

**ADOPTION PHASE POLICY CHANGES
COMPARED TO 1993 HOUSING ELEMENT POLICIES**

The proposed final 2003-2008 Housing Element includes policies, programs and actions to meet housing goals. Several of these proposed policies and programs are from the 1993 Housing Element and were evaluated in the associated EIR. The Adoption Phase of the Housing Element includes minor text and policy revisions to these existing programs as well as some new policies. These changes are evaluated in the Negative Declaration.

The table below describes the changes from 1993 Housing Element policies, programs and development standards proposed in the Adoption Phase of the 2003-2008 Housing Element. The changes are classified as follows:

- *No change*-There are no changes to the policies or development standards.
- *Text change*-There are changes to the text to clarify the existing policy but do not change the meaning of the policy.
- *Policy change*-The policy and/or development standards are changed. Specific changes are described.
- *New policy*-The policy and development standards were not in the 1993 Housing Element.

In addition to policy changes, the 2003-2008 Housing Element includes actions for future consideration as part of the Action Phase of the Housing Element. An action is a one-time or ongoing act, program or procedure that carries out general plan policy. Most of the actions included in the proposed final 2003-2008 Housing Element are new with the exception of ongoing actions directing the county to maintain membership in the Coastal Housing Partnership or to continue seeking funds for affordable housing. The table below does not address action items. The action items, such as potential rezones and ordinance amendments, will continue to be shaped and refined throughout the Action Phase, which starts with designer-led community Land Use and Design Workshops. Once the action items are refined an environmental impact report will be prepared assessing any associated impacts and the decision-makers will consider the items for adoption.

Guide to Policy and Development Standard Changes

Program or Policy	2003-2008 HE Policy	1993 HE Policy	Status	Comments
Goal 1: Enhance Diversity and Quantity of Housing Supply				
Density Bonus Program	Policy 1.1	Policy 1.1	Policy change	Additions pursuant to amendments to Government Code §§65915-65918 (Density Bonus law).
Inclusionary Housing Program	Policy 1.2	Policy 1.4	Text change	Minor text changes to existing program. (The proposed new program will be considered by decision-makers within four months of the adoption of the Housing Element. It is evaluated in the current environmental analysis and is included in Appendix E of the Housing Element.)
In-Lieu Fees	Policy 1.3	Policy 1.5	Text change	

Guide to Policy and Development Standard Changes

Program or Policy	2003-2008 HE Policy	1993 HE Policy	Status	Comments
Goal 1: Enhance Diversity and Quantity of Housing Supply (cont.)				
Service Workers	Policy 1.4	N/A	New policy	Policy addresses service worker housing needs created by very large single family residences.
Other Employee Housing	Policy 1.5	Policy 2.4	No change	
Residential Second Units	Policy 1.6	Policy 2.1	No change	
Rental Housing	Policy 1.7	N/A	New policy	Policy encourages and includes incentives for the development of multi-family rental housing.
Mixed Use Development	Policy 1.8	Policy 9.1	Policy change	Separated mixed use policy from in-fill policy and added development standard modifications for mixed used development.
In-fill Development	Policy 1.9	Policy 9.1	Policy change	Separated in-fill policy from mixed use policy and added development standard modifications for in-fill development.
Accommodate Fair Share Housing Needs	Policy 1.10	Policy 9.3	Policy change	Policy updated based on current RHNA allocation and made more specific based on state HCD requirements.
Make Housing a Priority	Policy 1.11	Policy 9.4	Text change	
Goal 2: Expand Housing for Special Needs Groups				
Homeless Facilities	Policy 2.1	Policy 2.2	Policy change	Split Special Care Facilities policy into separate policies for homeless facilities and housing for people with disabilities.
Farm Employee Housing	Policy 2.2	Policy 2.3	Text change	Moved portion of policy regarding action to change permit requirements to action items.
	Policy 2.3	N/A	New policy	Added policy regarding cooperation with cities to provide farm employee housing.
Mobile Homes	Policy 2.4	Policy 2.5	Text change	
Goal 3: Expand Housing for Persons with Disabilities				
Persons with Disabilities	Policy 3.1	Policy 2.2	Policy change	Split Special Care Facilities policy into separate policies for homeless facilities and housing for people with disabilities.
Goal 4: Open and Fair Housing Opportunities				
Fair Housing	Policy 4.1	Policy 7.1	No change	
	Policy 4.2	Policy 7.3	Text change	
	Policy 4.3	N/A	New policy	Policy clarifies the county's commitment to fair housing laws.

