apply.

MM UWS-1 requires that applicants for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall be served by public water and wastewater (sewer) districts or agencies, if such service is available, consistent with the County's zoning ordinances, as well as the California Fire Code (CFC) and California Plumbing Code. The applicant shall provide documentation from the appropriate public water and wastewater districts or agencies demonstrating that adequate water and wastewater services are available to serve the project; this includes water supply, system pressure, and service infrastructure, as well as wastewater conveyance and treatment capacity. The documentation shall also identify any required service extensions or improvements that are required to adequately serve the project, such as sewer laterals and main connections adequately sized to convey project wastewater flows, or water mains designed and sized to provide adequate flows and pressure to serve the project's general water demands and fire flows (i.e., pumps), considering the proposed height of the project's buildings.

MM UWS-2 requires that applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation. The plan shall include but not be limited to (1) operation source reduction and (2) operation source reduction examples.

Findings: The Planning Commission finds that feasible mitigation measures (MM UWS-1 and MM UWS-2) would reduce the significant environmental effects to utilities and water supply identified in the Final Program EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to utilities and water supply are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

Wildfire

Impacts. The Final Program EIR identified significant impacts (including cumulative impacts) related to: (1) exacerbation of wildfire risks and could expose existing or future residents to pollutant concentrations resulting from the uncontrolled spread of wildfire at several sites throughout the county, particularly along the wildland-urban interface (WUI) on the south-facing slopes of the Santa Ynez Mountains on the South Coast (Impact WF-2); and (2) require the installation or maintenance of associated infrastructure (e.g., fuel breaks and emergency access roads) that may result in temporary or permanent impacts on the environment (e.g., vegetation clearing) and may exacerbate fire risk (Impact WF-3).

Mitigation: The Final Program EIR identifies one mitigation measure (MM WF-1), which requires applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall provide adequate defensible space onsite if the housing project is proposed within or adjacent to the High or Very High Fire Hazard Severity Zones and/or WUI areas and must comply with the Santa Barbara County Fire Department's (SBCFD) Defensible Space Standards. No offsite clearing of sensitive native vegetation shall be permitted unless deemed necessary by SBCFD for public and/or firefighter safety.

Findings: The Planning Commission finds that feasible mitigation measures (MM WF-1) would reduce the significant environmental effects related to wildfire identified in the Final Program EIR to the maximum extent feasible.

The Planning Commission finds the residual significant impacts to wildfire are acceptable due to the overriding benefits discussed in the Statement of Overriding Considerations.

1.1.5 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY MITIGATION MEASURES

The Final Program EIR (23EIR-00004) identified several subject areas for which the project is considered to cause or contribute to significant but mitigable environmental impacts. For each of these impacts identified by the Final Program EIR (23EIR-00004), feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below.

Air Quality

Impacts: The Final Program EIR identified significant but mitigable impacts (including cumulative impacts) due to potential exposure of sensitive receptors to substantial pollutant concentrations or toxic or hazardous air pollutants (Impact AQ-3).

Mitigation: The Final Program EIR identifies two mitigation measures (MM AQ-4 and MM HAZ-1) that will reduce potentially significant impacts to a less than significant level.

MM AQ-4 requires applicants of housing sites located within 500 feet of U.S. Highway 101, for the segment of U.S. Highway 101 between the junction of SR 154 and the junction of SR 217 shall

site residential development outside of the 500-foot limits to the maximum extent feasible. Where development cannot feasibly be sited outside of the 500-foot limits, applicants shall be required to incorporate project design measures to reduce or avoid exposure.

MM HAZ-1 requires applicants for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law retain a qualified hazardous materials Environmental Professional to prepare a Phase I Environmental Site Assessment (ESA). The Phase I ESA shall be prepared in accordance with American Society for Testing and Materials (ASTM) Standard Practice E 1527-13 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition, demolition, or construction activities. The Phase I ESA shall identify specific Recognized Environmental Conditions (RECs), if present, which may require further sampling / remedial activities by a qualified hazardous materials Environmental Professional with Phase II / site characterization experience prior to land acquisition, demolition, and/or construction. The Environmental Professional shall identify proper remedial activities to be implemented by the applicant/owner, if necessary.

Findings: The Planning Commission finds that MM AQ-4 and MM HAZ-1 will reduce the identified significant effects on sensitive receptors from exposure to substantial pollutant concentrations or toxic or hazardous air pollutants to a level of insignificance.

Cultural and Tribal Cultural Resources

Impacts: The Final Program EIR identified significant but mitigable impacts (including cumulative impacts) due to: (1) potential physical demolition, destruction, relocation, or alternation of historic resources (Impact CTCR-1); (2) potential disruption, alteration, destruction, or adverse effects on significant archaeological resources (Impact CTCR-2); (3) potential disruption of human remains (Impact CTCR-3); and (4) potential disruption, alteration, destruction, or adverse effects on significant tribal cultural resources (Impact CTCR-4).

Mitigation: The Final Program EIR identifies four mitigation measures (MM CTCR-1, MM CTCR-2, MM CTCR-3, and MM CTCR-4) that will reduce potentially significant impacts to a less than significant level.

MM CTCR-1 requires applications for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include a Phase I historic resources report if they involve major alteration or demolition of buildings, structures, objects, or places that are generally more than 50 years old and: 1) listed or eligible for listing in the California Register of Historical Resources (CRHR); 2) included in the County's list of Historic Landmarks or Places of Historic Merit under County Code Chapter 18A, Section 18A-3, or; 3) determined by the County to be significant pursuant to criteria for listing on the CRHR (Public Resources Code Section 5024.1). The Phase I report shall include a historic resources inventory and significance evaluation. However, multifamily housing projects that involve minimal interior or exterior modifications to existing structures shall not be required to prepare historic resource reports. Such development may include, but not be limited to, those that do not alter major building features, such as minor roofing repairs with in-kind materials and minor electrical and plumbing improvements that do not involve major changes to interior or exterior walls. If the Phase I report identifies potentially significant historic resources, the owner/applicant shall submit a Phase II report that assesses project impacts and formulates mitigation measures to avoid and preserve the resources through project design and preservation in place. The owner/applicant shall submit a Phase III historic resources report if it is not possible for the project to completely avoid and preserve significant historic resources through project design and preservation in place. The Phase III report shall

document the mitigation measures that were carried out and include all related documentation. As needed, the historic resource studies shall identify appropriate protection standards to incorporate into the project design. The owner/applicant shall prepare and submit Phase I, Phase II, and/or Phase III historic resources reports as part of project application materials.

MM CTCR-2 requires applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include any existing archaeological resource surveys or reports for the project site. If the project site has not been subject to an archaeological resource survey, or the prior survey does not satisfy the requirements of a Phase I investigation, the owner/applicant shall submit a Phase I archaeological resource report documenting any archaeological resources that adjoin or exist within the project site. If the Phase I report indicates that archaeological resources adjoin or exist within the project site, the project shall avoid and preserve the resources through project design and preservation in place, or the owner/applicant shall submit a Phase II archaeological report that evaluates the significance of the archaeological resources. If the Phase II archaeological report indicates that the archaeological resources are significant, the applicant shall expand the Phase II archaeological report to assess project impacts and formulate mitigation measures to avoid and preserve the resources through project design and preservation in place. If the Phase II archaeological investigation finds that the archaeological resources are significant and potential impacts cannot be avoided through project design and preservation in place, the applicant shall submit a Phase III archaeological report to carry out mitigation measures to recover, analyze, interpret, report, curate, and preserve archaeological data that would otherwise be lost due to unavoidable impacts to significant resources. As needed, the archaeological resource studies shall identify appropriate protection standards to incorporate into the project design. The Phase I, Phase II, and/or Phase III archaeological resource investigations and reports shall be prepared by the owner/applicant and submitted as part of project application materials.

MM CTCR-3 requires that for future residential and mixed use development resulting from the proposed Project and involving ground disturbance, the owner/applicant and/or their agents, representatives, or contractors shall stop or redirect work immediately in the event archaeological, historic, or tribal cultural resources are encountered during grading, construction, landscaping, or other construction-related activity. The owner/applicant shall immediately contact County P&D. Appropriate mitigation to protect and preserve significant archaeological, historic, or tribal cultural resources encountered during construction shall be required and funded by the owner/applicant.

MM CTCR-4 requires that for future residential and mixed use development resulting from the proposed Project and involving ground disturbance, if human remains are accidentally discovered or recognized during construction activities, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be of Native American descent, the County Coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC shall then identify the person(s) thought to be the most likely descendent of the deceased Native American, who shall help determine what course of action should be taken in dealing with the remains. Per PRC Section 5097.98, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section (PRC Section 5097.98), with the most likely descendants regarding their recommendations, if applicable, taking into account the possibility of multiple human remains.

Findings: The Planning Commission finds that MM CTCR-1 through MM CTCR-4 will reduce the identified significant effects on historic, archaeological, and tribal cultural resources to a level of insignificance.

Hazards and Hazardous Materials

Impacts: The Final EIR identified significant but mitigable impacts due to: (1) potential foreseeable upset involving the disturbance of existing soil or groundwater contamination (Impact HAZ-2); (2) potential foreseeable upset involving the disturbance of former oil or gas pipelines or well facilities (Impact HAZ-3); and (3) creation of potential safety hazards to people residing or working in the vicinity of an airport (Impact HAZ-4).

Mitigation: The Final EIR identifies three mitigation measures (MM HAZ-1, MM HAZ-2, and MM HAZ-3) that will reduce potentially significant impacts to a less than significant level.

MM HAZ-1, described above and requiring applicants to prepare a Phase I ESA, would apply.

MM HAZ-2 requires that for future residential and mixed use development resulting from the proposed Project, in the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction at a development site, construction activities in the immediate vicinity of the contamination shall cease immediately. A qualified environmental specialist (e.g., a licensed professional geologist, a licensed professional engineer, or similarly qualified individual) shall conduct an investigation to identify and determine the level of soil and/or groundwater contamination. If contamination is encountered, a Human Health Risk Management Plan shall be prepared and implemented that: 1) identifies the contaminants of concern and the potential risk each contaminant could pose to human health and the environment during construction and post-development; and 2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of the contamination, if any, appropriate agencies shall be notified. If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration (OSHA) and Cal/OSHA requirements shall be prepared and in place prior to the commencement of work in any contaminated area. County permit compliance staff shall ensure that no further disturbance shall occur until the contaminants are identified and a soil management plan and/or remediation plan is prepared and implemented.

MM HAZ-3 requires applications for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall be consistent with the density, height, and open land requirements provided in the Airport Land Use Compatibility Plans (ALUCPs) for airports in Santa Barbara County.

Findings: The Planning Commission finds that MM HAZ-1 through MM HAZ-3 will reduce the identified significant effects from disturbance of existing soil or groundwater contamination, disturbance of former oil or gas pipelines or well facilities, and creation of potential safety hazards to people residing or working in the vicinity of an airport to a level of insignificance.

Hydrology and Water Quality

Impacts: The Final EIR identified significant but mitigable impacts (including cumulative impacts) due to the potential for substantial alteration of existing drainage patterns of a site or surrounding

area, including through the alteration of a stream or river or through the addition of impervious surfaces (Impact HWR-3).

Mitigation: The Final EIR identifies one mitigation measure (MM HWR-1) that will reduce potentially significant impacts to a less than significant level. MM HWR-1 requires that applications for multifamily housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall address onsite flood hazards to eliminate flood risks to life and property consistent with the Flood Control District's Standard Conditions of Project Plan Approval.

Findings: The Planning Commission finds that MM HWR-1 will reduce the identified significant effects on hydrology and water quality from alteration of existing drainage patterns to a level of insignificance.

Noise

Impacts: The Final EIR identified significant but mitigable impacts (including cumulative impacts) due to: (1) generation of temporary construction noise (Impact NOI-1); (2) increases in operational roadway noise volumes and creation of permanent sources of noise from deliveries, trash hauling, parking, and mechanical equipment (Impact NOI-2); and (3) exposure of new residents or workers to excessive airport noise (Impact NOI-4).

Mitigation: The Final EIR identifies three mitigation measures (MM NOI-1, MM NOI-2, and MM T-1) that will reduce potentially significant impacts to a less than significant level.

MM T-1, described above and requiring applicants to implement site design strategies to reduce vehicle trips to and from the project site, would apply.

MM NOI-1 requires that for future residential and mixed use development resulting from the proposed Project, all construction activity, including equipment maintenance and site preparation, shall be limited to the hours between 8:00 a.m. and 5:00 p.m. Monday through Friday, or as otherwise specified in a community plan. No construction shall occur on weekends or state holidays. Non-noise-generating construction activities, such as interior plumbing, electrical, drywall, and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions.

MM NOI-2 requires applications for multi-family housing projects that are proposed on County-owned sites and/or that are subject solely to ministerial review and approval and/or objective standards according to state housing law shall include a site-specific noise study that documents the existing noise conditions on site and recommends attenuation strategies and techniques to address sensitive receptors and achieve acceptable noise levels under County standards. An onsite noise study shall be performed by an acoustical engineer. The noise study shall measure and report the existing ambient Average Day-Night (L_{dn} or CNEL) noise environment within the project site, including transportation noise sources and any transient or nuisance noise sources. Based on project details, the noise study shall identify and quantify the potential project-related noise sources from construction and operation. All noise control techniques and recommendations in this report shall be incorporated into the project design to reduce exterior noise to at or below 65 dBA and interior noise to at or below 45 dBA. Construction noise assessment shall consider both transient and continuous noise sources, including equipment used by each project phase. Operational noise shall consider both stationary noise, including HVAC and utilities, and transportation noise, including permanent increases in roadway noise and periodic peak noise from trucks and other services, and airport noise.

Findings: The Planning Commission finds that MM NOI-1, MM NOI-2, and MM T-1 will reduce the identified significant effects of noise from temporary construction activities, operational roadway noise, new permanent sources of noise, and excessive airport noise to a level of insignificance.

Transportation

Impacts: The Final Program EIR identified significant but mitigable impacts (including cumulative impacts) due to: (1) potential conflicts with regional transportation plans, or County transportation plans, policies, or regulations (Impact T-1); and (2) adverse changes to the transportation safety environment (Impact T-3).

Mitigation: The Final Program EIR identifies three mitigation measures (MM T-1, MM T-2, and MM T-3) that will reduce potentially significant impacts to a less than significant level.

MM T-1, described above and requiring applicants to implement site design strategies to reduce vehicle trips to and from the project site, would apply.

MM T-2, requires applicants for housing projects to prepare, implement, and maintain a Construction Traffic and Access Management Plan to address and manage traffic during construction. The Construction Traffic and Access Management Plan shall be designed to: prevent traffic impacts on the surrounding roadway network and ensure safety for both those constructing the project and the surrounding community.

MM T-3 described above and requiring the County update the funding and fee mitigation programs and require previously identified transportation improvements as mitigation for the proposed Project, where feasible, would apply.

Findings: The Planning Commission finds that MM T-1, MM T-2, and MM T-3 will reduce the identified significant effects of transportation from potential conflicts with regional and local plans, policies, or regulations and adverse changes in the transportation safety environment to a level of insignificance.

1.1.6 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES ARE NOT FEASIBLE

The Final Program EIR (23EIR-00004) evaluated a no project alternative and four additional alternatives as follows:

- No Project Alternative. Assesses the effects of not implementing the 2023-2031 HEU.
- Sustainable Communities Strategy Alternative. Assesses the effects of siting new housing on rezone sites in the high-quality transit corridor (HQTC) within the South Coast as well as the Santa Maria Valley.
- Reduced Project Alternatives A, B, and C. The 2023-2031 HEU includes more sites than necessary to accommodate the Regional Housing Needs Allocation (RHNA) plus the 15 percent buffer. Each of these alternatives reduces the number of rezone sites in different combinations but still accommodates the RHNA plus the 15 percent buffer.

The Planning Commission finds that the identified alternatives are infeasible for the reasons stated below.

1. No Project Alternative

The No Project Alternative assumes that the Housing Element Update is not implemented and that the County would not achieve the state-mandated 6th Cycle 2023-2031 RHNA. Under the No Project Alternative, future residential growth within the unincorporated county would continue under existing adopted plans, policies, and regulations. However, the goals, policies, and programs identified in the Housing Element Update, including Program 1 (i.e., the Potential Rezone Program) as well as facilitation of the development of housing on County-owned sites would not be implemented.

The No Project Alternative would not result in any similar or greater impacts to resources relative to the Project.

The No Project Alternative would result in reduced impacts (i.e., substantially less adverse and less adverse) relative to the Project in the following issue areas:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Utilities and Water supply
- Wildfire

The No Project Alternative fails to achieve the basic project objectives of the proposed Project. While the No Project Alternative's potential buildout of 7,125 units would exceed the overall level of residential development required under the RHNA, without the programs and incentives included in the Housing Element Update, the residential development enabled under existing zoning regulations would not achieve the state-mandated lower- and moderate-income affordability targets. Furthermore, the majority of residential development under the No Project Alternative would occur within the North County, and residential development would fall short of the County's RHNA for the South Coast. Thus, the No Project Alternative would not achieve

Project Objectives and would be inconsistent with state housing and general plan laws mandating the adoption and implementation of a Housing Element Update for the 6th Cycle RHNA. Therefore, the Planning Commission finds that the No Project Alternative is infeasible.

