

# COUNTY OF SANTA BARBARA CALIFORNIA

## PLANNING COMMISSION

COUNTY ENGINEERING BUILDING  
123 E. ANAPAMU ST.  
SANTA BARBARA, CALIF. 93101-2058  
PHONE: (805) 568-2000  
FAX: (805) 568-2030

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

PLANNING COMMISSION  
HEARING OF FEBRUARY 27, 2019

***RE: Long Range Planning Division Fiscal Year 2019-2020 Work Program***

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to present a report to the County Planning Commission regarding the Long Range Planning Division's FY 2019-2020 Work Program, and direct staff to forward any recommendations to the Board of Supervisors.

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Dear Honorable Members of the Board of Supervisors:

At the Planning Commission hearing of February 27, 2019, Commissioner Brown moved, seconded by Commissioner Cooney and carried by a vote of 5 to 0 to:

1. Receive a report on the FY 2019-2020 Work Program; and
2. Direct staff to forward a recommendation to the Board of Supervisors to:
  - (a) Determine that the Board of Supervisors' action is not a "project" that is subject to environmental review pursuant to the State CEQA Guidelines [§ 15378(b)(5)]; and
  - (b) Allocate the funding and staff resources to continue to provide required services, conduct operations, and work on projects with remaining work from the FY 2018-2019 Work Program.

Sincerely,

A handwritten signature in blue ink, reading "Dan Klémann", is written over a horizontal line.

Dan Klémann  
Secretary Planning Commission

cc: Case File  
Planning Commission File

Planning Commission Hearing of February 27, 2019  
Long Range Planning Division Fiscal Year 2019-2020 Work Program  
Page 2

Dianne M. Black, Director  
Jenna Richardson, Deputy County Counsel  
Dan Klemann, Deputy Director

JW/dmv

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**SANTA BARBARA COUNTY PLANNING COMMISSION  
Staff Report for the Planning and Development Department  
Long Range Planning Division Fiscal Year (FY) 2019-2020  
Work Program**

**Hearing Date: February 27, 2019**

**Deputy Director: Dan Klemann**

**Staff Report Date: February 20, 2019**

**Staff Phone #: (805) 568-2072**

**Environmental Document: CEQA Exemption [State CEQA Guidelines § 15378(b)(5)]**

## **1.0 REQUEST**

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to present a report to the County Planning Commission regarding the Long Range Planning Division's FY 2019-2020 Work Program, and direct staff to forward any recommendations to the Board of Supervisors.

## **2.0 RECOMMENDATION AND PROCEDURES**

Staff recommends that the County Planning Commission:

1. Receive a report on the FY 2019-2020 Work Program; and
2. Direct staff to forward a recommendation to the Board of Supervisors to:
  - (a) Determine that the Board of Supervisors' action is not a "project" that is subject to environmental review pursuant to the State CEQA Guidelines [§ 15378(b)(5)]; and
  - (b) Allocate the funding and staff resources to continue to provide required services, conduct operations, and work on projects with remaining work from the FY 2018-2019 Work Program.

## **3.0 ISSUE SUMMARY**

This report sets forth staff's recommended FY 2019-2020 Work Program for the Long Range Planning Division. This report and the corresponding hearing regarding the FY 2019-2020 Work Program afford the County Planning Commission an opportunity to: receive public input; review current ongoing and new potential projects; and make a recommendation to the Board of Supervisors regarding which projects to adopt as part of the FY 2019-2020 Work Program that warrant general fund allocation and staff resources in FY 2019-2020. The Work Program affords the Board of Supervisors the opportunity to consider, prioritize, and select among the many requested projects, the projects on which the Long Range Planning Division will work during FY 2019-2020.

Table 2 and Attachment A to this staff report set forth a description of the services, operations, and projects that constitute the staff-recommended FY 2019-2020 Work Program. The following considerations guided the development of the recommended FY 2019-2020 Work Program:

- Some of the projects are multi-year projects that staff initiated at the Board of Supervisors' direction as part of past Long Range Planning Work Programs, and require a continued commitment of resources to complete;
- Changes in state law that affect local land use policies and regulations—especially new requirements that apply to the state-mandated Comprehensive Plan Elements (e.g., the Circulation and Safety Elements);
- Projects that directly implement or otherwise indirectly advance the goals and programs set forth in the Santa Barbara County Comprehensive Plan; and
- Staff availability and budget constraints, given the fiscal priorities of Santa Barbara County and available funding sources (e.g., general fund contributions and grant opportunities).