Guide to Policy and Development Standard Changes

Program or Policy	2003-2008 HE Policy	1993 HE Policy	Status	Comments
Goal 5: Quality Housing Design				
Neighborhood Compatibility and Improvement	Policy 5.1	N/A	New policy	Policy encourages compatibility of new construction, rehabilitation or renovation with surrounding structures and setting.
Residential Design Standards	Policy 5.2	N/A	New policy	Policy directs county to consider adopting design standards to guide residential development.
Resource Conservation	Policy 5.3	Policy 8.1	No change	
	Policy 5.4	N/A	New policy	Policy sets guidelines conversion of urban agricultural land should conversion occur.
	Policy 5.5	N/A	New policy	Policy encourages development within existing urban boundaries.
Goal 6: Preserve Housing Stock				
Mechanisms for Maintaining Affordability	Policy 6.1	Policy 6.1	Policy change	Change affordability term for price restricted units from 30 years rolling to 60 years maximum to 45 years rolling to 90 years maximum.
	Policy 6.2	Policy 6.2	No change	
	Policy 6.3	Policy 6.3	No change	
	Policy 6.4	N/A	New policy	Policy encourages retention of housing for people with disabilities.
Demolitions and Conversions	Policy 6.5	Policy 6.4	No change	
Mobile Home Park Closures	Policy 6.6	Policy 6.6	No change	
Condominium Conversions	Policy 6.7	Policy 6.5	No change	
Isla Vista Area	Policy 6.8	Policy 6.7	No change	
Rehabilitation	Policy 6.9	Policy 6.8	No change	
Goal 7: Cooperative Relations				
Community Outreach	Policy 7.1	Action 4.1.3	New policy	Expanded to identify specific outreach methods.
Cooperate with Other Jurisdictions	Policy 7.2	Policies 4.1 and 9.2	Text change	Combined complimentary policies.
State and Federal Facilities	Policy 7.3	Policy 1.6	Text change	
District Constraint Mitigation	Policy 7.4	N/A	New policy	Policy encourages continued cooperation with local service districts toward eliminating service constraints.

Guide to Policy and Development Standard Changes

Program or Policy	2003-2008 HE Policy	1993 HE Policy	Status	Comments
Goal 8: Efficient Government				
Make Affordable Housing a Priority	Policy 8.1	Policy 5.1	Text change	
	Policy 8.2	Policy 5.5	Text change	
Marketing Periods and Lotteries	Policy 8.3	Policy 1.7	Policy change	Clarified policy language and added development standard regarding giving preference to local workforce when marketing price restricted units.
Development Incentives	Policy 8.4	Policy 5.2	Policy change	Some changes to which development incentives are available to specific projects and expanded development standard to clarify available incentives.
	Policy 8.5	Policy 5.3	Text change	
State or Federal Programs Supersede County Programs	Policy 8.6	Policy 5.4	Text change	
Annual Periodic Reports	Policy 8.7	Policy 1.8	No change	
	Policy 8.8	Policy 1.9	Text change	
	Policy 8.9	Policy 1.10	No change	
Preliminary Assessment of Housing Requirements	Policy 8.10	Policy 5.6	Text change	
Goal 9: Cultivate Financial Resources				
State and Federal Funding	Policy 9.1	Policy 3.1	No change	
Mortgage Revenue Bonds	Policy 9.2	Policy 3.4	Text change	
Affordable Housing Funds	Policy 9.3	Policy 3.2	Text change	
County-Owned Lands	Policy 9.4	Policy 3.3	Policy change	Added language that makes housing a high priority when considering the future use or sale of county-owned land.
Other 1993 Housing Element Policies				
Affordable Housing Overlay Program	Policy 1.10 Action 2	Policy 1.2	Action Phase	County will consider revising this program as part of the Action Phase of the Housing Element.
Variable Density	Policy 1.10 Action 3	Policy 1.3	Action Phase	Program in 1993 HE was never implemented. County will consider implementing in Action Phase of Housing Element.
Seek Alternatives for County Median Income	N/A	Policy 5.8	Removed	Variation in median income across the county is addressed by other policy and program changes.

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

IN THE MATTER OF ADOPTING A REVISED)
SANTA BARBARA COUNTY HOUSING ELEMENT,)
AN ELEMENT OF THE SANTA BARBARA COUNTY) RESOLUTION NO.:
COMPREHENSIVE PLAN) CASE NO.:
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_____)

WHEREAS, development patterns over the last 15 years have created a jobs and housing imbalance with most jobs on the South Coast and more housing in the North County. If current growth rates and patterns continue at least 55,500 new people will live in Santa Barbara County by 2010. At the density at which the county builds most of its housing, those people will require about 5,000 acres of land for homes.; and

WHEREAS, in 1999, almost 40 percent of households in the unincorporated county overpaid for housing - spent more than 30 percent of their income on housing - and almost 20 percent spent over half their income on housing; and

WHEREAS, the county needs housing that lower and moderate-income households can afford, and workforce housing for families earning up to 200 percent of area median income; and

WHEREAS, more than 95 percent of South Coast residents cannot afford the South Coast median home price, which rose from \$779,000 in 2002 to \$900,000 in 2003 and more than 88 percent of North County residents cannot afford the North County median home price, which rose from \$257,000 in 2002 to \$310,870 in 2003. Home prices throughout Santa Barbara County are rising steadily; and

WHEREAS, the state-mandated Regional Housing Needs Assessment (RHNA) allocation assigned to the unincorporated portion of Santa Barbara County for the 2003-2008 planning period is 6,064 new units, which represents 35 percent of the entire county's 17,581 unit allocation. Of these 6,064 new units, the State requires that 1,455 be affordable to very-low income households, 1,031 units be affordable to low income households, 1,013 units be affordable to moderate income households, and 2,565 units be affordable to above-moderate income households; and

WHEREAS, the County of Santa Barbara has adopted a General Plan; and

WHEREAS, government Code Section 65302 (c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq; and

WHEREAS, State General Plan guidelines require that the state-mandated Housing Element be revised every five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, A proposed Amendment to the Housing Element of the Santa Barbara County County General Plan has been prepared pursuant to Government Code Sections 65358 and 65580 et seq. and according to the adopted procedure; and

WHEREAS, public hearing notices for the draft 2003-2008 Housing Element regarding document availability and public hearing schedule were published in local newspapers and provided on the Housing Element Update website; and

WHEREAS, the Planning Commission has held a public hearing and received and considered all reports and comments on the proposed amendment; and