2. Alternative 2: Sustainable Communities Strategy

The Sustainable Communities Strategy Alternative, similar to the proposed Project, would implement all the same project components, including the Housing Element Update goals, policies, and programs. The Sustainable Communities Strategy Alternative, designed to better align with the Connected 2050 RTP/SCS and the SB 375 targets, removes 10 potential rezone sites that significantly increase vehicle miles traveled. Under this alternative, rezone sites would be located within or proximate to the Hollister Avenue High Quality Transit Corridor (HQTC) in the South Coast and within the Santa Maria Valley (the most VMT-efficient region of the North County). The following potential rezone sites considered under the proposed Project would be eliminated and the residential buildout of these sites would be reallocated to rezoned sites with a corresponding higher density in order to provide for the same level of overall development in a more concentrated area.

South Coast Rezone Sites Eliminated from the Potential Rezone Program:

- Site No. 11 (Glen Annie)
- Site No. 12 (St. Vincent's -East)
- Site No. 13 (St. Vincent's -West)
- Site No. 15 (Van Wingerden 1)
- Site No. 16 (Van Wingerden 2)

North County Rezone Sites Eliminated from the Potential Rezone Program:

- Site No 32 (Fong 1)
- Site No. 33 (Fong 2)
- Site No. 34 (Alexander 1)
- Site No. 35 (Chumash LLC)
- Site No. 36 (Blue Sky Center)

The Sustainable Communities Strategy Alternative would result in greater impacts on the following resources relative to the Project:

- Noise
- Public Services and Recreation

The Sustainable Communities Strategy Alternative would result in similar impacts on the following resources relative to the project:

- Biological Resources
- Cultural and Tribal Cultural Resources

- Energy
- Hazards and Hazardous Materials
- Population and Housing

The Sustainable Communities Strategy Alternative would result in reduced impacts (i.e., substantially less adverse or less adverse) on the following resources relative to the proposed Project:

- Aesthetics and Visual Resources
- Agricultural Resources
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Transportation
- Utilities and Water Supply
- Wildfire

The Sustainable Communities Strategy Alternative reduces the severity of the impacts to 8 environmental resource areas compared to the proposed Project. Of these resources, 7 are significant and unavoidable. Hydrology and water quality impacts concerning groundwater supplies and management would be reduced from significant and unavoidable to insignificant impacts because of the elimination of some rezone sites that overly medium- or high-priority groundwater basins. However, the reduction would not be substantial enough to eliminate the remaining significant and unavoidable impacts of this alternative as compared to the proposed Project. Additionally, the Sustainable Communities Strategy Alternative meets the project objectives but to a lesser extent than the proposed Project. Project Objective 5 - promote equal housing opportunities and locational choices for all persons in all housing types - would be achieved to a lesser degree than the proposed Project because the elimination of potential rezone sites from the Lompoc Valley, Santa Ynez Valley, Cuyama Valley, and Carpinteria Valley, and the associated consolidation of high-density housing in the South Coast and Santa Maria Valley would potentially reduce the diversity and locational choices of housing. Project Objective 10 - ensure new housing sites have adequate infrastructure and do not face significant environmental constraints - would be achieved to a lesser degree than the proposed Project because this alternative would concentrate potential development in the South Coast (i.e., Eastern Goleta Valley) and Santa Maria Valley and their respective utility provider service areas. This could result in environmental constraints and limits to water and wastewater utilities. Overall, this alternative does not substantially lessen significant environmental effects and fails to achieve the project objectives to the same degree as the proposed Project. Since this alternative would result in less desirable housing options without substantially reducing significant impacts, it has been deemed infeasible for social, economic, and other reasons. Therefore, the Planning Commission finds that the project is preferable to the Sustainable Communities Strategy Alternative.

3. Alternative 3: Reduced Project A

Reduced Project A is similar in most respects to the proposed Project as it would implement all the same project components, including the Housing Element Update goals, policies, and programs.

However, the Reduced Project A Alternative would involve a modified sites inventory that includes fewer sites for consideration for rezoning under the Potential Rezone Program. Specifically, under the Reduced Project A Alternative, the following sites would not be considered for rezoning:

South Coast Sites Eliminated from the Potential Rezone Program:

- Site No. 2 (St. Athanasius Church)
- Site No. 3 (Scott)
- Site No. 4 (Ekwill)
- Site No. 5 (Caird 1)
- Site No. 6 (Caird 2)
- Site No. 7 (Caird 3)

North County Sites Eliminated from the Potential Rezone Program:

- Site No. 24 (Key Site 26)
- Site No. 26 (North Point HOA)
- Site No. 27 (Boys and Girls Club)

Reduced Project A would result in greater impacts on transportation resources relative to the proposed Project.

Reduced Project A would result in similar impacts on the following resources relative to the proposed Project:

- Biological Resources
- Cultural and Tribal Cultural Resources
- Land Use and Planning
- Wildfire

Reduced Project A would result in reduced impacts (i.e., substantially less adverse or less adverse) on the following resources relative to the proposed Project:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality

- Noise
- Population and Housing
- Public Services and Recreation
- Utilities and Water Supply

Reduced Project A is identified as the Environmentally Superior Alternative in the Program EIR as it reduces impacts to the greatest extent compared to the other three alternatives. Reduced Project A reduces the severity of the impacts to 11 resource areas compared to the proposed Project. Of these 11 resource areas, 7 are significant and unavoidable. However, the reduction would not be substantial enough to eliminate the significant and unavoidable impacts and in most cases, the reduction in impacts was largely a result of the reduced number of rezone sites selected under this alternative compared to the maximum buildout scenario (i.e., all potential sites) that was analyzed under the proposed Project. Therefore, the adopted project will more closely resemble the impacts of a reduced project alternative following Board selection of the rezone sites with lower buildout potential than what was evaluated in the EIR. Additionally, Reduced Project A Alternative meets the project objectives but to a lesser extent than the proposed Project. Project Objective 3 - promote a jobs-to-housing balance countywide - would be achieved but to a lesser degree compared to the proposed Project because this alternative eliminates 9 potential rezone sites within the South Coast and the Santa Maria Valley, which are the primary job centers in the county. Since this alternative would result in less desirable housing options without substantially reducing significant impacts, it has been deemed infeasible for social, economic, and other reasons. Therefore, the Planning Commission finds that the project is preferable to Reduced Project A Alternative.

4. Alternative 4: Reduced Project B

Reduced Project B is similar in most respects to the proposed Project as it would implement all the same project components, including the Housing Element Update goals, policies, and programs. However, the Reduced Project B Alternative would involve a modified sites inventory that includes fewer sites for consideration for rezoning under the Potential Rezone Program. Specifically, under the Reduced Project B Alternative, the following sites would not be considered for rezoning:

South Coast Sites Eliminated from Potential Rezone Program:

- Site No. 2 (St. Athanasius Church)
- Site No. 3 (Scott)
- Site No. 4 (Ekwill)
- Site No. 11 (Glen Annie)

North County Sites Eliminated from Potential Rezone Program:

- Site No. 19 (Key Site 1)
- Site No. 23 (Key Site 16)

In addition to the removal of these sites from consideration for rezoning, the Reduced Project B Alternative would modify the potential residential zoning district for Rezone Site No. 24 (Key Site

26) from DR-30/40 under the proposed Project to DR-20/30, thereby decreasing the capacity for housing on this site under this alternative.

Reduced Project B would result in greater impacts on transportation resources relative to the proposed Project.

Reduced Project B would result in similar impacts on the following resources relative to the proposed Project:

- Biological Resources
- Cultural and Tribal Cultural Resources
- Land Use and Planning
- Population and Housing

Reduced Project B would result in similar impacts on the following resources relative to the proposed Project:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Utilities and Water Supply
- Wildfire

Reduced Project B reduces the severity of the impacts to 11 resource areas compared to the proposed Project. Of these 11 resource areas, 7 are significant and unavoidable. However, the reduction would not be substantial enough to eliminate the significant and unavoidable impacts and in most cases, the reduction in impacts was largely a result of the reduced number of rezone sites selected under this alternative compared to the maximum buildout scenario (i.e., all potential sites) that was analyzed under the proposed Project. Therefore, the adopted project will more closely resemble the impacts of a reduced project alternative following Board selection of the rezone sites with lower buildout potential than what was evaluated in the EIR. Additionally, Reduced Project B Alternative meets the project objectives but to a lesser extent than the proposed Project. Project Objective 3 - promote a jobs-to-housing balance countywide - would be achieved but to a lesser degree compared to the proposed Project because this alternative eliminates 6 potential rezone sites and reduces the density of one potential rezone site within the South Coast and the Santa Maria Valley, which are the primary job centers in the county. Since this alternative would result in less desirable housing options without substantially reducing significant impacts, it

has been deemed infeasible for social, economic, and other reasons. Therefore, the Planning Commission finds that the project is preferable to Reduced Project B Alternative.

5. Alternative 5: Reduced Project C

Reduced Project C is similar in most respects to the proposed Project as it would implement all the same project components, including the Housing Element Update goals, policies, and programs. However, the Reduced Project C Alternative would involve a modified sites inventory that includes fewer sites for consideration for rezoning under the Potential Rezone Program. Specifically, under the Reduced Project C Alternative, the following sites would not be considered for rezoning:

South Coast Sites Eliminated from Potential Rezone Program:

- Site No. 1 (Giorgi)
- Site No. 10 (McCloskey Lelande)
- Site No. 17 (Montessori)

North County Sites Eliminated from Potential Rezone Program:

- Site No. 21 (Key Site 10)
- Site No. 22 (Key Site 11)

In addition to the removal of these sites from consideration for rezoning, the Reduced Project C Alternative would modify the potential residential zoning district for Rezone Site No. 23 (Key Site 16) from DR-30/40 under the proposed Project to DR-20/30, thereby decreasing the capacity for housing on this site under this alternative.

Reduced Project C would result in greater impacts on transportation resources relative to the proposed Project.

Reduced Project C would result in similar impacts on the following resources relative to the proposed Project:

- Biological Resources
- Cultural and Tribal Cultural Resources
- Land Use and Planning
- Population and Housing

Reduced Project C would result in similar impacts on the following resources relative to the proposed Project:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Energy

- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Public Services and Recreation
- Utilities and Water Supply
- Wildfire

Reduced Project C reduces the severity of the impacts to 11 resource areas compared to the proposed Project. Of these 11 resource areas, 7 are significant and unavoidable. However, the reduction would not be substantial enough to eliminate the significant and unavoidable impacts and in most cases, the reduction in impacts was largely a result of the reduced number of rezone sites selected under this alternative compared to the maximum buildout scenario (i.e., all potential sites) that was analyzed under the proposed Project. Therefore, the adopted project will more closely resemble the impacts of a reduced project alternative following Board selection of the rezone sites with lower buildout potential than what was evaluated in the EIR. Additionally, Reduced Project C Alternative meets the project objectives but to a lesser extent than the proposed Project. Project Objective 3 - promote a jobs-to-housing balance countywide - would be achieved but to a lesser degree compared to the proposed Project because this alternative eliminates 5 potential rezone sites and reduces the density of one potential rezone site within the South Coast and the Santa Maria Valley, which are the primary job centers in the county. Since this alternative would result in less desirable housing options without substantially reducing significant impacts, it has been deemed infeasible for social, economic, and other reasons. Therefore, the Planning Commission finds that the project is preferable to Reduced Project C Alternative.

2.0 STATEMENT OF OVERRIDING CONSIDERATIONS

The 2023-2031 HEU Program EIR analyzes the potential environmental impacts associated with implementation of the HEU's goals, policies, and programs, including the rezone programs. Specifically, the EIR describes and analyzes the project's impacts on 16 resource areas, such as agricultural resources, air quality, biological resources, and transportation. It also describes five alternatives and 26 mitigation measures to reduce the project's significant adverse environmental impacts. Nonetheless, the EIR concludes that the project and the environmentally superior alternative (Reduced Project Alternative A) would have significant and unavoidable impacts on 11 resource areas.

CEQA allows jurisdictions to approve projects that would cause significant adverse environmental impacts. Specifically, CEQA Guidelines Section 15093(a) states,

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits ... of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

As explained below, the project's legal, social, economic, and environmental benefits outweigh its significant and unavoidable impacts. Legal benefits include compliance with State housing law.

Social and economic benefits include increasing the supply of affordable housing and addressing the job/housing imbalance. Environmental benefits include reducing greenhouse gas emissions and VMTs. Given these benefits, the adverse environmental effects may be considered acceptable, and the Board of Supervisors may certify the Program EIR and approve the project.

Legal Benefits

The Housing Element is a State-mandated “element” of the Comprehensive Plan. Its principal purpose is to accommodate existing and projected housing needs for all residents of the unincorporated county, including special needs groups and lower-income households. State housing law requires that the County of Santa Barbara (County) update its Housing Element every eight years.

On December 5, 2023, the Board of Supervisors adopted the 2023-2031 HEU. Chapters 1 through 4 identify housing needs, opportunities, and constraints. Chapter 5 presents goals, policies, and 25 programs that the County will implement to address its housing needs. On January 22, 2024, the California Department of Housing and Community Development (State HCD) notified the County that the 2023-2031 HEU was in substantial compliance with State housing law.

State housing law requires that the County accommodate its fair share of the region’s housing needs, or RHNA. The County’s 2023-2031 RHNA totals 5,664 housing units. These units fall into four income levels (i.e., very low, low, moderate, and above moderate) and two sub-regions – South Coast and North County. (State HCD and the County use the term “lower-income” to refer to the combined very low- and low-income levels.) The 2023-2031 HEU’s sites inventory shows that the County lacks sufficient sites under current zoning to meet its RHNA for the lower and moderate-income levels. The County also lacks sufficient sites to accommodate a 15 percent buffer for the lower- and moderate-income units. Tables 1 and 2, below, show the RHNA, surpluses, and shortfalls by income level and sub-region. The shortfall totals 3,008 units, including 2,151 lower-income units and 857 moderate-income units.

Table 1 – North County 2023-2031 RHNA Shortfall and Surplus by Income Level

Sub-Region/Method of Meeting the RHNA	Units by Income Level		
	Lower	Moderate	Above Moderate
North County			
RHNA	807	229	486
RHNA + 15% Buffer	928	263	486
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	441	520	1,730
Surplus (+)/Shortfall (-) ¹	-487	+257	+1,244

¹ Surpluses and shortfalls reflect RHNA plus a 15 percent buffer. Cells in red indicate a unit shortfall. Cells in green indicate a unit surplus.

Table 2 – South Coast 2023-2031 RHNA Shortfall and Surplus by Income Level

Sub-Region/Method of Meeting the RHNA	Units by Income Level		
	Lower	Moderate	Above Moderate
South Coast			
RHNA	1,766	1,051	1,325
RHNA + 15% Buffer	2,030	1,208	1,325
Current Capacity (Vacant Sites, ADUs, and Pending Projects)	366	351	2,110
Surplus (+)/Shortfall (-) ¹	-1,664	-857	+785

¹ Surpluses and shortfalls reflect RHNA plus a 15 percent buffer. Cells in red indicate a unit shortfall. Cells in green indicate a unit surplus.

Government Code Section 65583(c)(1) requires that the County rezone sites or take other actions to fully accommodate the shortfall of lower- and moderate-income units. Program 1 in Chapter 5 of the 2023-2031 HEU states that the County shall “complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households.” Program 2 requires that the County rezone certain sites included in prior housing elements if it relies on those sites to accommodate its RHNA for lower-income units. State HCD has reiterated this requirement. State HCD’s letter to the County dated January 22, 2024, states, “... programs to make prior identified sites available or rezone to address a shortfall of capacity to accommodate the regional housing need allocation (RHNA) (e.g., Programs 1 (Adequate Sites for RHNA and Monitoring of No Net Loss) ... must be completed ...”

Government Code Sections 65585(i) through (n) authorize State HCD to pursue significant legal and financial penalties if the County fails to complete the rezones necessary to accommodate its 2023-2031 RHNA. For example, Government Code Section 65585(l) authorizes the Attorney General to pursue a court order or judgement to enforce State housing law and to pursue fines ranging from \$10,000 to \$100,000 per month. To comply with State housing law and Programs 1 and 2, the County must accommodate the shortfall of lower- and moderate-income units (plus the 15 percent buffer) for lower- and moderate-income units through a combination of rezones (i.e., change land use and/or increase residential density) and housing development on County-owned sites. The 2023-2031 HEU identifies more potential rezone sites and County-owned sites than necessary to accommodate the RHNA plus the 15 percent buffer.

The project’s legal benefits include accommodating the County’s 2023-2031 RHNA as required by Government Code Section 65583(c)(1) and Programs 1 and 2, and implementing the 2023-2031 HEU’s other 23 programs as required by Government Code Section 65583. These actions will help ensure that the 2023-2031 HEU remains in substantial compliance with State housing law, and, as a result, avoid significant legal and financial penalties as allowed by Government Code Sections 65585(i) through (n). Therefore, the legal benefits of the project outweigh its significant and unavoidable environmental impacts on 11 resource areas, and the adverse environmental effects may be considered acceptable.

Social and Economic Benefits

California and Santa Barbara County are experiencing a severe and prolonged housing crisis. As stated in Government Code Section 65580(a), the State legislature has found that “the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian ... is a priority of the highest order.” The median home price in Santa Barbara County is nearly twice the statewide median. In 2022, the median home price in the county was \$1,072,500. However, in 2021, the average annual salary was \$62,020. As a result, the majority of the workforce in critical services (e.g., agriculture, healthcare, public safety, and education) struggle to afford local housing or live long distances from their job sites. For example, 55 percent of renters are cost burdened, which means they pay more than 30 percent of their income on housing. Each day approximately 31,000 workers commute to the South Coast from areas with more affordable housing.