With regard to the last item, staff developed the FY 2019-2020 Work Program knowing that it is dependent on the adoption of the Planning and Development Department's final FY 2019-2020 budget, and assuming that there will be no change in current staffing levels in the Long Range Planning Division. As discussed in Sections 4.4 and 4.5 of this staff report, provided that there is no increase in staffing levels and the Board of Supervisors continues to prioritize completion of the existing projects in the Long Range Planning Division Work Program, the Long Range Planning Division does not have capacity to include any new projects in the FY 2019-2020 Work Program.

## **4.0 PROJECT INFORMATION**

### **4.1 Santa Barbara County Comprehensive Plan**

The Santa Barbara County Comprehensive Plan sets forth the goals, policies, programs, and regulations that govern land use within the unincorporated area of Santa Barbara County. The existing structure of the Santa Barbara County Comprehensive Plan is based upon the requirements of state law and the direction of the Board of Supervisors. State law sets forth the minimum requirements for the eight mandated general plan elements, Coastal Land Use Plan, and implementing ordinances.

The current Comprehensive Plan consists of:

- 13 elements (i.e., seven of the state-mandated elements,<sup>1</sup> the Coastal Land Use Plan, and five optional elements);
- Five supplemental elements; and
- Nine community plans.

In addition, there are a number of ordinances that must be consistent with, and provide specific regulations to further implement, the elements, community plans, and area plans of the Comprehensive Plan. The most commonly used ordinances<sup>2</sup> are the:

- Santa Barbara County Land Use and Development Code (Santa Barbara County Code of Ordinances, Chapter 35, § 35-1);
- Coastal Zoning Ordinance (Ibid, Chapter 35, Article II);
- Montecito Land Use and Development Code (Ibid, Chapter 35, § 35-2); and
- Subdivision Regulations of Santa Barbara County (Ibid, Chapter 21).

Finally, there are a number of adopted plans (e.g., the Energy and Climate Action Plan and transportation improvement plans) and guidelines (e.g., architectural design guidelines) that further implement the policies and programs set forth in the elements, community plans, and area plans of the Comprehensive Plan.

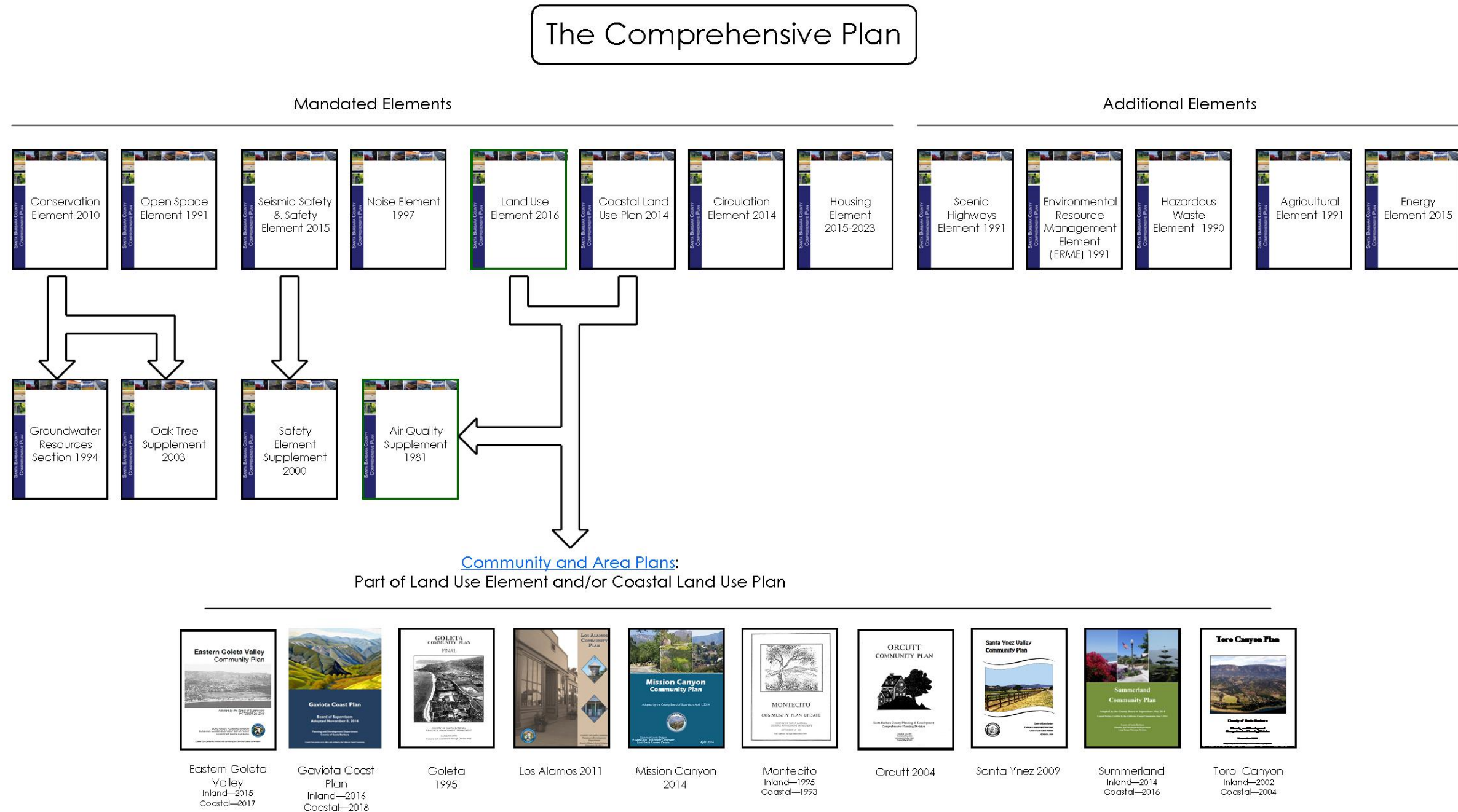
See Figures 1 and 2 (below), which graphically illustrate the elements of the Comprehensive Plan and other implementing documents.