WHEREAS, the Board of Supervisors has held a public hearing and received and considered all concerns and comments of all segments of the community, the Planning Commission, staff, and the California Department of Housing and Community Development on the proposed amendment, and has considered the public record as a whole; and

WHEREAS, pursuant to California Government Code Section 65585(b), the State Department of Housing and Community Development (State HCD) reviewed the draft Housing Element and reported its findings to the County in a letter dated October 31, 2003; and;

WHEREAS, the Planning Commission and Board of Supervisors considered State HCD's comments and suggested amendments to the draft Housing Element to incorporate all of the changes and additions requested by State HCD; and

WHEREAS, State HCD indicated in their letter that, once the recommended revisions are completed, the Housing Element will, in their opinion, comply with the requirements of State Housing Element Law; and

WHEREAS, pursuant to Section 65583 of the California Government Code, the Housing Element includes: (1) an identification and analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting these needs; (2) a statement of Santa Barbara County's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and (3) a program which sets forth a schedule of actions the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives; and

WHEREAS, pursuant to the California Environmental Quality Act, a Negative Declaration has been prepared and circulated for public review concluding that no potentially significant environmental impacts will occur as the result of the proposed Housing Element Update.

NOW, THEREFORE BE IT FOUND AND RESOLVED THAT THE BOARD OF SUPERVISORS FIND:

1. The Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. On the basis of the Negative Declaration, no substantial evidence exists that the project will have a significant effect on the environment.
3. The Negative Declaration reflects the independent judgment of the Board of Supervisors of Santa Barbara County and is adopted as a complete and factual document prepared in accordance with CEQA.
4. The Final Housing Element substantially complies with State requirements of Government Code Section 65580 et seq.
5. The Final Housing Element is approved as an element of the General Plan.
6. The Housing Element Update will not impact wildlife or the habitat upon which it depends because the update is a policy level document, potential site-specific impacts will be evaluated in accordance with discretionary review of proposed actions, and moderate to high density development is directed to community and transportation corridor areas with availability of services, and, therefore, makes the Department of Fish and Game “de minimis” finding per Section 711.4 of the Fish and Game Code.

BE IT FURTHER RESOLVED THAT:

1. The above recitations are true and correct.
2. The Chair of this Board is hereby authorized and directed to sign this resolution documenting the above mentioned action by the Board of Supervisors.

BE IT FURTHER RESOLVED THAT, this resolution is effective upon its adoption.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this ____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JOSEPH CENTENO
Chair, Board of Supervisors
County of Santa Barbara

ATTEST:

APPROVED AS TO FORM:

MICHAEL F. BROWN
Clerk of the Board of Supervisors

STEPHEN SHANE STARK
County Counsel

By _____
Deputy Clerk

By: _____
Deputy County Counsel

March 10, 2004

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

PLANNING COMMISSION
HEARING OF MARCH 3, 2004

RE: Santa Barbara County 2003-08 Housing Element, Phase I of County's Housing Element Action Program

The County Planning Commission will consider and make recommendations on the County's 2003-08 Housing Element, Phase I of the County's Housing Element Action Program, including proposed policies and programs to address the county's regional housing needs. The Housing Element includes state required analyses, a review of the previous Housing Element and proposed policies and programs to attain housing goals, as presented at the joint County and Montecito Planning Commission hearing of February 25, 2004. The County Planning Commission will deliberate and make recommendations on the Housing Element and will also consider the recommendations of the Montecito Planning Commission from the hearing of February 25, 2004. The recommendations of the Planning Commissions will then be forwarded to the Board of Supervisors for consideration and adoption at the end of March 2004. (Continued from 2/25/04)

Dear Honorable Board of Supervisors:

At the Planning Commission hearing of March 3, 2004, the Commission took the following action:

Commissioner Boysen moved, seconded by Commissioner Valencia and carried by a vote of 4-1 (Needham no) to:

1. Adopt the County Planning Commission Resolution No. 04-1, included as Attachment B of staff memorandum dated February 27, 2004, as revised at the hearing of March 3, 2004 to recommend that the Board of Supervisors adopt the 2003-08 Proposed Final Housing Element, as revised at the hearing of March 3, 2004.

Commissioner Needham moved, seconded by Commissioner Jordan and carried by a vote of 5-0 to:

1. Include the Montecito Planning Commission recommendations of February 25, 2004, in the final recommendation to the Board of Supervisors, as follows:
 - A. Adopt the 2003-08 Draft Housing Element with direction to staff to draft alternative language for Development Standards 5.1.1 and 5.1.4, to allow for variation in affordable unit size while maintaining architectural compatibility; and specifically encouraging:
 - i. the endorsement of the smart growth and/or the anti-sprawl policies,

- ii. the inclusion of housing for the critical workforce as a primary motivation in affordability policies, and
 - iii. policies that recognize that there is a jobs housing imbalance and that the demand side is also important in rectifying that imbalance.
- B. That the County pursue a concerted effort to work with other counties and interested parties to see that recipients of state mandates have early participation in the formation of mandates (housing and in general) so that lawmakers are sensitive to the impacts on recipients prior to the formulation of the mandates.

REVISIONS TO THE RESOLUTION

Fourth Paragraph, language is revised:

WHEREAS, ~~less~~more than 95 percent of South Coast residents ~~cannot~~ afford the South Coast median home price, which rose from \$779,000 in 2002 to \$900,000 in 2003 and ~~less~~more than ~~2288~~ percent of North County residents ~~cannot~~ afford the North County median home price, which rose from \$257,000 in 2002 to \$310,870 in 2003. Home prices throughout Santa Barbara County are rising steadily; and

REVISIONS TO THE HOUSING ELEMENT

Goal 5, Quality Housing Design, Policy 5.1, Neighborhood Compatibility and Improvement, Development Standard 5.1.1, language is revised:

To the maximum extent feasible, affordable units shall be architecturally compatible in bulk and scale with any market rate units in the same development and blend in as effectively as possible to be in harmony with any surrounding residential development. Projects should integrate and disperse affordable units throughout the development.