Inadequate housing supply is a principal cause of the housing crisis. To increase production and comply with State housing law, the County needs to select and/or adopt a combination of rezones sites and County-owned sites for new housing development during the 2023-2031 housing element planning period. Development of these sites will have significant and unavoidable environmental impacts on 11 resource areas. Nonetheless, these actions and implementation of the 2023-2031 HEU’s goals, policies, and programs are essential to increasing housing supply and social stability, and reducing housing costs and overcrowding throughout the unincorporated county.

Cities in the South Coast form the job center of the county; they host 60 percent of the region's jobs. Job growth has long outpaced housing production in the South Coast. This pattern has fueled higher demand for housing and, in turn, higher housing costs throughout the South Coast. For example, median home prices are significantly higher in the South Coast compared to the North County, \$1,581,000 versus \$565,000, respectively, in 2022. As a result, in 2019, approximately 31,300 workers per day commuted to the South Coast from the North County and Ventura County where housing is more affordable. Long commutes were especially concentrated among lower-income workers.

Long commutes result in negative social and economic effects. For example, individuals spend more time in their vehicles and may experience less leisure time, community involvement, and overall quality of life. Long commutes may also lower worker productivity and make it difficult for employers to recruit and retain workers. To help address these effects, the *Regional Housing Needs Allocation Plan* (Santa Barbara County Association of Governments, July 2021) directly addresses the imbalance between jobs and housing in the South Coast. Specifically, it assigns 74 percent of the County's 2023-2031 RHNA to the South Coast. It also allocates the greatest number of lower-income units to the South Coast subregion and cities with the largest shares of the region's jobs. A principal outcome is additional housing, especially affordable housing, closer to the county's job center.

The project's goals, policies, and programs, including the rezone programs, will boost housing production throughout the unincorporated county. The requirement for significantly more housing in the South Coast targets the portion of the unincorporated county with the greatest housing needs. Combined, the social and economic benefits of the project outweigh its significant and unavoidable environmental impacts on 11 resource areas, and the adverse environmental effects may be considered acceptable.

Environmental Benefits

As explained in Social and Environmental Benefits, above, large numbers of workers commute long distances to job sites in the South Coast. Long distance commutes increase fossil fuel consumption and, consequently, generate greenhouse gas emissions, reduce air quality, and contribute to climate change. To help address this issue and the county's job/housing imbalance, the *Regional Housing Needs Allocation Plan* allocates 74 percent of the County's 2023-2031 RHNA to the South Coast. New housing opportunities in the South Coast will allow more workers to live closer to their job sites. The benefits include shorter commutes and reduced greenhouse gas emissions. Therefore, the environmental benefits of the project outweigh its significant and unavoidable environmental impacts on 11 resource areas, and the adverse environmental effects may be considered acceptable.

3.0 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be enforceable through permit conditions, agreements, or other measures.

The EIR has been prepared as a Program EIR pursuant to CEQA Guidelines Section 15168. Therefore, the degree of specificity in the EIR corresponds to the specificity of the general or program level policies of the proposed Project and to the effects that may be expected to follow from the adoption of the proposed Project. Similarly, the mitigation measures provided in the EIR are programmatic in nature and take one of the following forms: 1) amendments to specific County

plans and regulations, including the County’s existing Zoning Ordinances as well as funding and fee mitigation programs; 2) mitigation measures that apply directly to all applicable projects that implement the Housing Element Update; 3) specific quantifiable and objective standards that apply to by-right projects processed through a ministerial permit in compliance with Program 2 (Use By Right Approval) of the Housing Element Update.

Pursuant to Section 15091(a)(1) of the CEQA Guidelines, the Planning Commission recommends that the Board of Supervisors adopt all mitigation measures identified in the Final Program EIR (23EIR-00004) by the Planning Commission. The Planning Commission finds that implementation of the mitigation measures specified in the EIR would substantially reduce the significant environmental effects resulting from the implementation of the proposed Project, though several impacts remain significant and unavoidable. In accordance with Section 15091(d) and Section 15097 of the CEQA Guidelines, the Planning Commission recommends that the Board of Supervisors adopt the Mitigation, Monitoring, and Reporting Program – including all mitigation measures, plan requirements, timing, and monitoring requirements.

4.0 ADMINISTRATIVE FINDINGS

4.1 AMENDMENTS TO THE COMPREHENSIVE PLAN, DEVELOPMENT CODE AND COUNTY ZONING MAP (REZONE) FINDINGS

Findings required for all amendments to the Comprehensive Plan, Development Code, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code (LUDC), prior to the approval or conditional approval of an Amendment to the Comprehensive Plan, Development Code, or Zoning Map, the review authority shall first make all of the following findings, as applicable:

4.1.1 The request is in the interests of the general community welfare.

As discussed in Section 7.0 and Attachment I (a review of the 2023-2031 HEU Rezone Amendments’ consistency with applicable Comprehensive Plan policies) of the County Planning Commission staff report, dated March 19, 2024 and herein incorporated by reference, the 2023-2031 HEU Rezone Amendments are in the interests of the general community welfare by providing new opportunities and streamlined permit procedures for the development of new and affordable housing. Santa Barbara County is experiencing one of the nation’s most severe housing crises, including high costs, inadequate supply, and overcrowding. The 2023-2031 HEU Update Rezone Amendments implement three programs of the 2023-2031 HEU (adopted by the Board of Supervisors on December 5, 2023 and determined to be in substantial compliance with State housing element law by State HCD on January 22, 2024). Program 1 is implemented by the rezoning of sufficient sites with a minimum density of 20 units per acre and identification of nine County-owned sites that together accommodate the County’s share of the region’s housing needs, or RHNA, plus a 15 percent buffer for the lower- and moderate-income levels. Amendments to the Land Use Element and relevant community plans ensure consistency between the HEU rezones and the remainder of the Comprehensive Plan. In addition, the project implements Program 2 by amending the LUDC to establish streamlined ministerial permit processes for qualifying projects under State housing law and implements Program 3 by adding language to the LUDC to address the replacement of housing units on non-vacant sites identified in the HEU. Together, these rezones and amendments implement the adopted 2023-2031 HEU.

The State of California has declared that “[t]he availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order” [GC Section 65580(a)]. The State has also declared that “[l]ocal and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate

provision for the housing needs of all economic segments of the community” [GC Section 65580(d)]. To that end, the Rezone Amendments help meet the housing needs of all segments of the community by facilitating and removing barriers to housing development in general and affordable housing in particular, address the County’s share of regional housing needs, and comply with State housing element law. Therefore, the amendments are in the interests of the general community welfare, as all residents of the county deserve access to high-quality, affordable housing, and this finding can be made.

4.1.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

As discussed in Section 7.0 and Attachment I of the County Planning Commission staff report, dated March 19, 2024, and incorporated herein by reference, the project is consistent with the Comprehensive Plan, State planning and zoning laws, and the LUDC.

Program 1 of the 2023-2031 HEU directs the County to rezone enough land to higher densities to fully accommodate the county’s RHNA plus a 15 percent buffer for the lower- and moderate-income levels. Program 1 also directs the County to support housing for all segments of the community, increase housing supply, and allow for the development of the County’s fair share of affordable housing. To implement Program 1, the 2023-2031 HEU Rezone Amendments project rezones numerous sites identified in the HEU to high density residential zones. The project also amends the Comprehensive Plan and applicable community plans, including land use maps, and certain site-specific policies and development standards, to revise land use designations, increase the allowable residential density, and adjust the Urban/Rural boundary. As a result, the 2023-2031 HEU Rezone Amendments project is consistent with the comprehensive plan and the mandatory requirements of State housing element law.

In addition, the 2023-2031 HEU Rezone Amendments amend the LUDC to implement Programs 2 and 3 of the adopted 2023-2031 HEU, which, respectively, establish streamlined ministerial permit processes for qualifying projects under State housing element law and add language to the LUDC to address the replacement of housing units on non-vacant sites identified in the HEU. These amendments are focused on housing element compliance and would not affect other sections of the LUDC, and thus are consistent with the remaining portions of the LUDC that are not revised by this project. In the future, individual projects developed in compliance with the amendments will also be assessed for consistency with all applicable requirements of the 2023-2031 HEU, the Comprehensive Plan, and the LUDC. As a result, the amendments are consistent with the LUDC.

The adopted 2023-2031 HEU was determined to be in substantial compliance with State housing element law by State HCD on January 22, 2024, and, therefore, is consistent with State planning and zoning laws. As discussed above, the amendments are consistent with the adopted 2023-2031 HEU, and, by extension, the amendments are also consistent with State planning and zoning laws. Therefore, the amendments are consistent with the Comprehensive Plan, State planning and zoning laws, and the County LUDC, and this finding can be made.

4.1.3 The request is consistent with good zoning and planning practices.

The 2023-2031 HEU Rezone Amendments are consistent with good zoning and planning practices. The amendments implement Programs 1, 2, and 3 of the recently adopted 2023-2031 HEU, which (1) rezone eligible properties to higher densities to fully accommodate the county’s RHNA plus the 15 percent buffer, support housing for all segments of the community, and increase housing supply, (2) establish streamlined ministerial permit processes for qualifying projects under State housing element law, and (3) add language to the LUDC to address the replacement of housing units on non-vacant sites identified in the HEU. The 2023-2031 HEU

Rezone Amendments incorporate these provisions to help increase the housing supply, provide more diverse housing types, foster infill development, and site new residential development near existing services, utilities, and public transit. Therefore, the amendments are consistent with good zoning and planning practices, and this finding can be made.

4.1.4 The request is deemed to be in the public interest.

As discussed in Section 7.0 or Attachment I of the County Planning Commission staff report, dated March 19, 2024, and herein incorporated by reference, the 2023-2031 HEU Rezone Amendments project is deemed to be in the public interest. The State has declared that “[t]he availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order” [GC Section 65580(a)]. The State has also declared that “[l]ocal and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community” [GC Section 65580(d)]. To that end, the County prepared this package of amendments to the Comprehensive Plan, including community plans, rezones, and LUDC amendments, to implement Programs 1, 2, and 3 of the recently adopted 2023-2031 HEU, which remove barriers to housing development and facilitate housing development for all segments of the community. Therefore, the 2023-2031 HEU Rezone Amendments project is in the public interest, as all residents of the county deserve access to high-quality, affordable housing, and this finding can be made.

**4.2 AMENDMENT TO ARTICLE II, LOCAL COASTAL PROGRAM, OR ZONING MAP
AMENDMENT (REZONE) FINDINGS**

Findings required for All Amendments to the Article II Zoning Ordinance, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35-180.6 of the Article II Zoning Ordinance, prior to the approval or conditional approval of an Amendment to the Article II Zoning Ordinance, the Local Coastal Program (including the Coastal Land Use Plan) or the County Zoning Map, the decision-maker shall first make all of the following findings:

4.2.1 The request is in the interests of the general community welfare.

As discussed in Section 7.0 and Attachment I (a review of the 2023-2031 HEU Rezone Amendments’ consistency with applicable Comprehensive Plan policies) of the County Planning Commission staff report, dated March 19, 2024, and herein incorporated by reference, the 2023-2031 HEU Rezone Amendments are in the interests of the general community welfare by providing new opportunities and streamlined permit procedures for the development of new and affordable housing. Santa Barbara County is experiencing one of the nation's most severe housing crises, including high costs, inadequate supply, and overcrowding. The 2023-2031 HEU Update Rezone Amendments implement three programs of the 2023-2031 HEU (adopted by the Board of Supervisors on December 5, 2023 and determined to be in substantial compliance with State housing element law by State HCD on January 22, 2024). Program 1 is implemented by the rezoning of sufficient sites, with a minimum density of 20 units per acres and identification of nine County-owned sites that together accommodate the County’s share of the region’s housing needs, or RHNA, plus a 15 percent buffer for the lower- and moderate-income levels. Amendments to the Land Use Element and relevant community plans ensure consistency between the HEU rezones and the remainder of the Comprehensive Plan. In addition, the project implements Program 2 by amending the LUDC to establish streamlined ministerial permit processes for qualifying projects under State housing law and implements Program 3 by adding language to the LUDC to address the replacement of housing units on non-vacant sites identified in the HEU. Together, these rezones and amendments implement the adopted 2023-2031 HEU.

The State of California has declared that “[t]he availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order” [GC Section 65580(a)]. The State has also declared that “[l]ocal and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community” [GC Section 65580(d)]. To that end, the County Rezone Amendments help meet the housing needs of all segments of the community by facilitating and removing barriers to housing development in general and affordable housing in particular, address the County’s share of regional housing needs, and comply with State housing element law. Therefore, the amendments are in the interests of the general community welfare, as all residents of the county deserve access to high-quality, affordable housing, and this finding can be made.

4.2.2 The request is consistent with the Comprehensive Plan, the Coastal Land Use Plan, the requirements of the State planning and zoning laws, and this Article.

As discussed in Section 7.0 and Attachment I of the County Planning Commission staff report, dated March 19, 2024, and incorporated herein by reference, the project is consistent with the Comprehensive Plan, Coastal Land Use Plan, State planning and zoning laws, and Article II, the Coastal Zoning Ordinance (CZO).

Program 1 of the 2023-2031 HEU directs the County to rezone enough land to higher densities to fully accommodate the county’s RHNA plus a 15 percent buffer for the lower- and moderate-income levels. Program 1 also directs the County to support housing for all segments of the community, increase housing supply, and allow for the development of the County’s fair share of affordable housing. To implement Program 1, the 2023-2031 HEU Rezone Amendments project rezones numerous sites identified in the HEU to high density residential zones. The project also amends the Comprehensive Plan and applicable community plans, including land use maps, and certain site-specific policies and development standards, to revise land use designations, increase the allowable residential density, and adjust the Urban/Rural boundary. As a result, the 2023-2031 HEU Rezone Amendments project is consistent with the comprehensive plan and the mandatory requirements of State housing element law.

In addition, the 2023-2031 HEU Rezone Amendments amend the CZO to implement Programs 2 and 3 of the adopted 2023-2031 HEU, which, respectively, establish streamlined ministerial permit processes for qualifying projects under State housing law and add language to the CZO to address the replacement of housing units on non-vacant sites identified in the HEU. These amendments are focused on housing element compliance and would not affect other sections of the CZO, and thus are consistent with the remaining portions of the CZO that are not revised by this project. In the future, individual projects developed in compliance with the amendments will also be assessed for consistency with all applicable requirements of the 2023-2031 HEU, the Comprehensive Plan, and the CZO. As a result, the amendments are consistent with the CZO.

The adopted 2023-2031 HEU was determined to be in substantial compliance with State housing element law by State HCD on January 22, 2024 and therefore is consistent with State planning and zoning laws. As discussed above, the 2023-2031 HEU Rezone Amendments are consistent with the adopted 2023-2031 HEU, and therefore, by extension, the 2023-2031 HEU Rezone Amendments are also consistent with State planning and zoning laws. Therefore, the 2023-2031 HEU Rezone Amendments are consistent with the Comprehensive Plan, the Coastal Land Use Plan, State planning and zoning laws, and Article II, and this finding can be made.

4.2.3 The request is consistent with good zoning and planning practices.

The 2023-2031 HEU Rezone Amendments are consistent with good zoning and planning practices. The amendments implement Programs 1, 2, and 3 of the adopted 2023-2031 HEU, which (1) rezones eligible properties to higher densities to fully accommodate the County’s RHNA plus the 15 percent buffer, support housing for all segments of the community, and increase housing supply, (2) establishes streamlined ministerial permit processes for qualifying projects under State housing law, and (3) adds language to Article II to address the replacement of housing units on non-vacant sites identified in the HEU. The 2023-2031 HEU Rezone Amendments incorporate these provisions to help increase the housing supply, provide more diverse housing types, foster infill development, and site new residential development near existing services, utilities, and public transit. Therefore, the amendments are consistent with good zoning and planning practices, and this finding can be made.

4.2.4 The request is deemed to be in the public interest.

As discussed in Section 7.0 or Attachment I of the County Planning Commission staff report, dated March 19, 2024 and incorporated herein by reference, the 2023-2031 HEU Rezone Amendments are deemed to be in the public interest. The State has declared that “[t]he availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order” [GC Section 65580(a)]. The State has also declared that “[l]ocal and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community” [GC Section 65580(d)]. To that end, the County prepared this package of amendments to the Local Coastal Program, including the Coastal Land Use Plan and applicable community plans, rezones, and Article II amendments, to implement Programs 1, 2, and 3 of the adopted 2023-2031 HEU, which remove barriers to housing development and facilitate housing development for all segments of the community. Therefore, the 2023-2031 HEU Rezone Amendments are in the public interest, as all residents of the county deserve access to high-quality, affordable housing, and this finding can be made.