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<sup>1</sup> The Santa Barbara County Comprehensive Plan includes a land use element, circulation element, housing element, conservation element, open space element, noise element, and safety element. However, the Comprehensive Plan does not include an environmental justice element, which the state added to the list of mandated elements.

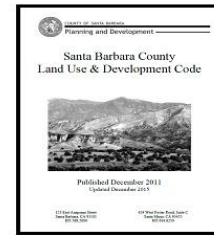
<sup>2</sup> For all of the Santa Barbara County ordinances involving land use regulations, see:  
<http://sbcountyplanning.org/forms/index.cfm>; and  
[https://www.municode.com/library/ca/santa\\_barbara\\_county/codes/code\\_of\\_ordinances?nodeId=16322](https://www.municode.com/library/ca/santa_barbara_county/codes/code_of_ordinances?nodeId=16322).

**Figure 1: Comprehensive Plan Components**

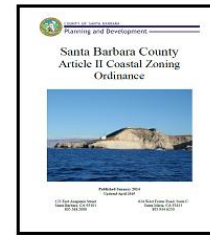


## Figure 2: Implementing Ordinances, Plans, and Guidelines

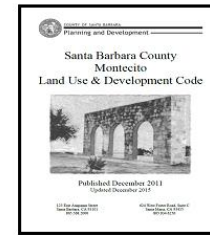
### Implementing Zoning Ordinance Documents



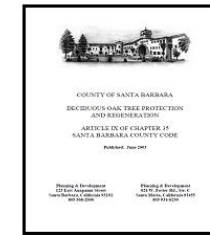
Santa Barbara County  
 LUDC Land Use  
 Development Code  
 (Inland Areas, Except  
 Montecito)



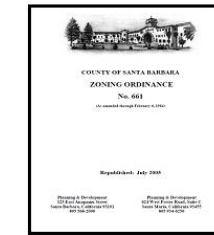
Article II Coastal  
 Zoning Ordinance



Montecito LUDC  
 Land Use  
 Development Code

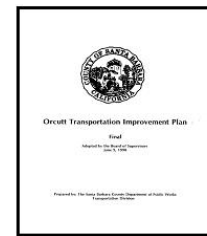


Article IX—Oak  
 Tree Protection &  
 Regeneration

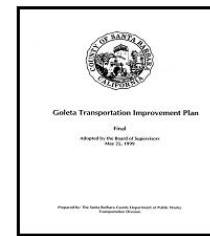


Ordinance 661

### Implementing Plans and Guidance Documents



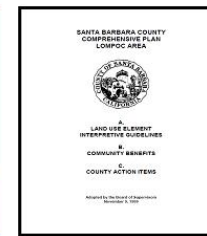
Orcutt  
 Transportation  
 Improvement Plan  
 1998



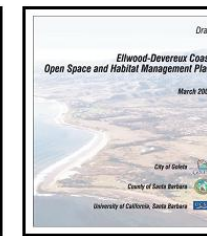
Goleta  
 Transportation  
 Improvement Plan  
 1999