Goal 5, Quality Housing Design, Policy 5.1, Neighborhood Compatibility and Improvement, Development Standard 5.1.4, language is revised:

To the maximum extent feasible, the bulk and scale of new structures ~~should~~ shall blend in as effectively as possible to be compatible with adjoining properties with transition between established neighborhoods and newer ones, recognizing that in certain instances bulk and scale of development may be different but should be designed to be as compatible as possible. Design features should reduce visual prominence.

Goal 7, Cooperative Relationships, Policy 7.2, Cooperation with Other Jurisdictions, Action 3 is added:

Action 3: During the next Regional Housing Needs Assessment (RHNA) allocation process, the county shall work with other jurisdictions in the county and the Santa Barbara County Association of Governments (SBCAG) to strongly encourage the allocation of units near employment centers to promote a jobs/housing balance within the regions of Santa Barbara County.

Sincerely,

Jackie Campbell
Secretary to the Planning Commission

cc: Case File: 2003-08 County Housing Element
Planning Commission File
Lisa Martin, Planning Technician
Commissioner Needham, First District
Commissioner Jordan, Second District
Commission Tillman, Third District
Commission Valencia, Fourth District
Commissioner Boysen, Fifth District
Commissioner Meghreblian
Commissioner Thielscher
Commissioner Wells
Commissioner Phillips
Commissioner Bierig
David Allen, Deputy County Counsel
Alicia Harrison, Planner
Josh McDonnell, Supervising Planner

Attachments: Attachment A – County Planning Commission Resolution No. 04-1

JC:erb

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

IN THE MATTER OF RECOMMENDING ADOPTION)
OF A REVISED SANTA BARBARA COUNTY)
HOUSING ELEMENT, AN ELEMENT OF THE SANTA) RESOLUTION NO.: 04-1
BARBARA COUNTY COMPREHENSIVE PLAN) CASE NO.:
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WHEREAS, development patterns over the last 15 years have created a jobs and housing imbalance with most jobs on the South Coast and more housing in the North County. If current growth rates and patterns continue at least 55,500 new people will live in Santa Barbara County by 2010. At the density at which the county builds most of its housing, those people will require about 5,000 acres of land for homes.; and

WHEREAS, in 1999, almost 40 percent of households in the unincorporated county overpaid for housing - spent more than 30 percent of their income on housing - and almost 20 percent spent over half their income on housing; and

WHEREAS, the county needs housing that lower and moderate-income households can afford, and workforce housing for families earning up to 200 percent of area median income; and

WHEREAS, more than 95 percent of South Coast residents cannot afford the South Coast median home price, which rose from \$779,000 in 2002 to \$900,000 in 2003 and more than 88 percent of North County residents cannot afford the North County median home price, which rose from \$257,000 in 2002 to \$310,870 in 2003. Home prices throughout Santa Barbara County are rising steadily; and

WHEREAS, the state-mandated Regional Housing Needs Assessment (RHNA) allocation assigned to the unincorporated portion of Santa Barbara County for the 2003-2008 planning period is 6,064 new units, which represents 35 percent of the entire county's 17,581 unit allocation. Of these 6,064 new units, the State requires that 1,455 be affordable to very-low income households, 1,031 units be affordable to low income households, 1,013 units be affordable to moderate income households, and 2,565 units be affordable to above-moderate income households; and

WHEREAS, the County of Santa Barbara has adopted a General Plan; and

WHEREAS, government Code Section 65302 (c) requires that localities adopt a General Plan Housing Element that complies with the State's standards as set forth in Government Code Section 65580 et seq; and

WHEREAS, State General Plan guidelines require that the state-mandated Housing Element be revised every five years to incorporate new information and reflect changes in community needs and values; and

WHEREAS, A proposed Amendment to the Housing Element of the Santa Barbara County General Plan has been prepared pursuant to Government Code Sections 65358 and 65580 et seq. and according to the adopted procedure; and

WHEREAS, public hearing notices for the draft 2003-2008 Housing Element regarding document availability and public hearing schedule were published in local newspapers and provided on the Housing Element Update website; and

WHEREAS, the Planning Commission has held a public hearing and received and considered all reports and comments on the proposed amendment; and

WHEREAS, pursuant to California Government Code Section 65585(b), the State Department of Housing and Community Development (State HCD) reviewed the draft Housing Element and reported its findings to the County in a letter dated October 31, 2003; and;

WHEREAS, the Planning Commission considered State HCD's comments and suggested amendments to the draft Housing Element to incorporate all of the changes and additions requested by State HCD; and

WHEREAS, State HCD indicated in their letter that, once the recommended revisions are completed, the Housing Element will, in their opinion, comply with the requirements of State Housing Element Law; and

WHEREAS, pursuant to Section 65583 of the California Government Code, the Housing Element includes: (1) an identification and analysis of existing and projected housing needs and an inventory of resources and constraints relevant to meeting these needs; (2) a statement of Santa Barbara County's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing; and (3) a program which sets forth a schedule of actions the County is undertaking or intends to undertake to implement the policies and achieve the goals and objectives; and

WHEREAS, pursuant to the California Environmental Quality Act, a Negative Declaration has been prepared and circulated for public review concluding that no potentially significant environmental impacts will occur as the result of the proposed Housing Element Update.