ATTACHMENT C: COUNTY PLANNING COMMISSION RESOLUTION

**RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF RECOMMENDING TO THE)	RESOLUTION NO. 24 - 04
BOARD OF SUPERVISORS THE ADOPTION OF)	
2023-2031 HOUSING ELEMENT UPDATE)	CASE NOS: 24GPA-00003
REZONE AMENDMENTS INCLUDING)	24GPA-00004
AMENDMENTS TO THE LAND USE ELEMENT)	24GPA-00005
OF THE SANTA BARBARA COUNTY)	24RZN-00001
COMPREHENSIVE PLAN, THE COASTAL LAND)	24RZN-00002
USE PLAN OF THE SANTA BARBARA)	24ORD-00007
COUNTY LOCAL COASTAL PROGRAM, THE)	24ORD-00008
SANTA BARBARA COUNTY LAND USE AND)	
DEVELOPMENT CODE, THE ARTICLE II)	
COASTAL ZONING ORDINANCE, THE COUNTY)	
ZONING MAP, AND THE ARTICLE II MAPS, TO)	
IMPLEMENT PROGRAMS 1, 2, AND 3 OF)	
CHAPTER 5 OF THE 2023-2031 HOUSING)	
ELEMENT UPDATE)	

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors of the County of Santa Barbara adopted the Santa Barbara County Coastal Land Use Plan.
- B. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- C. On July 19, 1982, by Ordinance No. 3312, the Board of Supervisors adopted the Santa Barbara County Coastal Zoning Ordinance, Article II of Chapter 35, Zoning, of the Santa Barbara County Code, which included, by reference, a series of maps that delineate the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located within the Coastal Zone.
- D. On November 27, 2007, by Ordinance 4660, the Board of Supervisors adopted the Santa Barbara County Land Use and Development Code, Section 35-1 of Chapter 35 of the Santa Barbara County Code, which included, by reference, the County Zoning Map that delineates the zone and overlay zone designations that apply to property located within the unincorporated area of the County of Santa Barbara located outside the Coastal Zone.
- E. On December 3, 1991, by Resolution No. 91-696, the Board of Supervisors adopted the Circulation Element of the Santa Barbara County Comprehensive Plan.
- F. On December 5, 2023, by Resolution No. 23-271, the Board of Supervisors adopted the 2023-2031 Housing Element Update (HEU) of the Santa Barbara County Comprehensive Plan.
- G. On January 22, 2024, the California Department of Housing and Community Development notified the County that the 2023-2031 HEU was in substantial compliance with State housing element law.

- H. The proposed amendments are consistent with the Santa Barbara County Comprehensive Plan, including the 2023-2031 HEU and Community and Area Plans, the Santa Barbara County Local Coastal Program, and the requirements of California planning, zoning, and development laws.
- I. Citizens, California Native American Indian tribes, public agencies, public utility companies, and civic, education, and other community groups have been provided the opportunity for involvement in compliance with Government Code Section 65351.
- J. The County contacted and offered to conduct consultations with California Native American tribes in compliance with Government Code Sections 65352.3 and 65352.4.
- K. This County Planning Commission has held a duly noticed hearing in compliance with Government Code Sections 65353 and 65854 on the proposed amendments and ordinances, at which hearing the amendments and ordinances were explained and comments invited from the persons in attendance.
- L. In compliance with Government Code Sections 65354 and 65855, which requires the County Planning Commission's written recommendation on the proposed Comprehensive Plan amendments and ordinance amendments to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed 2023-2031 Housing Element Update Rezone Amendments are consistent with the Santa Barbara County Comprehensive Plan, including the 2023-2031 HEU and Community and Area Plans, and provide the greatest community welfare without compromising community values, environmental quality, or the public health and safety, as included in the findings in Attachment A of the County Planning Commission staff report dated March 19, 2024, which is incorporated by reference.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. The County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors make the required findings for approval, including CEQA findings and Statement of Overriding Considerations, certify the Environmental Impact Report (23-EIR-00004), and adopt the following Resolutions and Ordinances that would implement the goals, policies and development standards of the 2023-2031 Housing Element Update Rezone Amendments:
 - a. A Resolution amending the text and maps of the Land Use Element (Case No. 24GPA-00003), including community and area plans, as applicable, of the Santa Barbara County Comprehensive Plan (Exhibit 1);
 - b. A Resolution amending the text of the Circulation Element (Case No. 24GPA-00005) of the Santa Barbara Comprehensive Plan (Exhibit 2);
 - b. An Ordinance amending the Santa Barbara County Zoning Map (Case No. 24RZN-00001) to rezone 30 parcels (Exhibit 3);

- c. An Ordinance amending the zoning regulations of the County Land Use and Development Code (Case No. 24ORD-00007), Section 35-1 of Chapter 35, Zoning, of the Santa Barbara County Code (Exhibit 4);
 - d. A Resolution amending the text and maps of the Coastal Land Use Plan (Case No. 24GPA-00004), including community and area plans, as applicable, of the Santa Barbara County Local Coastal Program (Exhibit 5);
 - f. An Ordinance amending the Article II Coastal Zoning Ordinance (Case No. 24RZN-00002) of Chapter 35, Zoning, of the Santa Barbara County Code by amending the existing South Coast Rural Region Zoning Map and the existing Goleta Community Plan Zoning South Map to rezone three parcels (Exhibit 6); and
 - e. An Ordinance amending the zoning regulations of the Article II Coastal Zoning Ordinance (Case No. Case No. 24ORD-00008) of Chapter 35, Zoning, of the Santa Barbara County Code (Exhibit 7).
3. This County Planning Commission recommends that the Board of Supervisors select sufficient rezone sites and County-owned sites to accommodate the Regional Housing Needs Allocation (RHNA) plus a 15 percent buffer for the lower- and moderate-income levels.
 4. This County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment A of the County Planning Commission staff memo dated March 19, 2024.
 5. This County Planning Commission endorses and transmits a certified copy of this Resolution to the Board of Supervisors in compliance with Government Code Section 65354 and Section 65855.
 6. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution to show the above mentioned action by the County Planning Commission.

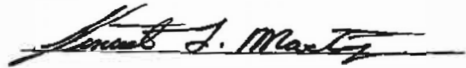
PASSED, APPROVED AND ADOPTED by the Planning Commission of the County of Santa Barbara, State of California, this 1st day of April, 2024, by the following vote:

AYES: Cooney, Bridley, Parke, Reed, Martinez

NOES:

ABSTAIN:

ABSENT:



VINCENT MARTINEZ, CHAIR
COUNTY PLANNING COMMISSION

ATTEST:

JEFFREY WILSON
SECRETARY TO THE COUNTY PLANNING COMMISSION



APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By 

Deputy County Counsel

EXHIBITS:

1. Board of Supervisors Resolution Amending the Land Use Element (Case No. 24GPA-00003)
2. Board of Supervisors Resolution Amending the Circulation Element (Case No. 24GPA-00005)
3. Board of Supervisors Ordinance Amending the Santa Barbara County Zoning Map (Case No. 24RZN-00001)
4. Board of Supervisors Ordinance Amending the County Land Use and Development Code (Case No. 24ORD-00007)
5. Board of Supervisors Resolution Amending the Coastal Land Use Plan (Case No. 24GPA-00004)
6. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 24RZN-00002)
7. Board of Supervisors Ordinance Amending the Article II Coastal Zoning Ordinance (Case No. 24ORD-00008)

ATTACHMENT C, EXHIBIT 1: LAND USE ELEMENT RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF AMENDING THE LAND USE) RESOLUTION NO. 24 - _____
ELEMENT OF THE SANTA BARBARA COUNTY)
COMPREHENSIVE PLAN TO IMPLEMENT PROGRAM) Case No.: 24GPA-00003
1 OF CHAPTER 5 OF THE SANTA BARBARA COUNTY)
2023-2031 HOUSING ELEMENT UPDATE.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara (County) adopted the Land Use Element of the Santa Barbara County Comprehensive Plan.
- B. On July 20, 1993, by Resolution No. 93-401, the Board of Supervisors adopted the Goleta Community Plan as an amendment to the Land Use Element.
- C. On July 22, 1997, by Resolution No. 97-314, the Board of Supervisors adopted the Orcutt Community Plan as an amendment to the Land Use Element.
- D. On October 6, 2009, by Resolution No. 9-286, the Board of Supervisors adopted the Santa Ynez Valley Community Plan as an amendment to the Land Use Element.
- E. On October 20, 2015, by Resolution No. 15-278, the Board of Supervisors adopted the Eastern Goleta Valley Community Plan as an amendment to the Land Use Element.
- F. On December 5, 2023, by Resolution No. 23-271, the Board of Supervisors adopted the 2023-2031 Housing Element Update (HEU).
- G. On January 22, 2024, the California Department of Housing and Community Development notified the County that the 2023-2031 HEU was in substantial compliance with State housing element law.
- H. Pursuant to Government Code (GC) Section 65583.2(a), the 2023-2031 HEU identifies sites throughout the community, including rezone sites and County-owned sites, that can be developed or redeveloped for housing within the planning period and that are sufficient to provide for the County’s 2023-2031 Regional Housing Needs Allocation (RHNA), plus a 15 percent buffer for the lower- and moderate-income levels. In addition, Program 1 of Chapter 5 of the 2023-2031 HEU directs the County to “select ... County-owned sites to be developed or redeveloped” and “complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households.”
- I. Pursuant to GC Section 65583.2(h), Program 1 of Chapter 5 of the 2023-2031 HEU directs the County to “establish minimum densities of 20-30 units per acre and maximum densities of 25-40 units per acre for residential rezones.”

- J. The proposed amendment is consistent with the Comprehensive Plan and the requirements of California planning, zoning, and development laws.
- K. In 2024, a Final Program Environmental Impact Report for the 2023-2031 HEU was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Program Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- L. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the County Planning Commission on said proposed amendments in a public hearing pursuant to GC Section 65351.
- M. The County contacted and offered to conduct consultations with California Native American tribes in compliance with GC Sections 65352.3 and 65352.4.
- N. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- O. The County Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorsed and transmitted to the Board of Supervisors said recommended amendments by resolution in compliance with GC Section 65354.
- P. The Board of Supervisors received and considered the County Planning Commission’s recommended actions and held a duly noticed public hearing, as required by GC Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors now finds, consistent with its authority in GC Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Amend the Land Use Element of the Santa Barbara County Comprehensive Plan (Exhibit 1A) to add new Residential land use designations that include minimum and maximum densities in order to implement Program 1 of Chapter 5 of the 2023-2031 HEU, and a new Parks/Recreation policy to encourage the development of bike, trail, and pedestrian connections through and between housing sites to promote healthy communities by increasing walkability, multi-modal transportation, and neighborhood connectivity.
 - b. Amend the Orcutt Community Plan (Exhibit 1B) to change the text and figures for specified Key Sites to reflect new zoning and land use designations.

- c. Amend the Eastern Goleta Valley Community Plan (Exhibit 1C) to change Policy LUDS-EGV-2.1 and Policy LUR-EGV-2.5 to reflect new zoning and land use designations for the St. Vincent's and Tatum/Santa Barbara School District sites, respectively.
 - d. Amend the following Land Use Element maps to reflect new land use designations for specified Assessor's Parcel Numbers (APNs) (Exhibit 1D):
 - 1) COMP-3 Santa Barbara Area Land Use Designations Map
 - 2) COMP-5 Lompoc Area Land Use Designations Map
 - 3) COMP-9 Cuyama Valley Area Land Use Designations Map
 - 4) Goleta Community Plan Land Use Designations Map
 - 5) Orcutt Community Plan Land Use Designations Map
 - 6) Santa Ynez Valley Community Plan Land Use Designations Map
 - 7) Eastern Goleta Valley Community Plan Land Use Designations Map
 - e. Amend the Goleta Community Plan Land Use Designations Map to change the Urban Rural Boundary Line to create a new Urban Area that encompasses specified APNs (Exhibit 1E).
3. In compliance with the provisions of GC Section 65356, the above-described changes are hereby adopted as amendments to the Land Use Element.
 4. Pursuant to provisions of GC Section 65357, the Clerk of the Board of Supervisors is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
 5. The Chair and the Clerk of this Board of Supervisors are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution, to reflect the above-described action by the Board.
 6. Pursuant to the provisions of GC Section 65357, the Clerk of the Board of Supervisors is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

- 1A: Land Use Element Amendments
- 1B: Orcutt Community Plan Amendments
- 1C: Eastern Goleta Valley Community Plan Amendments
- 1D: Assessor's Parcel Numbers for Land Use Designation Map Amendments
- 1E: Assessor's Parcel Numbers for Goleta Community Plan Land Use Designation Map Amendments

ATTACHMENT C, EXHIBIT 1A: LAND USE ELEMENT AMENDMENTS

New text is shown in underline and deleted text is shown in ~~strikethrough~~.

Section	Proposed Amendment
Land Use Definitions	<p>Residential Designations/Densities</p> <p>Land Use Designation: Density:</p> <p>Residential Ranchette: One unit/5 acres to one unit/20 acres</p> <p>Residential:</p> <p style="padding-left: 40px;">One unit per 3 or more acres</p> <p style="padding-left: 40px;">One unit per 2 or more acres</p> <p style="padding-left: 40px;">(Goleta Community Planning Area only)</p> <p style="padding-left: 40px;">1.0 unit per acre</p> <p style="padding-left: 40px;">1.8 units per acre</p> <p style="padding-left: 40px;">3.3 “ “ “</p> <p style="padding-left: 40px;">4.6 “ “ “</p> <p style="padding-left: 40px;">6.0 “ “ “(Goleta Community Planning Area only)</p> <p style="padding-left: 40px;">8.0 “ “ “</p> <p style="padding-left: 40px;">12.3 “ “</p> <p style="padding-left: 40px;">20.0 “ “ “</p> <p style="padding-left: 40px;"><u>20/25 (minimum density of 20 units per acre and a maximum of 25 units per acre)</u></p> <p style="padding-left: 40px;"><u>20/30 (minimum density of 20 units per acre and a maximum of 25 units per acre)</u></p> <p style="padding-left: 40px;"><u>25/30 (minimum density of 25 units per acre and a maximum of 30 units per acre)</u></p> <p style="padding-left: 40px;">30.0 “ “ “ <u>units per acre</u></p> <p style="padding-left: 40px;"><u>30/40 (minimum density of 30 units per acre and a maximum of 40 units per acre)</u></p> <p>Planned Development: As specified for individual areas (e.g., “30 dwelling units”, or “maximum Density 3.3 Units per Acre”)</p>
Parks/Recreation Policies	<p><u>Policy 6. When proposed development can establish connections for public use with or between existing bikeways, pedestrian routes, and other trail infrastructure, it shall include them in the project design where feasible and</u></p>

	<p><u>to the extent allowable by law. These connections are intended to promote healthy communities by increasing walkability, multi-modal transportation, neighborhood connectivity to and between commercial services, and public recreational opportunities. Projects that are 100 percent affordable (excluding the manager’s unit) shall be encouraged to establish such connections or provide necessary easements.</u></p>
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ATTACHMENT C, EXHIBIT 1B: ORCUTT COMMUNITY PLAN AMENDMENTS

Original proposed text revisions are shown in underline and ~~striketrough~~. Revisions recommended by the Planning Commission are described and shown in *italics*, with double underline and ~~double striketrough~~ where applicable.