NOW, THEREFORE BE IT FOUND AND RESOLVED THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS FIND:

1. The Negative Declaration is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. On the basis of the Negative Declaration, no substantial evidence exists that the project will have a significant effect on the environment.
3. The Negative Declaration reflects the independent judgment of the Planning Commission of Santa Barbara County and is adopted as a complete and factual document prepared in accordance with CEQA.
4. The Final Housing Element substantially complies with State requirements of Government Code Section 65580 et seq.

5. The Final Housing Element is approved as an element of the General Plan.
6. The Housing Element Update will not impact wildlife or the habitat upon which it depends because the update is a policy level document, potential site-specific impacts will be evaluated in accordance with discretionary review of proposed actions, and moderate to high density development is directed to community and transportation corridor areas with availability of services, and, therefore, makes the Department of Fish and Game "de minimis" finding per Section 711.4 of the Fish and Game Code.

BE IT FURTHER RESOLVED THAT:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65855 of the Government Code, this 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 Commission.
3. A copy of this resolution shall be transmitted to the Board of Supervisors.
4. The Chair of this Commission is hereby authorized and directed to sign this resolution documenting the above mentioned action by the Planning Commission.

PASSED, APPROVED, AND ADOPTED this ____ day of _____, 2004, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Jon Tillman
Chair of the Commission
County of Santa Barbara

ATTEST:

By: _____
Jackie Campbell
Secretary to the Commission

APPROVED AS TO FORM:

STEPHEN SHANE STARK
COUNTY COUNSEL

By: _____
Deputy County Counsel

February 27, 2004

TO THE COUNTY PLANNING COMMISSION

MONTECITO PLANNING COMMISSION
HEARING OF FEBRUARY 25, 2004

***RE: 2003-08 County Housing Element, Phase I of the County's Housing Element
Action Program***

The County and Montecito Planning Commissions will consider and make recommendations on the County's 2003-08 Housing Element, Phase I of the County's Housing Element Action Program, including proposed policies and programs to address the county's regional housing needs.

The Planning Commissions will jointly hear a presentation on the components of the Housing Element during the morning session. The presentation will include state required analyses, a review of the previous Housing Element and policies and programs to attain housing goals. This will include an opportunity for public comment. After closing the public hearing, the joint Planning Commission hearing will adjourn. The County Planning Commission hearing will be continued to March 3, 2004 and the public hearing will re-open for the Montecito Planning Commission to deliberate and make recommendations on the Housing Element. These recommendations will be forwarded to the County Planning Commission for consideration at its hearing of March 3, 2004. The recommendations of the Planning Commissions will then be forwarded to the Board of Supervisors for consideration and adoption at the end of March 2004.

Dear Members of the County Planning Commission:

At the Montecito Planning Commission hearing of February 25, 2004, the Commission took the following action:

Commissioner Bierig moved, seconded by Commissioner Meghreblian and carried by a vote of 2-1 (Phillips no, Wells/Thielscher absent) to recommend to the County Planning Commission to recommend to the Board of Supervisors to:

1. Adopt the 2003-08 Draft Housing Element with direction to staff to draft alternative language for Development Standards 5.1.1 and 5.1.4, to allow for variation in affordable unit size while maintaining architectural compatibility; and specifically encouraging:
 - a.) the endorsement of the smart growth and/or the anti-sprawl policies,
 - b.) the inclusion of housing for the critical workforce as a primary motivation in affordability policies, and

- c.) policies that recognize that there is a jobs housing imbalance and that the demand side is also important in rectifying that imbalance.

Commissioner Meghreblian moved, seconded by Commissioner Phillips carried by a vote of 3-0 (Wells/Thielscher absent) to recommend to the County Planning Commission to recommend to the Board of Supervisors that:

1. The County pursue a concerted effort to work with other counties and interested parties to see that recipients of state mandates have early participation in the formation of mandates (housing and in general) so that lawmakers are sensitive to the impacts on recipients prior to the formulation of the mandates.

Sincerely,

Jackie Campbell
Secretary to the Montecito Planning Commission

cc: Case File
Montecito Planning Commission File
Lisa Martin, Planning Technician
Montecito Association, P.O. Box 5278, Montecito, CA 93150
Supervisor Schwartz, First District
Commissioner Bierig
Commissioner Meghreblian
Commissioner Phillips
Commissioner Thielscher
Commissioner Wells
David Allen, Deputy County Counsel
Alicia Harrison, Planner
Patsy Stadleman, Planner
Josh McDonnell, Supervising Planner
Lisa Plowman, Deputy Director, Comprehensive Planning

JC:cm

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
PROPOSED FINAL NEGATIVE DECLARATION
FOR THE 2003-08 UPDATE TO SANTA BARBARA COUNTY
COMPREHENSIVE PLAN'S HOUSING ELEMENT
PHASE I OF COUNTY'S HOUSING ELEMENT ACTION PROGRAM**

1.0 REQUEST/PROJECT DESCRIPTION

The 2003-08 Housing Element has been prepared under a state law mandate that requires cities and counties to periodically update the Housing Elements of their general plans, on a schedule prescribed in Gov. Code §65588. The County's current Housing Element was adopted in 1993, with several relatively minor amendments since then.

The 2003-08 Housing Element is a complete revision of the 1993 Housing Element. It contains new sections on housing needs and an inventory within the unincorporated area, an analysis of constraints to the development of housing and possible ways to reduce or eliminate such constraints, an evaluation of the effectiveness of the 1993 Element's programs, and revised housing goals, quantified objectives, programs and policies, actions, and development standards. It also contains a number of appendices that contain supplemental information, including public comments received on the draft Element.

The County has split the Housing Element into two phases: Adoption and Action. The Adoption Phase includes all that is required by state law to be in the Housing Element and identifies the policies and programs to meet housing goals. All minor policy amendments proposed will take effect concurrently with the Housing Element adoption. These amendments will be evaluated as part of this Negative Declaration. All major policy amendments are action items in the Housing Element proposed for future consideration. These action items will be discussed in the Housing Element, however will not be evaluated in the Negative Declaration at this time due to their speculative nature and lack of sufficient detail to perform meaningful analysis. The action items will continue to be shaped by community input throughout the Action Phase. Once they are refined an environmental impact report will be prepared assessing any associated impacts and the decision-makers will consider the items for adoption. It is anticipated that these items will be before the Planning Commission and Board of Supervisors in Fall/Winter 2004. Together the adopted Housing Element and the Action Phase that follows will facilitate meeting the county's housing goals for the next five years.

A complete description of the goals, policies, programs and action items included in the 2003-08 Housing Element is provided in Attachment A: 2003-08 Housing Element Compendium of Goals, Policies and Programs, and is summarized below.

The Adoption Phase includes decision-maker consideration of the following items:

All factual disclosures required by state law including a housing needs assessment, inventory of available land, and analysis of constraints to housing development.

Programs & Policies

GOAL 1: Enhance Diversity and Quantity of Housing Supply

- Revisions to State Density Bonus Program consistent with state law.
- Minor policy amendments encouraging mixed use and infill development.
- Minor policy amendments encouraging the development and legalization of residential second units, including working with service districts to reduce connection fees.
- Minor policy amendments encouraging development of multi-family rental housing.
- Total countywide acreage at a range of densities that shall be considered for rezoning to allow for a variety of housing types and affordability levels. Specific sites are not identified.

The Negative Declaration for the Housing Element includes evaluation of proposed revisions to the existing Inclusionary Housing Program, however the revisions to this program will not be considered by the Board of Supervisors at the time the Housing Element is adopted. The proposed Inclusionary Program along with a revised in-lieu affordable housing fee will be brought before decision-makers within four months of adoption of the Housing Element. Additional time is required to refine the in-lieu fee and certain aspects of the Inclusionary Program.

GOAL 2: Expand Housing for Special Needs Groups

- Minor policy amendments to encourage the expansion of a housing supply that meets the needs of identified special needs households and that offers diversity in size, type, tenure, location, and affordability levels. Special Needs Groups include homeless facilities, farm employee housing, other employee housing and mobile homes.

GOAL 3: Expand Housing for Persons with Disabilities

- Minor policy amendments to encourage the expansion of a housing supply that meets the needs of persons with disabilities and their families and that offers diversity in size, type, tenure, location and affordability levels.

GOAL 4: Open and Fair Housing Opportunities

- Minor policy amendments to promote equal opportunity in all housing types (ownership and rental, market rate and assisted) and for all persons.

GOAL 5: Quality Housing Design

- Minor policy amendments to promote efficient use of land and well-designed, energy-efficient housing units in keeping with the character of surrounding neighborhoods.
- Neighborhood compatibility guidelines to encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.

GOAL 6: Preserve Affordable Housing Stock

- Minor policy amendments to preserve existing affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement, including extending affordability requirement to a 45-year period which would restart upon each resale for a maximum period of 90 years. If the first owner does not sell the unit for 45 years the affordability restriction will expire after the 45-year time frame.

GOAL 7: Cooperative Relationships

- Minor policy amendments directing county to form strong collaborative working relationships with all providers of and advocates for housing; and assist these collaborators in all feasible ways with the process of developing affordable housing.
- Continue community outreach efforts on affordable housing programs, including updates to the county's website, brochures and public workshops.
- Minor policy amendment to work with local service districts to determine whether capital improvements are necessary to eliminate service constraints to housing development.

GOAL 8: Efficient Government

- Minor policy amendments to identify and, where feasible, eliminate or reduce governmental constraints to development of affordable and/or special needs housing.
- Discretionary development incentives for projects participating in housing programs.

GOAL 9: Cultivated Financial Resources

- Minor policy amendments directing county to actively pursue funds and use various sources of revenue to assist the development, acquisition, and rehabilitation of affordable housing and provide financing assistance for first time homebuyers.
- Minor policy amendments to prioritize the provision of affordable and/or special needs housing as a priority when considering the future use of county-owned lands.

The Adoption Phase does not include decision-maker consideration of the following items:

These are identified as action items in the 2003-08 Housing Element document and will continue to be shaped by community input throughout the Action Phase. As stated above, these action items cannot be evaluated at this time as part of the Negative Declaration due to their speculative nature and lack of sufficient detail to perform meaningful analysis. Most of these items will return to decision-makers for consideration within one year following adoption of the Housing Element. An EIR will be prepared when sufficient detail exists.

GOAL 1: Enhance Diversity and Quantity of Housing Supply

- Revisions to existing Inclusionary Housing Program.
- Revisions to existing affordable housing in-lieu fee.
- Any rezones needed to meet affordable housing objectives.