Policy/Figure	Proposed Amendment
Policy KS1-1	<p>Key Site 1 (APN 129-120-24) is designated General Commercial Residential 20.0 and zoned C-2 MR-O. Any proposed development on Key Site 1 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law</u>.</p> <p><i>The County Planning Commission recommended no changes to this original policy at the hearings of March 27 and April 1, 2024, so the policy remains in its original form as follows:</i></p> <p><i>Key Site 1 (APN 129-120-24) is designated General Commercial and zoned C-2. Any proposed development on Key Site 1 shall comply with the following development standards.</i></p>
Policy KS3-1	<p>Key Site 3 (APN 129-151-26) is designated PD, Residential 20.0, and Open Space and Residential 1.0 and zoned PRD-119 and MR-O and DR-1. Any proposed development on Key Site 3 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law</u>.</p> <p><i>The County Planning Commission recommended no changes to this policy at the hearings of March 27 and April 1, 2024, so the policy remains in its original form as follows:</i></p> <p><i>Key Site 3 (APN 129-151-26) is designated PD, Residential 20.0, and Open Space and zoned PRD-119, and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.</i></p>
Policy KS3-2	<p>The County shall consider redesignating/rezoning portions of Key Site 3 to PD/PRD 125 units only if:</p> <p>A. The areas identified as "Open Space" on Figure KS3-1 have been dedicated to the County or other County-approved group or agency, and</p> <p>B. The property owner has demonstrated compliance with Action SCH O-1.3.</p> <p><i>The County Planning Commission recommended no changes to this policy at the hearings of March 27 and April 1, 2024 so the policy remains in its original form as follows:</i></p>

	<p><i>The County shall consider redesignating/rezoning portions of Key Site 3 to PD/PRD 125 units only if:</i></p> <p><i>A. The areas identified as "Open Space" on Figure KS3-1 have been dedicated to the County or other County-approved group or agency, and</i></p> <p><i>B. The property owner has demonstrated compliance with Action SCH-O-1.3.</i></p>
<p>DevStd KS3-13</p>	<p>Development on the portion of the property designated Res. 20.0 and zoned MR-O shall be constructed at a minimum and maximum of 20 dwelling units/acre by right, excluding private and public right-of-way.</p> <p><i>The County Planning Commission recommended no changes to this development standard at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p> <p><i>Development on the portion of the property designated Res. 20.0 and zoned MR-O shall be constructed at a minimum and maximum of 20 dwelling units/acre by right, excluding private and public right-of-way.</i></p>
<p>Figure KS3-2, Residential 20.0 Land Use on Key Site 3</p>	<p>See Exhibit 1B-1.</p> <p><i>The County Planning Commission recommended no changes to this figure at the hearings of March 27 and April 1, 2024.</i></p>
<p>Policy KS10-1</p>	<p>Key Site 10 is designated PD 1.8 Residential 20/30 and zoned PRD 1.8-DR-20/30. Any proposed development on Key Site 10 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law.</u></p> <p><i>The County Planning Commission recommended the following changes to the Policy:</i></p> <p><i><u>Key Site 10 is designated PD 1.8 Residential 20/30 and zoned PRD 1.8-DR-20/30 on the northern 6.9-acre parcel (APN 103-740-017), and designated RES-20/30 and zoned DR-20/30 on 4.5 acres on the southern parcel (APN 103-740-016), and designated Recreation/Open Space and zoned REC on the remaining 5.3 acres of the southern parcel (APN 103-740-016). Any proposed development on Key Site 10 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.</u></i></p>
<p>DevStd KS10-2</p>	<p>Development on the Bowers parcel (APN 103-181-024) shall be limited to the northeastern 3 acres, <u>unless in conflict with the densities specified for the site in the 2023-2031 Housing Element Update</u>, and access to this development shall be located as far north as possible off Bradley Road.</p>

	<p><i>The County Planning Commission recommended no changes to this development standard at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p> <p><i>Development on the Bowers parcel (APN 103-181-024) shall be limited to the northeastern 3 acres, and access to this development shall be located as far north as possible off Bradley Road.</i></p>
<p>Policy KS11-1</p>	<p>Key Site 11 (APN 103-181-06) is designated PD-0.3-General Commercial and Residential 20/30 and zoned PRD-0.3C-2 and DR-20/30. Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.</p> <p><i>The County Planning Commission recommended the following changes to this Policy:</i></p> <p><i>Key Site 11 (APN 103-181-06) is designated PD-0.3-General Commercial and zoned C-2 on the northwestern 3.8 acres along Clark Avenue, designated and Residential 20/30 and zoned DR-20/30 on the northeastern 5.1 acres along Clark Avenue, and designated Recreation/Open Space and zoned REC on the remaining 12.6 acres on the southern portion of the parcel. PRD 0.3C-2 and DR 20/30. Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.</i></p>
<p>Policy KS11-2</p>	<p>The County shall consider redesignating the entire site to General Commercial/Existing Public or Private Recreation and/or Open Space, and rezoning the four acres adjacent to Clark Avenue C-2 with the remainder of the site zoned REC, upon the dedication of a permanent Open Space easement over the area shown as REC in Figure KS11-2. Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.</p>
<p>DevStd KS11-8</p>	<p>All commercial development and activity shall be limited to a four-acre area adjacent to Clark Avenue. The remainder of the site shall be designated Open Space as shown on Figure KS11-2. Active recreation shall be confined to the area within the regional retention basin. Recreational uses outside of the regional basin shall be limited to the Class I bikeway and walking trails. Any development in the open space area, including stormwater retention and recreational facilities, shall avoid disturbance to the pond in the southwest corner of the site.</p>
<p>DevStd KS11-19</p>	<p>Development of the recreational portion of the site shall include installation of the following landscaping features (consisting of drought tolerant trees, shrubs and vines):</p>

	<ul style="list-style-type: none"> • An average 25 foot wide landscaped buffer along the eastern property line for the width of the recreational development, with native trees which reach a minimum height of 50 feet at maturity; • A minimum 10 foot wide landscaped buffer along the northern, southern, and western perimeter of recreational the development to soften the views of structural development within the Creek corridor; • Fast growing vines and shrubs planted on all chain link fences, if feasible; and • Inviting landscaped pedestrian access point(s) from adjacent roadways with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with internal pedestrian circulation. <p><i>The County Planning Commission recommended no changes to this development standard at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p> <p><i>Development of the recreational portion of the site shall include installation of the following landscaping features (consisting of drought tolerant trees, shrubs and vines):</i></p> <ul style="list-style-type: none"> • <i>An average 25 foot wide landscaped buffer along the eastern property line for the width of the recreational development, with native trees which reach a minimum height of 50 feet at maturity;</i> • <i>A minimum 10 foot wide landscaped buffer along the northern, southern, and western perimeter of recreational development to soften the views of structural development within the Creek corridor;</i> • <i>Fast growing vines and shrubs planted on all chain link fences, if feasible; and</i> • <i>Inviting landscaped pedestrian access point(s) from adjacent roadways with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with internal pedestrian circulation.</i>
<p>DevStd KS11-20</p>	<p>All recreational uses shall be consistent with the requirements of the proposed regional retention basin, and constructed in accordance with the County's Floodplain Management Ordinance.</p> <p><i>The County Planning Commission recommended no changes to this development standard at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p>

	<p><i>All recreational uses shall be consistent with the requirements of the proposed regional retention basin, and constructed in accordance with the County's Floodplain Management Ordinance.</i></p>
<p>DevStd KS11-21</p>	<p>All recreational uses shall maintain an average 75' setback from the top of bank of Orcutt Creek. The 75' setback shall include plantings of native trees and shrubs, and if deemed appropriate, delineation by decorative fencing (e.g., split rail). Allowable development within the setback consists of: 1) a pedestrian bridge over the creek; 2) vehicle access across the creek (e.g., Arizona crossing), and 3) a walking path along the creek. All development is subject to review and approval by County Flood Control and P&D. The bridge should provide a minimum 6' vertical clearance above the channel, unless flood flows or topography dictate a different height.</p> <p><i>The County Planning Commission recommended no changes to this development standard at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p> <p><i>All recreational uses shall maintain an average 75' setback from the top of bank of Orcutt Creek. The 75' setback shall include plantings of native trees and shrubs, and if deemed appropriate, delineation by decorative fencing (e.g., split rail). Allowable development within the setback consists of: 1) a pedestrian bridge over the creek; 2) vehicle access across the creek (e.g., Arizona crossing), and 3) a walking path along the creek. All development is subject to review and approval by County Flood Control and P&D. The bridge should provide a minimum 6' vertical clearance above the channel, unless flood flows or topography dictate a different height.</i></p>
<p>DevStd KS11-26</p>	<p>Recreational development <u>Development</u> of the site shall include a plan for revegetation of Orcutt Creek with appropriate native species, approved by Flood Control and P&D.</p> <p><i>The County Planning Commission recommended no changes to this development standard at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p> <p><i>Recreational development of the site shall include a plan for revegetation of Orcutt Creek with appropriate native species, approved by Flood Control and P&D.</i></p>
<p>DevStd KS11-27</p>	<p>In order to prevent future change of use on the non commercial portion of the site, an Open Space Easement shall be placed on the open space areas of the site. A fence which clearly delineates the open space area shall be installed and maintained throughout the life of the project.</p>

<p>Figure KS11-1, Site #11 George</p>	<p>See Exhibit 1B-2. Amend Figure KS11-1, Site #11 George, to reflect a zoning designation of C-2 on the northwestern 3.8 acres of APN 103-181-006 along Clark Avenue, DR-20/30 on the northeastern 5.1 acres along Clark Avenue, and REC on the remaining 12.6 acres.</p>
<p>Policy KS16-1</p>	<p>Key Site 16 (APN 105-330-01 and -02) is designated <u>Residential 30/40 and General Commercial and zoned SC (Shopping Center) DR-30/40 and C-2.</u> Any proposed development on Key Site 16 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law.</u></p> <p><i>The County Planning Commission recommended no changes to this policy at the hearings of March 27 and April 1, 2024, but is modified as follows to reflect recent zone change:</i></p> <p><i>Key Site 16 (APN 105-330-01 and -02) is designated General Commercial and zoned SC (Shopping Center) C-2. Any proposed development on Key Site 16 shall comply with the following development standards</i></p>
<p>Policy KS26-1</p>	<p>Key Site 26 is designated <u>General Commercial, Office and Professional, and PD Residential 30/40 and zoned C-2 and DR-30/40.</u> Any proposed development on Key Site 26 shall comply with the following development standards <u>unless in conflict with the zoned density of this site or State housing element law.</u></p> <p><i>The County Planning Commission recommended no changes to this policy at the hearings of March 27 and April 1, 2024, so it remains in its original form as follows:</i></p> <p><i>Key Site 26 is designated General Commercial, Office and Professional, and PD and zoned C-2. Any proposed development on Key Site 26 shall comply with the following development standards.</i></p>

~~Exhibits:~~

~~1B-1: Figure KS3-2, Residential 1.0 Land Use on Key Site 3~~

~~1B-2: Figure KS11-1, Site #11 George~~

**ATTACHMENT C, EXHIBIT 1C: EASTERN GOLETA VALLEY COMMUNITY PLAN
AMENDMENTS**

New text is shown in underline and deleted text is shown in ~~strikethrough~~.

Policy	Proposed Text Amendment
Policy LUDS-EGV-2.1	The St. Vincent properties (APNs 059-130-014, 015) shall be designated RES-1.0 <u>RES-20/30</u> and zoned DR-1 <u>DR-20/30</u> and shall comply with the following Development Standards for any proposed development on the site <u>unless in conflict with the zoned density of this site or State housing element law:</u>
Policy LUR-EGV-2.5	MTD and Tatum/School District: The MTD properties (APNs 059-140-004, -005, -006), located at 4678 Calle Real/149 North San Antonio Road, and the Tatum/Santa Barbara School District property (APN 065-040-026), located at 4750 Hollister Avenue, shall receive land use designations appropriate for Residential Neighborhood Development. Consistent with this policy, the MTD properties shall be designated RES-0.33 (west portion, 6.8 acres) and RES-20.0 (east portion, 10.2 acres). The Tatum/Santa Barbara School District property shall be designated RES 0.33 (west portion, 9.2 acres) and RES 20.0 (east portion, 13.8 acres) <u>RES-20/30</u> .

ATTACHMENT C, EXHIBIT 1D: ASSESSOR'S PARCEL NUMBERS FOR LAND USE DESIGNATION MAP AMENDMENTS

Site Name and APN(s)	Existing Land Use Designation	Proposed Land Use Designation	Notes
<u>Apollo</u> <u>097-371-075</u>	<u>Residential (RES)-20 and</u> <u>General Commercial (C)</u>	<u>RES-20/30 and Recreation/Open</u> <u>Space</u>	<u>Amend the COMP-5 Lompoc Area</u> <u>Land Use Designations Map to reflect a</u> <u>land use designation of RES-20/30 on</u> <u>approximately 10.2 acres and</u> <u>Recreation/Open Space on the</u> <u>remaining approximately 15.9 acres.</u>
Key Site 1 129-120-024	General Commercial (C)	C and Residential (RES) 20	Contains split land use designations. See Exhibit 1D-1 for map.
Key Site 3, DR-1 portion: 129-151-026	RES-20	RES-1	
Key Site 10 103-740-016 103-740-017	Planned Development	RES-20/30 <u>and Recreation/Open</u> <u>Space</u>	<u>Amend the Orcutt Community Plan</u> <u>Land Use Designations Map to reflect a</u> <u>land use designation of RES-20/30 on</u> <u>4.5 acres and Recreation/Open Space on</u> <u>the remaining 5.3 acres.</u>
Key Site 11 103-181-006	Recreation/Open Space and C	RES-20/30, and C, <u>and</u> <u>Recreation/Open Space</u>	<u>Amend the Orcutt Community Plan</u> <u>Land Use Designations Map to reflect a</u> <u>land use designation of General</u> <u>Commercial on the northwestern 3.8</u> <u>acres along Clark Avenue, RES-20/30</u> <u>on the northeastern 5.1 acres along</u> <u>Clark Avenue, and Recreation/Open</u> <u>Space on the remaining 12.5 acres. Only</u> the portion of this parcel designated Recreation/Open Space is being redesignated to RES-20/30.
Key Site 16 105-330-001 105-330-002	C	RES-30/40 and C	


Key Site 26 107-250-019 107-250-020 107-250-021 107-250-022	€	C and RES-30/40	
Mariposa Reale 107-590-001 107-580-027	RES-3.3	RES-20/25	
Northpoint HOA 107-470-003	RES-3.3	RES-20/25	
Boys and Girls Club 107-470-011	RES-3.3	RES-20/25	<u>Amend the Orcutt Community Plan Land Use Designations Map to reflect a land use designation of RES-20/25 on 4.0 acres of the southern portion of the parcel and RES-3.3 on the remaining 10.9 acres.</u>
Woodmere Villas HOA 107-250-017 107-770-027	RES-3.3	RES-20/25	
Hummel Cottages 107-270-051	RES-4.6	RES-20/25	
Latter Day Saints 109-040-001	RES-4.6	RES-30/40	
Fong 1 097-491-007	RES-4.6	RES-30/40	
Fong 2 097-492-007	RES-4.6	RES-30/40	

Chumash LLC 143-220-005 143-220-007 143-261-002	C and Recreation/Open Space	RES-30/40	
Blue Sky Center 149-290-001	Agriculture(A)-I-10	C and RES-20	Contains split land use designations. See Exhibit 1D-2 <u>1D-1</u> for map.
Element Church 103-080-048	RES-3-3	RES-20/30	
Giorgi 071-140-064	A-I-10	RES-30/40	
St. Athanasius 071-140-072	A-I-10	RES-30/40	
Scott 071-140-071	A-I-10	RES-30/40	
Ekwill 071-140-048	A-I-10	RES-30/40	
Caird 1 065-090-031	A-I-10	RES-20/25	
Caird 2 065-230-012	A-I-10	RES-20/25	
Caird 3 071-190-036	A-I-10	RES-20/25 and A-I-10	Only the Inland Area portion of this parcel is being redesignated. The Coastal Zone boundary will become the southern boundary line for the RES-20/25 designation.

San Marcos Growers 1 065-040-041	A-I-5	RES-30/40	
San Marcos Growers 2 065-030-012	A-I-5	RES-30/40	
McCloskey Lelande 065-080-010 065-080-011	A-I-5	RES-30/40	
Glen Annie 077-530-021 077-530-020 077-530-012	A-II-40	RES-5 and RES-20/30	Contains split land use designations. See Exhibit 1D-3 <u>1D-2</u> for map.
St. Vincent’s East 059-130-011	RES-1 and RES-4.6	RES-20/30	
St. Vincent’s West 059-130-014 059-130-015	RES-1	RES-20/30	
Hope Church 057-143-001	RES-4.6	RES-20/30	
Montessori 065-080-024 065-080-008 065-080-009	A-I-5	<u>RES-12.3, RES-30/40, and Recreation/Open Space</u>	<u>Amend the Eastern Goleta Valley Community Plan Land Use Designations Map to reflect a land use designation of RES-12.3 on 3.0 acres of the northern portion of APN 065-080-024, RES-30/40 on 5.3 acres of the northern portion of APN 065-080-009, and Recreation/Open Space on 3.0 acres across the southern portions of APNs</u>

			<u>065-080-024, 065-080-009, and all of APN 065-080-008.</u>
<u>Tatum</u> <u>065-040-026</u>	<u>RES-0.33 and RES-20.0</u>	<u>RES-20/30</u>	

**Exhibit B
Blue Sky**

 Proposed Land Use Change

166

**GENERAL
COMMERCIAL**

APN: 149-290-001

RES-20.0

Newsome St

New Cuyama


Morales St

Cebrian Av



0 300 Feet

Exhibit C Glen Annie

 Proposed Land Use Change

N Glen Annie Rd

APN: 077-530-012

APN:
077-530-020

RES-5.0

APN: 077-530-021

RES-20/30

Cathedral Oaks Rd

City of Goleta



0 300 600
Feet

**ATTACHMENT C, EXHIBIT 1E: ASSESSOR'S PARCEL NUMBERS FOR GOLETA
COMMUNITY PLAN LAND USE DESIGNATION MAP AMENDMENT**

077-530-012 (Glen Annie)

077-530-020 (Glen Annie)

077-530-021 (Glen Annie)

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3.19.24\Attachment C Exhibit 1E APNs for GCP LUD Map Amendment.docx

ATTACHMENT C, EXHIBIT 2: CIRCULATION ELEMENT RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF AMENDING THE CIRCULATION) RESOLUTION NO. 24 - _____
ELEMENT OF THE SANTA BARBARA COUNTY)
COMPREHENSIVE PLAN TO IMPLEMENT PROGRAM) Case No.: 24GPA-00005
1 OF CHAPTER 5 OF THE SANTA BARBARA COUNTY)
2023-2031 HOUSING ELEMENT UPDATE.)

WITH REFERENCE TO THE FOLLOWING:

- A. On December 3, 1991, by Resolution No. 91-696, the Board of Supervisors of the County of Santa Barba (County) adopted the Circulation Element of the Santa Barbara County Comprehensive Plan.
- B. On December 5, 2023, by Resolution No. 23-271, the Board of Supervisors adopted the 2023-2031 Housing Element Update (HEU).
- C. On January 22, 2024, the California Department of Housing and Community Development notified the County that the 2023-2031 HEU was in substantial compliance with State housing element law.
- D. Pursuant to Government Code (GC) Section 65583m.2(a), the 2023-2031 HEU identifies sites throughout the community, including rezone sites and County-owned sites, that can be developed or redeveloped for housing within the planning period and that are sufficient to provide for the County’s 2023-2031 Regional Housing Needs Allocation (RHNA), plus a 15 percent buffer for the lower- and moderate-income levels. In addition, Program 1 of Chapter 5 of the 2023-2031 HEU directs the County to “select ... County-owned sites to be developed or redeveloped” and “complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households.”
- E. The proposed amendment is consistent with the Comprehensive Plan and the requirements of California planning, zoning, and development laws.
- F. In 2024, a Final Program Environmental Impact Report for the 2023-2031 HEU was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Program Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).
- G. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the County Planning Commission on said proposed amendments in a public hearing pursuant to GC Section 65351.
- H. The County contacted and offered to conduct consultations with California Native American tribes in compliance with GC Sections 65352.3 and 65352.4.