- Minimum density requirements on specified sites to increase certainty and consistency in level of development permitted on residential land and to promote efficient development of the land.
- Ordinance amendments to implement Service Worker Housing Policy and associated in-lieu fee as well as amendments to allow construction of on-site service worker housing in-lieu of the fee.
- Ordinance amendments to encourage mixed use development in commercial zone districts.
- Reduced permit requirements for Residential Second Units on agricultural lands.
- A policy for a Variable Density Program which would allow “density equivalents” to count smaller units as less than one full unit when applying maximum density limits for a site.

GOAL 2: Expanded Housing for Special Needs Groups

- Reduced permit requirements for farm employee housing on agricultural lands.

GOAL 3 & 4: No action items.

GOAL 5: Quality Housing Design

- Establish residential design standards to guide future housing development countywide.
- Amendments to DR Zone District to modify requirements that serve as constraints to well-designed housing.
- Amendments to Goleta Community Plan to extend A-I land use designation to the South Patterson Agricultural Area for an additional 10 years.

GOAL 6: Preserved Affordable Housing Stock

- Revisions to maximum sales price calculation formula.

GOAL 7: Cooperative Relations

- Revisions to the Zoning Ordinance requirements for Single Room Occupancy developments to mitigate constraints of the development of housing for persons with disabilities and groups with special housing needs.

GOAL 8: Efficient Government

- Amendments to allow development standard modifications as incentives for affordable housing development, such as setback, open space and parking modifications.
- Consideration of fee reductions for certain types of development in the Orcutt Planning Area as part of beneficial project development impact fee reduction program.

GOAL 9: No action items.

2.0 PROJECT LOCATION

The Housing Element applies throughout the unincorporated area of Santa Barbara County exclusive of areas under state and federal jurisdiction, such as the University of California campus, Vandenberg Air Force Base, and federally-owned land within the Los Padres National Forest.

3.0 ENVIRONMENTAL SETTING

The unincorporated area consists of a variety of physical environments, from shorelines and coastal terraces to gently rolling hills to rugged mountains, and from concentrations of urban and suburban development to small distinct towns to semi-rural and rural areas.

Similarly, a wide variety of biological habitats exist throughout the unincorporated area. These include the offshore marine environment, coastal strand, coastal dunes, coastal estuaries, various kinds of scrub and woodland habitats, wetlands, grasslands and freshwater streams. Vast expanses of habitat areas are primarily outside of urban and suburban areas, but important biological resources also exist within primarily developed areas. Important habitats are enumerated in the Conservation Element of the county's Comprehensive Plan and in the county's various adopted Community and Area Plans.

Numerous recorded archaeological and historic sites exist throughout the unincorporated area, along with an undoubtedly large number of unrecorded and unrecognized resources.

A large range of soil types exists as well, including large areas of prime agricultural soils that are located primarily on coastal terraces, along streams, and within inland valleys. A variety of agricultural uses exist on both prime and non-prime soils, including various forms of cultivated agriculture and rangeland uses.

Surface water bodies include numerous perennial and ephemeral streams, nearly all of which drain to the ocean. The Cuyama, Sisquoc, Santa Maria, and Santa Ynez are the major rivers in the county. The only natural lakes are upper and lower Zaca Lake, located on private landholdings within the Los Padres National Forest. There are three reservoirs on the upper Santa Ynez River: Cachuma, Gibraltar, and Sheffield. Cachuma provides both water supplies and recreational uses; Gibraltar and Sheffield are water supply reservoirs only.

Santa Barbara County is bounded by San Luis Obispo County to the north, Kern County to the northeast, and Ventura County to the east. The Pacific Ocean bounds the county to the south and west.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

INTRODUCTION

The 2003-08 Housing Element is a planning document that provides updated background information and goals, quantified objectives, programs and policies, actions, and development standards. It is a text update to the 1993 Housing Element that does not in itself increase

development potential, increase the density or intensity of future development, or modify any ordinance provisions that relate to development.

It does contain directives for future actions that could increase development potential, increase the density or intensity of future development, and modify ordinance provisions that relate to development. However, all such changes would require the future exercise of legislative discretion by the Santa Barbara County Board of Supervisors, and the nature of such changes currently is not specific enough to serve as the basis for a meaningful analysis of potential environmental effects. Subsequent environmental review will be done for all later actions to implement the Element, once those actions are defined specifically enough to allow meaningful review.

The following checklist indicates the potential level of impact and is abbreviated as follows:

Known Signif.: Known significant environmental impacts.

Unknown Poten. Signif.: Unknown potentially significant impacts which need further review to determine significance level.

Poten. Signif. and Mitig.: Potentially significant impacts which can be mitigated to less than significant levels.

Not Signif.: Impacts which are not considered significant.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case. Discussion should include reference to the previous documents, a citation of the page or pages where the information is found, and identification of mitigation measures incorporated from those previous documents. NOTE: Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?				X	
b. Change to the visual character of an area?				X	
c. Glare or night lighting which may affect adjoining areas?				X	
d. Visually incompatible structures?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to aesthetics. It is possible that later actions to implement the Element could have indirect adverse effects, should incentives be allowed that permit reduced structural setbacks from lot lines. However, the adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.2 AGRICULTURAL RESOURCES

Will the proposal:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to agricultural resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to convert agricultural lands to non-agricultural use, or should zoning ordinance changes be approved to allow non-agricultural residential second units on agriculturally-zoned properties. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.3 AIR QUALITY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?				X	
b. The creation of objectionable smoke, ash or odors?				X	
c. Extensive dust generation?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to air quality. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?				X	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				X	
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				X	
e. The loss of healthy native specimen trees?				X	
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				X	
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

Existing Plant and Animal Communities/Conditions: Please refer to the previous Environmental Setting section near the beginning of this Initial Study.