- I. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- J. The County Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorsed and transmitted to the Board of Supervisors said recommended amendments by resolution in compliance with GC Section 65354.
- K. The Board of Supervisors received and considered the County Planning Commission’s recommended actions and held a duly noticed public hearing, as required by GC Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board of Supervisors now finds, consistent with its authority in GC Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Amend the Circulation Element of the Santa Barbara County Comprehensive Plan to modify Section E, Exemptions, of Chapter IV, Roadway Project and Intersection Consistency Standards for Determination of Project Consistency, to add a new exemption from roadway and intersection standards for specified housing sites and to read as follows:

E. Exemptions:

Roadway and Intersection standards stated above shall not apply to:

- a. Land use permits and coastal development permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g. FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.
- b. Project applications deemed complete prior to October 1, 1991 which are designed to serve as a mitigation measure for, and were expressly embodied as a condition of approval of a previously approved project.
- c. Projects for which a settlement agreement between the property owner and the County was entered into prior to December 3, 1991.
- d. Development Agreements for projects for which a Final Development Plan was approved prior to October 1, 1991, and for which a Settlement Agreement expressly contemplates the County will enter into a Development Agreement for such projects in order to conclude the settlement.

- e. Affordable Housing Overlay designated sites and special need facilities as defined in the Housing Element.
 - f. Projects within the Isla Vista Master Plan Area. The Isla Vista community is located adjacent to the region’s largest employer and is primarily a developed urban area. In addition, it is the intent of the Master Plan to encourage the development of basic commercial services within Isla Vista to minimize the necessity of trips outside the area.
 - g. Housing sites that are relied upon to meet the County’s Regional Housing Needs Allocation (RHNA), except those projects that provide 100 percent of the units above the upper moderate-income level (i.e., above 200 percent of the Area Median Income). Housing projects shall still be required to implement roadway and intersection improvements to address a project's effects on LOS based on the results of a traffic study, if applicable. However, a project shall not be required to fully offset its impacts if doing so would render the project infeasible or require a reduction in density. If roadway and intersection improvements required to meet LOS standards and fully offset its impacts are infeasible, the project shall be required to implement roadway and intersection improvements to address LOS acceptable to the Public Works Department.
- b. Amend the Circulation Element of the Santa Barbara County Comprehensive Plan to modify Section A of Chapter V, Circulation Element Policies, to add clarifying text referencing the list of exemptions from roadway and intersection standards and to read as follows:
- A. The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element, except as enumerated in the list of exemptions, above.
 1. For the communities of Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, Orcutt and the area of Toro Canyon, and the Santa Ynez Valley area please see the Circulation chapters of the Summerland, Montecito, Goleta, Los Alamos, Mission Canyon, and Orcutt Community Plans and the Toro Canyon Plan and Santa Ynez Valley Community Plan sections of the Coastal Land Use Plan and the Land Use Element of the Comprehensive Plan for the specific Policies and Actions which implement this policy.
 2. For the community of Los Alamos, please see the Circulation chapter of the Los Alamos Community Plan section of the Comprehensive Plan’s Land Use Element for specific policies and actions that implement this policy.
3. In compliance with the provisions of GC Section 65356, the above-described changes are hereby adopted as amendments to the Circulation Element.

4. Pursuant to provisions of GC Section 65357, the Clerk of the Board of Supervisors is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
5. The Chair and the Clerk of this Board of Supervisors are hereby authorized and directed to sign and certify this Resolution to reflect the above-described action by the Board.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____ 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By _____
Deputy County Counsel

2023-2031 Housing Element Update Rezone Amendments
Case No. 24GPA-00005
County Planning Commission
Hearing Date: March 27, 2024
Attachment C, Exhibit 2 – Page 5

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3.19.24\Attachment C Exhibit 2 Circ Element Resolution.docx

**ATTACHMENT C, EXHIBIT 3: SANTA BARBARA COUNTY LAND USE AND
DEVELOPMENT CODE ZONING MAP ORDINANCE AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE TO AMEND THE COUNTY ZONING MAP BY REZONING CERTAIN PARCELS OR PORTIONS OF PARCELS TO ACCOMMODATE THE 2023-2031 REGIONAL HOUSING NEEDS ALLOCATION PLUS THE 15 PERCENT BUFFER FOR LOWER- AND MODERATE-INCOME HOUSEHOLDS.

Case No. 24RZN-00001

The Board of Supervisors of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

Pursuant to the provisions of Subsection E, Map Amendments, of Section 35.14.020 (Zoning Map and Zones) of Section 35-1, the Santa Barbara County Land Use and Development Code (LUDC), of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors of Supervisors hereby amends the County Zoning Map by re-designating the Assessor's Parcel Numbers (APNs) and/or portions of APNs identified in Exhibit 3A.

The amended County Zoning Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said County Zoning Map were specifically and fully set out and described therein.

SECTION 2:

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in accordance with this Ordinance to show that said zoning changes for the APNs identified in Exhibit 3A have been adopted by this Board of Supervisors.

SECTION 3:

Except as amended by this Ordinance, Article 35.1 of Section 35-1, the Santa Barbara County Land Use Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

SECTION 4:

This ordinance shall take effect and be in force 30 days from the date of its passage; and before the expiration of 15 days after its passage a summary of it shall be published once, with the names of the members of the Board of Supervisors of Supervisors voting for and against the same in the Santa Barbara Independent, a newspaper of general circulation in the Santa Barbara County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By _____
Deputy County Counsel

Exhibit 3A – APNs for Land Use and Development Code County Zoning Map Amendment


ATTACHMENT C, EXHIBIT 3A: ASSESSOR'S PARCEL NUMBERS FOR LAND USE AND DEVELOPMENT CODE COUNTY ZONING MAP AMENDMENTS

Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation	Notes
<u>Apollo</u> <u>097-371-075</u>	<u>C-2 and DR-12</u>	<u>DR-20/30 and REC</u>	<u>Reflect a zoning designation of DR-20/30 on approximately 10.2 acres and REC on approximately 15.9 acres.</u>
Key Site 1 129-120-024	C-2	C-2 and MR-O	Contains split zoning designations. See Exhibit 2A-1 for map.
Key Site 3, DR-1 portion: 129-151-026	MR-O	DR-1	
Key Site 10 103-740-016 103-740-017	PRD	<u>DR-20/30 (Min/Max) and REC</u>	<u>Reflect a zoning designation of DR-20/30 on 4.5 acres and REC on the remaining 5.3 acres.</u>
Key Site 11 103-181-006	C-2 and REC	<u>DR-20/30 (Min/Max), and C-2, and REC</u>	<u>Reflect a zoning designation of C-2 on the northwestern 3.8 acres along Clark Avenue, DR-20/30 on the northeastern 5.1 acres along Clark Avenue, and REC on the remaining 12.5 acres to the south. Only the portion of the parcel currently zoned REC is being rezoned to DR-20/30.</u>
Key Site 16 105-330-001 105-330-002	C-2 C-2	DR-30/40 (Min/Max) C-2	
Key Site 26 107-250-019 107-250-020 107-250-021 107-250-022	C-2 C-2 C-2 C-2	C-2 C-2 C-2 DR-30/40 (Min/Max)	
Mariposa Reale 107-590-001 107-580-027	DR-3.3	DR-20/25 (Min/Max)	
Northpoint HOA 107-470-003	DR-3.3	DR-20/25 (Min/Max)	

Boys and Girls Club 107-470-011	DR-3.3	DR-20/25 (Min/Max)	<u>Reflect a zoning designation of DR-20/25 on 4.0 acres of the southern portion of the parcel and REC on the remaining 10.9 acres.</u>
Woodmere Villas HOA 107-250-017 107-770-027	DR-3.3	DR-20/25 (Min/Max)	
Hummel Cottages 107-270-051	DR-4.6	DR-20/25 (Min/Max)	
Latter Day Saints 109-040-001	8-R-1	DR-30/40 (Min/Max)	
Fong 1 097-491-007	7-R-1	DR-30/40 (Min/Max)	
Fong 2 097-492-007	7-R-1	DR-30/40 (Min/Max)	
Chumash LLC 143-220-005 143-220-007 143-261-002	C-2 and REC	DR-30/40 (Min/Max)	
Blue Sky Center 149-290-001	AG-I-10	C-2 and DR-20	Contains split zoning designations. See Exhibit 2A-2 <u>3A-1</u> for map.
Element Church 103-080-048	10-R-1	DR-20/30 (Min/Max)	
Giorgi 071-140-064	AG-I-10	DR-30/40 (Min/Max)	
St. Athanasius 071-140-072	AG-I-10	DR-30/40 (Min/Max)	
Scott 071-140-071	AG-I-10	DR-30/40 (Min/Max)	
Ekwill 071-140-048	AG-I-10	DR-30/40 (Min/Max)	
Caird 1 065-090-031	AG-I-10	DR-20/25 (Min/Max)	
Caird 2 065-230-012	AG-I-10	DR-20/25 (Min/Max)	

Caird 3 071-190-036	AG-I-10	DR-20/25 (Min/Max) and AG-I-10	Only the Inland Area portion of this parcel is being rezoned. The Coastal Zone boundary will become the southern boundary line for the DR-20/25 zone.
San Marcos Growers 1 065-040-041	AG-I-5	DR-30/40 (Min/Max)	
San Marcos Growers 2 065-030-012	AG-I-5	DR-30/40 (Min/Max)	
McCloskey Lelande 065-080-010 065-080-011	AG-I-5	DR-30/40 (Min/Max)	
Glen Annie 077-530-021 077-530-020 077-530-012	AG-II-40	DR-5 and DR-20/30 (Min/Max)	Contains split zoning designations. See Exhibit 2A-3 <u>3A-2</u> for map.
St. Vincent's East 059-130-011	DR-1 and DR-4.6	DR-20/30 (Min/Max)	
St. Vincent's West 059-130-014 059-130-015	DR-1	DR-20/30 (Min/Max)	
Hope Church 057-143-001	8-R-1	DR-20/30 (Min/Max)	
Montessori 065-080-024 065-080-008 065-080-009	AG-I-5	DR-30/40 (Min/Max), <u>DR-12.3</u> , and <u>REC</u>	<u>Reflect a zoning designation of DR-12.3 on 3.0 acres in the northern portion of APN 065-080-024, DR-30/40 on 5.3 acres in the northern portion of APN 065-080-009, and REC on 3.0 acres across the southern portions of APNs 065-080-024, 065-080-009, and all of APN 065-080-008.</u>
<u>Tatum</u> <u>065-040-026</u>	<u>DR-20 and 10-E-1</u>	<u>DR-20/30</u>	

**Exhibit B
Blue Sky**

 Proposed Rezone

166

C-2

APN: 149-290-001

DR-20

New Cuyama

Newsome St


Morales St

Cebrian Av



0 300 Feet

Exhibit C Glen Annie

 Proposed Rezone

N Glen Annie Rd

APN: 077-530-012

APN:
077-530-020

DR-5

APN: 077-530-021

DR-20/30

Cathedral Oaks Rd

City of Goleta



0 300 600
Feet

**ATTACHMENT C, EXHIBIT 4: COUNTY LAND USE AND DEVELOPMENT CODE
ORDINANCE AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1, THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING ARTICLE 35.2, ZONES AND ALLOWABLE LAND USES; ARTICLE 35.3, SITE PLANNING AND OTHER PROJECT STANDARDS; AND ARTICLE 35.4, STANDARDS FOR SPECIFIC LAND USES, TO IMPLEMENT PROGRAMS 1, 2, AND 3 OF CHAPTER 5 OF THE 2023-2031 HOUSING ELEMENT UPDATE.

Case No. 24ORD-00007

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify Table 2-7, Allowed Land Uses and Permit Requirements for Residential Zones, of Section 35.23.030, Residential Zone Allowable Land Uses, of Chapter 35.23, Residential Zones, to add new uses and to read as follows:

Table 2-7- Continued Allowed Land Uses and Permit Requirements for Residential Zones	E Allowed use, no permit required (Exempt) P Permitted use, Land Use Permit required (2) MCUP Minor Conditional Use Permit required CUP Conditional Use Permit required S Permit determined by Specific Use Regulations — Use Not Allowed					Specific Use Regulations
	PERMIT REQUIRED BY ZONE					
LAND USE (1)	RR	R-1/E-1	EX-1	R-2	DR	
RESIDENTIAL USES						
Accessory dwelling unit	S	S	S	S	S	35.42.015
Dwelling, one-family	P (3)(4)	P (3)(4)	P (3)(4)	P (3)	P (3)	
Dwelling, two-family	—	—	—	P	P	
Dwelling, multiple	—	—	—	—	P	
Emergency shelter	—	—	—	—	—	
Farmworker dwelling unit	P	P	P	P	P	35.42.135
Farmworker housing complex	CUP	MCUP	MCUP	MCUP	P	35.42.135
Guesthouse or artist studio	P	P	P	—	—	35.42.150
Home occupation	P	P	P	P	P	35.42.190
Junior accessory dwelling unit	S	S	S	S	S	35.42.015
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	
Monastery	CUP	CUP	CUP	CUP	CUP	
Organizational house (sorority, monastery, etc.)	—	—	—	—	CUP(5)	
Residential accessory use or structure	P	P	P	P	P	35.42.020
Residential project convenience facilities	—	—	—	—	P	35.42.220
Special care home, 7 or more clients	MCUP	MCUP	MCUP	MCUP	MCUP	35.42.090
Transitional and supportive housing	S	S	S	S	S	35.42.090
RETAIL TRADE						

Agricultural product sales, onsite production only	P	MCUP	—	MCUP	MCUP	35.42.050
Cannabis - Retail	—	—	—	—	—	
<u>Commercial recreational facilities</u>					CUP	<u>35.23.060</u>
Convenience store	—	—	—	—	S	<u>35.23.060</u>
Drive-through facility, accessory to permitted use	—	—	—	—	—	
<u>Neighborhood-serving commercial uses (6)</u>	—	—	—	—	S	<u>35.23.060</u>
Visitor-serving commercial	—	—	—	—	—	

Key to Zone Symbols

RR	Residential Ranchette
R-1/E-1	Single-Family Residential
R-2	Two-Family Residential
DR	Design Residential
EX-1	One-Family Exclusive Residential

Notes:

- (1) See Article 35.11 (Glossary) for land use definitions.
- (2) Development Plan approval may also be required; see Subsection 35.23.030.C.
- (3) A Zoning Clearance (Section 35.82.210) is required instead of a Land Use Permit (Section 35.82.110) for a primary single-family dwelling on a lot that resulted from the recordation of a Final (tract) Map for which its Tentative Map was approved after January 1, 1990, and was vacant at the time the Final Map was recorded.
- (4) One-family dwelling may be a mobile home on a permanent foundation, see Section 35.42.205.
- (5) Limited to student housing facilities located in an area where such facilities are to be used by students of a permitted educational facility.
- (6) As defined in the CN Zone and the accompanying list of allowable uses.

SECTION 2:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to change Table 2-9, Minimum Lot Size and Minimum Building Site Area, in Subsection A, Minimum lot size, of Section 35.23.040, Residential Zones Lot Standards, of Chapter 35.23, Residential Zones, to read as follows:

Table 2-9- Minimum Lot Size and Minimum Building Site Area

Zoning Map Symbol	Minimum Lot and Building Site Area	Minimum Lot Width
RR-5	5 acres gross	250 ft gross
RR-10	10 acres gross	250 ft gross

RR-15	15 acres gross	250 ft gross
RR-20	20 acres gross	250 ft gross
RR-40	40 acres gross	250 ft gross
RR-100	100 acres gross	250 ft gross
7-R-1	7,000 sf net	65 ft net
8-R-1	8,000 sf net	75 ft net
10-R-1	10,000 sf net	80 ft net
12-R-1	12,000 sf net	80 ft net
15-R-1	15,000 sf net	90 ft net
20-R-1	20,000 sf net	100 ft net
1-E-1	1 acre gross	120 ft net
2-E-1	2 acres gross	150 ft net
3-E-1	3 acres gross	210 ft net
5-E-1	5 acres gross	270 ft net
10-E-1	10 acres gross	380 ft net
1.5-EX-1	1.5 acres gross	150 ft gross (1)
2.5-EX-1	2.5 acres gross	200 ft gross (1)
3.5-EX-1	3.5 acres gross	225 ft gross (1)
7-R-2	7,000 sf net	65 ft net
8-R-2	8,000 sf net	75 ft net
10-R-2	10,000 sf net	80 ft net
12-R-2	12,000 sf net	80 ft net
15-R-2	15,000 sf net	90 ft net
20-R-2	20,000 sf net	100 ft net
30-R-2	30,000 sf net	110 ft net
DR (2)	Determined by Final Development Plan See <u>Section 35.23.060 (DR Zone Standards)</u>	
PRD	None; see 35.23.100	
SLP	4,000 sf net	50 ft net
MHP	See Section 35.23.080	
MHS	See Section 35.23.090	
MR-O	See Section 35.23.130	

Notes:

- (1) Lot width is defined differently for the EX-1 zone than other zones. See the definition of "Lot Width, Gross" in Article 35.11 (Glossary).
- (2) The DR zoning map symbol is accompanied by a number(s) that specifies the allowable number of units per gross acre, see Table 2-11A (DR Zone Maximum Density) and Table 2-11B (DR Zone Minimum and Maximum Density).

SECTION 3:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to change Subsection A, Maximum lot size and density, and Subsection B, Open space, of Section 35.23.060, DR Zone Standards, of Chapter 35.23, Residential Zones, to read as follows:

A. **Maximum lot size and density Density.**

- 1. **Maximum density.** The number of dwelling units on a lot shall not exceed the maximum specified by Table 2-11A (DR Zone Maximum Density) for each DR zoning designation shown in Table 2-11A (DR Zone Maximum Density).

Table 2-11A- DR Zone Maximum Density

Zoning Map Symbol	Maximum Dwelling Units per Gross Acre
DR-0.1	0.1
DR-0.2	0.2
DR-0.33	0.33
DR-0.5	0.5
DR-1	1
DR-1.5	1.5
DR-1.8	1.8
DR-2	2
DR-2.5	2.5
DR-3	3
DR-3.3	3.3
DR-3.5	3.5
DR-4	4
DR-4.6	4.6
DR-5	5
DR-6	6
DR-7	7
DR-8	8
DR-9	9
DR-10	10
DR-12	12
DR-12.3	12.3
DR-14	14
DR-16	16
DR-20	20
DR-25	25
DR-30	30

2. **Minimum and maximum density.** The number of dwelling units on a lot shall comply with the minimums and maximums specified by Table 2-11B (DR Zone Minimum and Maximum Density) for each DR zoning designation shown in Table 2-11B (DR Zone Minimum and Maximum Density).

Table 2-11B- DR Zone Minimum and Maximum Density

<u>Zoning Map Symbol</u>	<u>Minimum Dwelling Units per Gross</u>	<u>Maximum Dwelling Units per</u>
	<u>Acre</u>	<u>Gross Acre</u>
<u>DR-20/25</u>	<u>20</u>	<u>25</u>
<u>DR-20/30</u>	<u>20</u>	<u>30</u>
<u>DR-30/40</u>	<u>30</u>	<u>40</u>

- a. **Lower density allowance.** An applicant may propose a lower density than the minimum density specified in Table 2-11B (DR Zone Minimum and Maximum Density) when physical, environmental, or infrastructure constraints would preclude a project from meeting the specified minimum density.

(1) **Finding.** The applicant must demonstrate, based upon a preponderance of evidence in the record, and the review authority must find that no feasible method(s) exists to satisfactorily mitigate or avoid the specific constraint(s) without rendering the housing project financially infeasible for the development of housing for very low, low, and/or moderate-income households. Feasible methods may include alternative siting, alternative design, and/or smaller units.

(2) **Project phasing.** Applicants that request a lower density allowance than the specified minimum density based on current infrastructure constraints (e.g., deficient public water supply or sewer capacity) shall reserve a portion of the site and design and develop the housing project in phases to allow additional housing units in compliance with the specified minimum density for the overall site when adequate infrastructure becomes available. Each phase of the project shall include a proportional share of any required housing for very low-, low-, and/or moderate-income households.

B. Open space.

1. **Minimum area.** Except for developments that are permitted in compliance with Subsection D (Affordable housing, senior housing, or special care housing developments), below, a minimum of 40 percent of the net site area shall be reserved for the life of the project as common and/or public open space.

2. **Title to common open space area.** Title to the common open space, common recreational facilities, common parking areas and private streets shall be held by a non-profit association of all homeowners within the project area, or other non-profit individual or entity on such reasonable terms and conditions as the Board may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved Final Development Plan for the project. The preservation and maintenance of all common open space, common recreational facilities, common parking areas, and private streets shall be the obligation of the individual or entity holding title to these areas.

3. **Public Open Space.**

- a. All or a portion of required open space may be provided as public open space and developed as public parks, trails, or other public recreational facilities (e.g., sports fields or courts, playgrounds, picnic or BBQ areas, community center, pool/aquatic facility, gymnasium) to provide recreational opportunities for use by both the residents of the site and the public. In siting and designing public open space, the project shall consider the following:

- (1) The need to protect public use areas historically used by the public such as beaches and trails;
- (2) The avoidance of siting of structures in hazardous areas or on steep slopes;
- (3) The protection of environmentally sensitive habitat areas and archaeological sites; and
- (4) The protection of scenic areas of the site.

Lands to be preserved as open space may be dedicated in fee to the County or other public agency or may remain in private ownership with dedication of only appropriate scenic and/or open space easements. For lands counted as public open space that remain in private ownership, the County shall require granting of an easement guaranteeing the public's right of access and use of such open space.

- b. The County may require the applicant or Homeowner's Association to maintain all public open spaces and related facilities for a specified period after occupancy of the project or may require payment of an in-lieu fee if the County maintains the public open space and related facilities. If the applicant or Homeowner's Association is to maintain public open spaces, prior to the approval of any permits for construction, a bond or other approved financial security shall be posted guaranteeing performance of maintenance obligations.

SECTION 4:

ARTICLE 35.2, Zones and Allowable Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Subsection E, to Section 35.23.060, DR Zone Standards, of Chapter 35.23, Residential Zones, to read as follows:

E. Commercial Recreational Facilities and Neighborhood-Serving Commercial Uses

1. Commercial recreational facilities and neighborhood-serving commercial uses (i.e., convenience store, café, corner store) may be allowed in developments of at least 20 units per acre, provided that:
 - a. Such commercial recreational facilities are accessory to and compatible with the residential uses;
 - b. Such neighborhood-serving commercial uses are accessory to the residential use and limited to those serving such day-to-day needs of residents in the immediate area such as food, pharmacy, fuel, and other incidentals and shall be subject to the same permit requirements for the proposed use as specified in the CN zone;
 - c. Such commercial recreational facilities and neighborhood-serving commercial uses shall be an integral part of the development and accessible via active transportation modes (i.e., walking, biking) within the development; and
 - d. Such commercial recreational facilities and neighborhood-serving commercial uses shall not, by reason of their construction, lighting, location, manner or timing of operation, parking arrangements, signs, or other characteristics have adverse effects on residential uses within or adjoining the development or create traffic congestion or hazards to vehicular or pedestrian traffic.

SECTION 5:

ARTICLE 35.3, Site Planning and Other Project Standards, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Chapter 35.39, Use By Right, Housing Element to read as follows:

CHAPTER 35.39 USE BY RIGHT, HOUSING ELEMENT

35.39.010 - Purpose and Intent

A. Purpose and Intent. This Chapter allows housing developments as a "use by right" to incentivize lower-income housing on certain sites that the County rezoned to accommodate its 2023-2031 Regional Housing Needs Allocation (RHNA) for very low- and/or low-income households or identified in a prior housing element to accommodate its prior RHNA, pursuant to Government Code Sections 65583.2(h) and 65583.2(c) and Programs 1 and 2, respectively, of Chapter 5 of the 2023-2031 Housing Element Update.

B. Applicability. This Chapter shall apply to housing developments on the following sites:

1. A site that the County rezoned at a density of at least 20 units per acre to accommodate its 2023-2031 RHNA for very low- and/or low-income households, pursuant to Government Code Section 65583.2(h). This minimum density and the applicable development standards will permit at least 16 units per site. [GC 65583.2(h)]

a. Board of Supervisors Ordinance No. XXXX lists qualifying sites, which consist of the following Assessor Parcel Numbers:

097-371-075 (3965 Apollo Way, Lompoc; 26.11 acres)

~~103-740-016 and 103-740-017 (5175 S Bradley Rd, Santa Maria; 16.74 acres) (5301 S Bradley Rd, Santa Maria; 9.81 acres)~~

103-181-006 (250 E Clark Ave, Santa Maria; 21.43 acres)

~~105-330-001 (South of 315 W Clark Ave, Orcutt; 9.3 acres)~~

~~107-250-022 (East side of the intersection of CA 125 and W Union Valley Parkway, Orcutt; 27.4 acres)~~

107-590-001 and 107-580-027 (290 Parkview S., Orcutt; 10.83 acres)

~~107-470-003 (1,660 ft. east of CA 125 and W Union Valley Parkway, Orcutt; 8.75 acres)~~

107-470-011 (4300 Hummel Drive, Santa Maria; 14.90 acres)

~~107-250-017 and 107-770-027 (Immediately east of 4300 Hummel Drive, Santa Maria; 17.55 acres)~~

107-270-051 (619 Hummel Village Ct., Orcutt; 4.47 acres)

~~109-040-001 (400 E. Waller Ln, Santa Maria; 4.83 acres)~~

~~097-491-007 (Northeast side of intersection of Rucker Rd and Burton Mesa Blvd, Lompoc; 2.36 acres)~~

~~097-492-007 (Northeast side of intersection of Calle Pasado and Burton Mesa Blvd, Lompoc; 2.35 acres)~~

143-220-005, 143-220-007 and 143-261-002 (1011 Meadowvale Rd, Santa Ynez; 5.89 acres)

149-290-001 (Immediately west of Cuyama Valley High School, New Cuyama; 37.88 acres)

~~103-080-048 (4890 Bethany Ln, Santa Maria; 2.83 acres)~~

~~071-140-064 (Southeast corner of Hollister Ave and Ward Dr, Goleta; 64.8 acres)~~

071-140-072 (300 Sumida Gardens Ln, Goleta; 20.56 acres)

071-140-071 (5381 Ekwill St, Goleta; 9.38 acres)

071-140-048 (Immediately east of 5381 Ekwill St, Goleta; 8.23 acres)

065-090-031 (600 S. Patterson Ave, Santa Barbara; 15.22 acres)

065-230-012 (620 S. Patterson Ave, Santa Barbara; 15.85 acres)

071-190-036 (905 S. Patterson Ave, Santa Barbara; 39.00 acres)

065-040-041 (4960 Hollister Ave, Santa Barbara; 27.37 acres)

065-030-012 (125 S. San Marcos Santa Barbara; 5.70 acres)

~~065-080-010 and 065-080-011 (5030 Hollister Ave, Santa Barbara; 6.95 acres)~~

077-530-012, 077-530-021, and 077-530-020 (7380 Cathedral Oaks Rd, Goleta; 112.88 acres)

059-130-011 (400 ft. N of intersection of Hwy 154 and Cathedral Oaks Rd, Santa Barbara; 15.69 acres)

059-130-014 and 059-130-015 (4150 Foothill Rd, Santa Barbara; 33.37 acres)

057-143-001 (560 N. La Cumbre Rd, Santa Barbara; 2.95 acres)

065-080-024, 065-080-008, and 065-080-009 (5050 Hollister Ave, Santa Barbara; 11.40 acres)

065-040-026 (4750 Hollister Ave, Santa Barbara; 23.00 acres)

2. A non-vacant site identified in a prior housing element or planning period, or a vacant site included in two or more consecutive housing element planning periods, that the County rezoned at a density of at least 20 units per acre to accommodate its 2023-2031 RHNA for very low- and/or low-income households, pursuant to Government Code Sections 65583.2(c). [GC 65583.2(c)]

a. Qualifying sites consist of the following Assessor Parcel Numbers:

101-130-019 (477 Price Ranch Rd, Los Alamos; 16.08 acres)

103-740-017 (5175 S. Bradley Rd, Santa Maria; 6.93 acres)

C. Permit requirements. Housing developments that comply with all of the development standards in Section 35.39.010.D (Development standards), below, shall be allowed as a use by right subject to the issuance of a Zoning Clearance in compliance with Section 35.82.210 (Zoning Clearances). [GC 65583.2(c) and (h)]

1. **Use by right.** For purposes of this section, "use by right" means the County's review shall not require a Conditional Use Permit, Development Plan, environmental review under the California Environmental Quality Act, or other discretionary review or approval pursuant to Government Code Section 65583.2(i) and Government Code Section 65589.5 for multifamily residential housing. Housing developments shall be subject to all objective standards in this Development Code, including the objective design standards of Chapter 35.33 (Multiple-Unit and Mixed-Use Housing Objective Design Standards). Any subdivision of a site shall continue to be subject to all laws, including, but not limited to, discretionary review and approval in compliance with County Code Chapter 21 (Land Division) and the Subdivision Map Act. [GC 65583.2(i)]

D. Development standards. Housing developments on a rezone site or non-vacant or vacant site listed in Section 35.39.010.B.1.a and Section 35.39.010.B.2.a, respectively, above, shall comply with the following development standards.

1. **Housing type.** The housing development shall consist of owner-occupied and/or rental multifamily residential uses. [GC 65583.2(h)]

2. **Affordability.** At least 20 percent of the units shall be affordable to very low- and/or low-income households. The applicant shall record a restrictive covenant that ensures the continued affordability of all very low- and low-income rental units for 90 years and all very low- and low-income for-sale units for 90 years, unless a different affordability term is required by low-income tax credit regulations or other applicable law. [GC 65583.2(c) and (h)]

3. **Objective standards.** The housing development shall comply with all objective land use policies, regulations, development standards, and design review standards in effect at the time a complete application is submitted, including but not limited to objective design standards provided in Chapter 35.33 (Multiple-Unit and Mixed-Use Housing Objective Design Standards). [GC 65583.2(c), (h) and (i)]

4. **Program Environmental Impact Report mitigation measures.** The housing development shall comply with all applicable mitigation measures of the Mitigation Monitoring and Reporting Program of the 2023-2031 Housing Element Update Program Environmental Impact Report (Case. No. 23EIR-00004)

5. **Replacement units.** Existing or previously existing dwelling units on the site of the housing development shall be replaced in the manner provided in Government Code Section 65583.2(g)(3) or successor statute. [GC 65583.2(g)(3)]

SECTION 6:

SECTION 35.42.210, Reserved, of Chapter 35.42, Standards for Specific Land Uses, of Article 35.4, Standards for Specific Land Uses, of Section 35-1, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby repealed and replaced to read as follows:

35.42.210 – Replacement Housing on Non-Vacant Sites

- A. Purpose and intent.** The purpose of the Section is to implement unit replacement requirements for housing development projects on non-vacant sites identified in the 2023-2031 Housing Element Update, consistent with the requirements of Government Code Section 65583.2(g)(3) and Program 3 of Chapter 5 of the 2023-2031 Housing Element Update.
- B. Applicability.** The provisions of this Section apply to housing development projects that are located on non-vacant sites identified in the sites inventory of the 2023-2031 Housing Element Update that meet one or more of the following criteria:
 - 1. The site contains existing residential uses that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income or any other form of rent or price control.
 - 2. The site contained a residential use within the past five years that has been vacated or demolished and was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income or any other form of rent or price control.
 - 3. The site contains existing residential uses that are occupied by low- or very low-income households.
- C. Unit replacement.** All units onsite shall be replaced with units affordable to the same or lower income level as a condition of approval of development on a qualifying non-vacant housing element site. Replacement of the units shall be consistent with the unit replacement requirements of Government Code Section 65915(c)(3) or successor statute.

SECTION 7:

All existing indices, section references and numbering, and figure and table numbers contained in the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 8:

Except as amended by this ordinance, the County Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 9:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 10:

If legislation is enacted which would superseded or preempt any section or subsection of this ordinance then the Board of Supervisors deems that section or subsection null and void and this ordinance shall remain in full force and effect without said section or subsection.

SECTION 11:

This ordinance shall take effect and be in force 30 days from the date of its passage and before the expiration of 15 days after its passage a summary of it shall be published once together with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published

in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT C, EXHIBIT 5: COASTAL LAND USE PLAN RESOLUTION

**RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF AMENDING THE)
COASTAL LAND USE PLAN, OF THE) RESOLUTION NO. 24 - _____
SANTA BARBARA COUNTY)
COMPREHENSIVE PLAN, TO) Case No.: 24GPA-00004
IMPLEMENT PROGRAM 1 OF CHAPTER 5)
OF THE SANTA BARBARA COUNTY)
2023-2031 HOUSING ELEMENT UPDATE.)

WITH REFERENCE TO THE FOLLOWING:

- A. On January 7, 1980, by Resolution No. 80-12, the Board of Supervisors (Board) of the County of Santa Barbara (County) adopted the Santa Barbara County Coastal Land Use Plan of the Santa Barbara County Comprehensive Plan.
- B. On July 20, 1993, by Resolution No. 93-401, the Board adopted the Goleta Community Plan as an amendment to the Land Use Element.
- C. On December 5, 2023, by Resolution No. 23-271, the Board adopted the 2023-2031 Housing Element Update (HEU).
- D. Pursuant to Government Code (GC) Section 65583.2(a), the HEU identifies sites throughout the community, including rezone sites and County-owned sites, that can be developed or redeveloped for housing within the planning period and that are sufficient to provide for the County’s 2023-2031 Regional Housing Needs Allocation (RHNA), plus a 15 percent buffer for the lower- and moderate-income levels. In addition, Program 1 of Chapter 5 of the HEU directs the County to “select ... County-owned sites to be developed or redeveloped” and “complete redesignation/rezoning of adequate sites to fully accommodate the 2023-2031 RHNA plus the 15 percent buffer for lower- and moderate-income households.”
- E. Pursuant to GC Section 65583.2(h), Program 1 of Chapter 5 of the HEU directs the County to “establish minimum densities of 20-30 units per acre and maximum densities of 25-40 units per acre for residential rezones.”
- F. The proposed amendment is consistent with the Comprehensive Plan and the requirements of California planning, zoning, and development laws.
- G. In 2024, a Final Program Environmental Impact Report for the HEU was prepared and presented to the County Planning Commission, subsequent to circulation of a Draft Program Environmental Impact Report to the appropriate agencies and public, and a public hearing was held to solicit public comments in compliance with to the California Environmental Quality Act (CEQA).