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to biological resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain sensitive resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				X	
b. Disruption or removal of human remains?				X	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				X	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?				X	
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?				X	
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				X	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to cultural resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain sensitive resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.6 ENERGY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				X	
b. Requirement for the development or extension of new sources of energy?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to energy resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would

involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.7 FIRE PROTECTION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
e. Development of structures beyond safe Fire Dept. response time?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to fire protection. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands within high fire hazard areas or where fire protection services are inadequate. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Permanent changes in topography?				X	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to geologic processes. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands containing or exposed to geologic hazards. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to hazardous materials or risk of upset. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands containing hazardous materials or exposed to appreciable risk of upset. Also, possible changes to commercial zoning district regulations to increase the permissibility of residential uses indirectly could result in the exposure of greater numbers of people to hazardous materials or conditions in mixed commercial-residential projects. However, the location and extent of such potential land use and zoning changes and prospective mixed-use projects is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to historic resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain historic resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.11 LAND USE

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to land use concerns. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential inappropriately, for example, by increasing density within an airport safety zone. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.12 NOISE

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
County thresholds (e.g. locating noise sensitive uses next to an airport)?					
b. Short-term exposure of people to noise levels exceeding County thresholds?				X	
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to noise. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on land exposed to excessive noise levels, or to an extent that would generate excessive noise levels. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				X	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to public facilities. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on public facilities might occur. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.14 RECREATION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?				X	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to recreation. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on recreational opportunities or facilities might result. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?				X	
b. A need for private or public road maintenance, or need for new road(s)?				X	
c. Effects on existing parking facilities, or demand for new parking?				X	
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				X	
e. Alteration to waterborne, rail or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				X	
g. Inadequate sight distance?				X	
ingress/egress?				X	
general road capacity?				X	
emergency access?				X	
h. Impacts to Congestion Management Plan system?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to transportation and circulation. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes

be approved to increase residential development potential to the extent that significant effects on traffic levels and transportation facilities might occur. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?				X	
c. Change in the amount of surface water in any water body?				X	
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?				X	
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or overcommitment of any groundwater basin? Or, a significant increase in the existing overdraft or overcommitment of any groundwater basin?				X	
j. The substantial degradation of groundwater quality including saltwater intrusion?				X	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				X	
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to water resources or flooding. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on water resources might occur, or in areas where development could create or be exposed to flooding hazards. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by

the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other: County Housing & Community Development, County Administrator, County Counsel.

5.2 Comprehensive Plan

<u> X </u>	Seismic Safety/Safety Element	<u> X </u>	Conservation Element
<u> X </u>	Open Space Element	<u> X </u>	Noise Element
<u> X </u>	Coastal Plan and Maps	<u> X </u>	Circulation Element
<u> X </u>	ERME		Community and Area Plans – Orcutt, Los Alamos, Goleta, Montecito, Summerland, Toro Canyon
		<u> X </u>	

5.3 Other Sources

<u> </u>	Field work	<u> X </u>	Ag Preserve maps
<u> </u>	Calculations	<u> X </u>	Flood Control maps
<u> X </u>	Project plans (draft Housing Element)	<u> X </u>	Other technical references (reports, survey, etc.)
<u> </u>	Traffic studies		
<u> </u>	Records	<u> X </u>	Planning files, maps, reports
<u> </u>	Grading plans	<u> X </u>	Zoning maps
<u> </u>	Elevation, architectural renderings	<u> X </u>	Soils maps/reports
<u> X </u>	Published geological map/reports	<u> X </u>	Plant maps
<u> X </u>	Topographical maps	<u> X </u>	Archaeological maps and reports
<u> X </u>	Other: Final EIR on the 1993 Santa Barbara County Housing Element		Other: Negative Declarations prepared for the draft Housing Elements of San Luis Obispo County and the cities of Carpinteria and Santa Barbara
		<u> X </u>	

6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

As a planning document, the Housing Element would not have any direct or indirect short- or long-term physical impacts. A range of indirect site-specific and cumulative adverse impacts could result from subsequent actions to amend land use plans and zoning ordinances to implement the Housing Element. However, the specific nature and extent of such amendments is not well enough known at this time to serve as the basis for a meaningful analysis of potential environmental effects. Subsequent environmental review would be done for all later actions to implement the Element, once those actions are defined specifically enough to allow meaningful review.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				X	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

8.0 PROJECT ALTERNATIVES

If potentially significant, adverse unmitigable impacts would result, identify potential project alternatives to minimize these effects (reduced project, alternative use, alternative site location, etc.)

Not applicable.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Please refer to Appendix B of the 2003-08 Housing Element (Attached).

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

 X Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

_____ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

_____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing X Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Greg Mohr **DATE:** January 15, 2004

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- _____ I agree with staff conclusions. Preparation of the appropriate document may proceed.
- _____ I DO NOT agree with staff conclusions. The following actions will be taken:
- _____ I require consultation and further information prior to making my determination.

SIGNATURE: _____ **INITIAL STUDY DATE:** _____

SIGNATURE: _____ **NEGATIVE DECLARATION DATE:** _____

SIGNATURE: _____ **REVISION DATE:** _____

SIGNATURE: _____ **FINAL NEGATIVE DECLARATION DATE:** _____

12.0 ATTACHMENTS

- Attachment A: 2003-08 Housing Element Compendium of Goals, Programs and Policies
- Attachment B: Appendix B of the 2003-08 Draft Housing Element
- Comments received on draft ND