- H. Public agencies, California Native American Indian Tribes, civic, education, and other community groups, public utility companies, and citizens have been consulted on and have advised the County Planning Commission on said proposed amendments in a public hearing pursuant to GC Section 65351.
- I. The County contacted and offered to conduct consultations with California Native American tribes in compliance with GC Sections 65352.3 and 65352.4.
- J. The County Planning Commission held duly noticed public hearings, as required by Government Code Section 65353, on the proposed amendments, at which hearings the amendments were explained and comments invited from the persons in attendance.
- K. The County Planning Commission, after holding duly noticed public hearings on the above described amendments to the Comprehensive Plan, endorsed and transmitted to the Board said recommended amendments by resolution in compliance with GC Section 65354.
- L. The Board received and considered the County Planning Commission’s recommended actions and held a duly noticed public hearing, as required by GC Section 65353, on the proposed amendments at which hearing the amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board now finds, consistent with its authority in GC Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County to:
 - a. Amend the South Coast Rural Region Land Use Designations Map as follows:
 - (1) Change the land use designations for the following Assessor’s Parcel Numbers (APNs) in order to implement Program 1 of Chapter 5 of the HEU:

APN	Existing Land Use Designation	Proposed Land Use Designation
004-013-023	Agriculture(A)-I-5	Residential (RES)-20/30
004-005-001	A-I-10	RES-20/30
001-080-045	RES-0.33	RES-20

001-080-046	RES-0.33	RES-20
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- (2) Create a new Urban Area that encompasses APNs 004-005-001 (Van Wingerden 2), ~~001-080-045 (Bailard), 001-080-046 (Bailard), and 001-080-009 (adjoining parcel west of Bailard)~~ to be consistent with new land use designations for ~~these sites~~ this site.
- (3) Expand the Urban Rural Boundary Line to include APN 004-013-023 (Van Wingerden 1) within the Urban Area to be consistent with the new land use designation for this site.
- ~~(4) Remove APNs 001-080-045 (Bailard), 001-080-046 (Bailard), and 001-080-009 (adjoining parcel west of Bailard) from the Monte Vista/Lomita Lane Existing Developed Rural Neighborhood (EDRN).~~

~~The Bailard site shall be removed from the Monte Vista/Lomita Lane EDRN to be consistent with the new land use designation (Residential 20/30). APN 001-080-009, which adjoins Bailard to the west, shall be removed to avoid creating an EDRN that consists of only one parcel, as the Bailard site will no longer connect APN 001-080-009 to the Monte Vista/Lomita Lane EDRN.~~

- b. Amend the Goleta Community Plan Land Use Designations Map to change the land use designation of APN 075-020-035 from RES-20 to RES-30/40 in order to implement Program 1 of Chapter 5 of the HEU.
- 3. In compliance with the provisions of GC Section 65356, the above-described changes are hereby adopted as amendments to the Coastal Land Use Plan.
- 4. Pursuant to provisions of GC Section 65357, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
- 5. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution, to reflect the above-described action by the Board.
- 6. Pursuant to the provisions of GC Section 65357, the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ___ day of _____ 2024, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By _____
Deputy County Counsel

**ATTACHMENT C, EXHIBIT 6: ARTICLE II COASTAL ZONING ORDINANCE ZONING MAP
ORDINANCE AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE TO AMEND THE COUNTY ZONING MAP BY REZONING CERTAIN PARCELS OR PORTIONS OF PARCELS TO ACCOMMODATE THE 2023-2031 REGIONAL HOUSING NEEDS ALLOCATION PLUS THE 15 PERCENT BUFFER FOR LOWER- AND MODERATE-INCOME HOUSEHOLDS.

Case No. 24RZN-00000-00002

The Board of Supervisors of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

SECTION 1:

Pursuant to the provisions of Subsection E, Map Amendments, of Section 35.14.020 (Zoning Map and Zones) of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, the Board of Supervisors of Supervisors hereby amends the County Zoning Map by re-designating the following Assessor’s Parcel Numbers (APNs) and/or portions of APNs:

Site Name and APN(s)	Existing Zoning Designation	Proposed Zoning Designation
Friendship Manor 075-020-035	High Density Student Residential (SR-H)-20	Design Residential (DR)-30/40
Van Wingerden 1 004-013-023	Agriculture I (AG-I)-5	DR-20/30
Van Wingerden 2 004-005-001	AG-I-10	DR-20/30
Ballard 001-080-045 001-080-046	3-E-1	DR-20

The amended County Zoning Map is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said County Zoning Map were specifically and fully set out and described therein.

SECTION 2:

The Chair of the Board of Supervisors is hereby authorized and directed to sign and certify this Ordinance and all maps, documents, and other materials in accordance with this Ordinance to show that said zoning changes for the APNs identified above have been adopted by this Board of Supervisors.

SECTION 3:

Except as amended by this Ordinance, Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code shall remain unchanged and shall continue in full force and effect.

SECTION 4:

This ordinance and any portion of it approved by the California Coastal Commission shall take effect and be in force 30 days from the latter of: (1) the date the Board of Supervisors adopts the ordinance, or (2) upon the date that it is certified by the California Coastal Commission pursuant to Public Resources Code Section 30514; and before the expiration of 15 days after its adoption, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

2023-2031 Housing Element Update Rezone Amendments
Case No. 24RZN-00002
County Planning Commission
Hearing Date: March 27, 2024
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By _____
Deputy County Counsel

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**ATTACHMENT C, EXHIBIT 7: ARTICLE II COASTAL ZONING ORDINANCE
AMENDMENT**

ORDINANCE NO. _____

AN ORDINANCE AMENDING ARTICLE II, THE COASTAL ZONING ORDINANCE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE, BY AMENDING DIVISION 4, ZONING DISTRICTS, AND DIVISION 7, GENERAL REGULATIONS, TO IMPLEMENT PROGRAMS 1, 2, AND 3 OF CHAPTER 5 OF THE 2023-2031 HOUSING ELEMENT UPDATE.

Case No. 24ORD-00008

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1:

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify Section 35-74.7, Lot Size/Density, of Section 35-74, DR – Design Residential, to read as follows:

Section 35-74.7 Lot Size/Density.

1. The maximum density for each lot zoned DR shall be specified by a number following the DR on the lot on the applicable Santa Barbara County Zoning Map and said number represents the number of dwelling units per gross acre permitted on such lot, as follows:

District Designation	Dwelling Units Per Gross Acre	Gross Land Area Per Dwelling Unit
DR-0.1	0.1	435,600 (10 acres)
DR-0.2	0.2	217,800 (5 acres)
DR-0.33	0.33	130,680 (3 acres)
DR-0.5	0.5	87,120 (2 acres)
DR-1	1.0	43,560 (1 acres)
DR-1.5	1.5	29,040 (square feet)
DR-1.8	1.8	24,200 (square feet)
DR-2	2.0	21,780 (square feet)
DR-2.5	2.5	17,424 (square feet)
DR-3	3.0	14,520 (square feet)
DR-3.3	3.3	13,200 (square feet)
DR-3.5	3.5	12,445 (square feet)
DR-4	4.0	10,890 (square feet)
DR-4.6	4.6	9,470 (square feet)
DR-5	5.0	8,712 (square feet)
DR-6	6.0	7,260 (square feet)
DR-7	7.0	6,222 (square feet)
DR-8	8.0	5,445 (square feet)
DR-9	9.0	4,840 (square feet)
DR-10	10.0	4,356 (square feet)
DR-12	12.0	3,630 (square feet)
DR-12.3	12.3	3,540 (square feet)
DR-14	14.0	3,111 (square feet)
DR-16	16.0	2,722 (square feet)

DR-20	20.0	2,178 (square feet)
DR-25	25.0	1,742 (square feet)
DR-30	30.0	1,452 (square feet)

2. DR zoned lots may be zoned with two numbers following the DR on the lot on the applicable Santa Barbara County Zoning Map. In this instance the first number represents the minimum dwelling units per gross acre and the second number represents the maximum dwelling units per gross acre as follows:

<u>District Designation</u>	<u>Dwelling Units Per Gross Acre</u>	<u>Gross Land Area Per Dwelling Unit</u>
<u>DR-20/25</u>	<u>20</u>	<u>25</u>
<u>DR-20/30</u>	<u>20</u>	<u>30</u>
<u>DR-30/40</u>	<u>30</u>	<u>40</u>

- a. **Lower density allowance.** An applicant may propose a lower density than the minimum density specified above when physical, environmental, or infrastructure constraints would preclude a project from meeting the specified minimum density.
- (1) **Finding.** The applicant must demonstrate, based upon a preponderance of evidence in the record, and the review authority must find that no feasible method(s) exists to satisfactorily mitigate or avoid the specific constraint(s) without rendering the housing project financially infeasible for the development of housing for very low, low, and/or moderate-income households. Feasible methods may include alternative siting, alternative design, and/or smaller units.
 - (2) **Project phasing.** Applicants that request a lower density allowance than the specified minimum density based on current infrastructure constraints (e.g., deficient public water supply or sewer capacity) shall reserve a portion of the site and design and develop the housing project in phases to allow additional housing units in compliance with the specified minimum density for the overall site when adequate infrastructure becomes available. Each phase of the project shall include a proportional share of any required housing for very low-, low-, and/or moderate-income households.

SECTION 2:

DIVISION 4, Zoning Districts, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to modify Section 35-74.13, Open Space and Landscaping, of Section 35-74, DR – Design Residential, to add Subsection 4, Public Parks, Recreation, and Trails to read as follows:

4. **Public Open Space.**
- a. All or a portion of required open space may be provided as public open space and developed as public parks, trails, or other public recreational facilities (e.g., sports fields or courts, playgrounds, picnic or BBQ areas, community center, pool/aquatic facility, gymnasium) to provide recreational opportunities for use by both the residents of the site and the public. In siting and designing public open space, the project shall consider the following:
- (1) The need to protect public use areas historically used by the public such as beaches and trails;
 - (2) The avoidance of siting of structures in hazardous areas or on steep slopes;
 - (3) The protection of environmentally sensitive habitat areas and archaeological sites; and
 - (4) The protection of scenic areas of the site.

Lands to be preserved as open space may be dedicated in fee to the County of Santa Barbara or other public agency or may remain in private ownership with dedication of only appropriate scenic and/or open space easements. For lands counted as public open space that remain in private ownership, the County shall require granting of an easement guaranteeing the public's right of access and use of such open space.

- b. The County may require the applicant or Homeowner's Association to maintain all public open spaces and related facilities for a specified period after occupancy of the project or may require payment of an in-lieu fee if the County maintains the public open space and related facilities. If the applicant or Homeowner's Association is to maintain public open spaces, prior to the approval of any permits for construction, a bond or other approved financial security shall be posted guaranteeing performance of maintenance obligations.

SECTION 3:

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Section 35-144Y, Replacement Housing on Non-Vacant Sites to read as follows:

Section 35-144Y. Replacement Housing on Non-Vacant Sites.

Section 35-144Y.1 Purpose and Intent.

The purpose of the Section is to implement unit replacement requirements for housing development projects on non-vacant sites identified in the 2023-2031 Housing Element Update, consistent with the requirements of Government Code Section 65583.2(g)(3) and Program 3 of Chapter 5 of the 2023-2031 Housing Element Update.

Section 35-144Y.2 Applicability.

The provisions of this Section apply to housing development projects that are located on non-vacant sites identified in the sites inventory of the 2023-2031 Housing Element Update that meet one or more of the following criteria:

1. The site contains existing residential uses that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income or any other form of rent or price control.
2. The site contained a residential use within the past five years that has been vacated or demolished and was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income or any other form of rent or price control.
3. The site contains existing residential uses that are occupied by low- or very low-income households.

Section 35-144Y.3 Unit Replacement.

All units onsite shall be replaced with units affordable to the same or lower income level as a condition of approval of development on a qualifying non-vacant housing element site. Replacement of the units shall be consistent with the unit replacement requirements of Government Code Section 65915(c)(3) or successor statute.

SECTION 4:

DIVISION 7, General Regulations, of Article II, the Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, is hereby amended to add Section 35-144Z, Use By Right, Housing Element to read as follows:

Section 35-144Z. Use By Right, Housing Element.

Section 35-144Z.1 Purpose and Intent.

This Chapter allows housing developments as a "use by right" to incentivize lower-income housing on certain sites that the County rezoned to accommodate its 2023-2031 Regional Housing Needs Allocation (RHNA) for very low- and low-income

households or identified in a prior housing element to accommodate its prior RHNA, pursuant to Government Code Sections 65583.2(h) and 65583.2(c) and Programs 1 and 2, respectively, of Chapter 5 of the 2023-2031 Housing Element Update.

Section 35-144Z.2 Applicability.

This Chapter shall apply to housing developments on the following sites:

1. A site that the County rezoned at a density of at least 20 units per acre to accommodate its 2023-2031 RHNA for very low- and/or low-income households, pursuant to Government Code Section 65583.2(h). This minimum density and the applicable development standards will permit at least 16 units per site. [GC 65583.2(h)]
 - a. Board of Supervisors Ordinance No. XXXX lists qualifying sites, which consist of the following Assessor Parcel Numbers:
 - ~~001-080-045 and 001-080-046 (1101 Bailard Ave, Carpinteria; 6.98 acres)~~
 - 004-013-023 (4098 Via Real, Carpinteria; 15.1 acres)
 - 004-005-001 (4711 Foothill Rd, Carpinteria; 9.68 acres)
 - ~~001-080-045 (1101 Bailard Ave, Carpinteria; 3.78 acres)~~
 - ~~001-080-046 (1101 Bailard Ave, Carpinteria; 3.20 acres)~~
 - 075-020-035 (Immediately east of 6647 El Colegio Rd, Goleta; 1.2 acres)

Section 35-144Z.3 Permit Requirements.

Housing developments that comply with all of the development standards in Section 35.144Z.4 (Development Standards), below, shall be allowed as a use by right subject to the issuance of a Coastal Development Permit in compliance with Section 35-169 (Coastal Development Permits). [GC 65583.2(c) and (h)]

1. **Use by right.** For purposes of this section, "use by right" means the County's review shall not require a Conditional Use Permit, Development Plan, environmental review under the California Environmental Quality Act, or other discretionary review or approval pursuant to Government Code Section 65583.2(i) and Government Code Section 65589.5 for multifamily residential housing. Housing developments shall be subject to all objective standards in this Article. Any subdivision of a site shall continue to be subject to all laws, including, but not limited to, discretionary review and approval in compliance with County Code Chapter 21 (Land Division) and the Subdivision Map Act. [GC 65583.2(i)]

Section 35-144Z.4 Development Standards.

Housing developments on a rezone site or non-vacant or vacant site listed in Section 35-144Z.2.1.a and Section 35-144Z.2.2.a, respectively, above, shall comply with the following development standards.

1. **Housing type.** The housing development shall consist of owner-occupied and/or rental multifamily residential uses. [GC 65583.2(h)]
2. **Affordability.** At least 20 percent of the units shall be affordable to very low- and/or low-income households. The applicant shall record a restrictive covenant that ensures the continued affordability of all very low- and low-income rental units for 90 years and all very low- and low-income for-sale units for 90 years, unless a different affordability term is required by low-income housing tax credit regulations or other applicable law. [GC 65583.2(c) and (h)]
3. **Objective standards.** The housing development shall comply with all objective land use policies, regulations, development standards, and design review standards in effect at the time a complete application is submitted, including but not limited to objective design standards provided in Section 35-144B (Multiple-Unit and Mixed-Use Housing Objective Design Standards). [GC 65583.2(c), (h), and (i)]
4. **Program Environmental Impact Report mitigation measures.** The housing development shall comply with all applicable mitigation measures of the Mitigation Monitoring and Reporting Program of the 2023-2031 Housing

Element Update Program Environmental Impact Report (Case. No. 23EIR-00004).

5. **Replacement units.** Existing or previously existing dwelling units on the site of the housing development shall be replaced in the manner provided in Government Code Section 65583.2(g)(3) or successor statutes. [GC 65583.2(c), (h), and (i)]

SECTION 5:

All existing indices, section references and numbering, and figure and table numbers contained in the Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, are hereby revised and renumbered as appropriate to reflect the revisions enumerated above.

SECTION 6:

Except as amended by this ordinance, Divisions 4, and 7 of Article II, the Santa Barbara County Coastal Zoning Ordinance, of Chapter 35, Zoning, of the Santa Barbara County Code, shall remain unchanged and shall continue in full force and effect.

SECTION 7:

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 8:

If legislation is enacted which would superseded or preempt any section or subsection of this ordinance then the Board of Supervisors deems that section or subsection null and void and this ordinance shall remain in full force and effect without said section or subsection.

SECTION 9:

This ordinance and any portion of it approved by the Coastal Commission shall take effect and be in force 30 days from the date of its passage or upon the date that it is certified by the Coastal Commission pursuant to Public Resources Code 30514, whichever occurs later; and before the expiration of 15 days after its passage, it, or a summary of it, shall be published once, together with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEN
COUNTY COUNSEL

By _____
Deputy County Counsel