Bicycle Master Plan  
 2005  
 Update In Progress



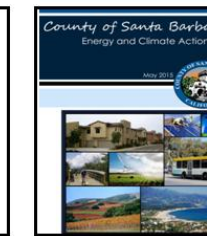
Lompoc Guidelines  
 and Interpretive  
 Action Items  
 1999



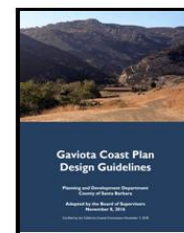
Elwood—Devereux  
 Open Space and  
 Habitat Management  
 Plan  
 2004



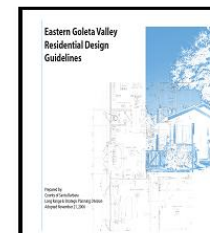
Montecito Growth  
 Management  
 Ordinance  
 2010



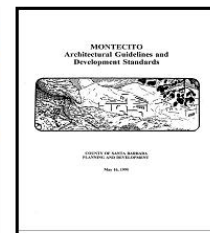
Energy and  
 Climate  
 Action Plan  
 2015



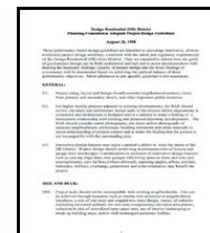
Gaviota Coast  
 Plan  
 Design Guidelines  
 2016



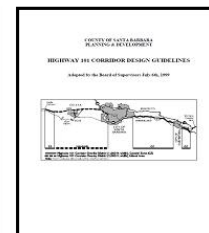
Eastern Goleta Valley  
 Residential Design  
 Guidelines  
 2006



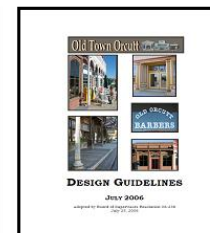
Montecito  
 Architectural Guide-  
 lines & Development  
 Standards  
 1995  
 Limited Update In Progress



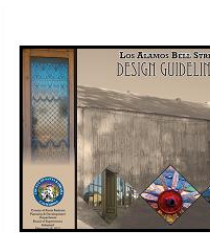
Design Residential  
 Design Guidelines  
 1998



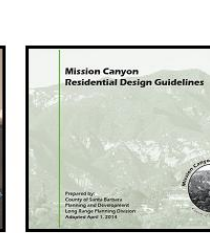
101 Design Guidelines  
 1998



Old Town Orcutt  
 Commercial Design  
 Guidelines  
 2006



Los Alamos Bell Street  
 Design Guidelines  
 2011



Mission Canyon  
 Residential Design  
 Guidelines  
 2014



Summerland  
 Residential And  
 Commercial Design  
 Guidelines  
 2014

## **4.2 Long Range Planning Division Organization**

The Long Range Planning Division is one of five divisions within the Planning and Development Department. The Long Range Planning Division works with residents, organizations, agencies, other departments, committees, the planning commissions, and the Board of Supervisors to address land use issues from a broad, programmatic perspective, as compared to a specific development proposal basis.

As described in detail below, the Long Range Planning Division is responsible for: (1) providing required services and operations; (2) amending the elements, community plans, and area plans of the Comprehensive Plan; (3) amending the zoning ordinances; and (4) implementing special projects.

### ***4.2.1 Required Services and Operations***

A portion of the Long Range Planning Division's resources are allocated to core services that involve staff technical assistance. The Long Range Planning Division: participates in regional and inter-agency coordination activities related to planning matters; provides technical support to other divisions, departments, committees, commissions, and the Board of Supervisors; serves as technical/advisory staff to the Board of Supervisors regarding the Local Agency Formation Commission (LAFCO) and Santa Barbara County Association of Governments (SBCAG); analyzes legislation; coordinates countywide review of, and commentary on, regional environmental and planning documents [e.g., California Environmental Quality Act (CEQA) documents involving projects that will have an effect on the county]; reviews County projects for Comprehensive Plan consistency; prepares the annual report to the state Office of Planning and Research (OPR); and reviews the Capital Improvement Program for Comprehensive Plan conformity. Operations include general administration, management review of projects, preparation of the Long Range Planning Division Work Program, budget development, preparing grant applications, conducting staff meetings, training and evaluation of staff, recruitment of staff, website updates, and public outreach.

### ***4.2.2 Comprehensive Plan Amendments***

The Long Range Planning Division processes amendments to the Comprehensive Plan and Coastal Land Use Plan. One category of amendments involves mandates set forth in state law, which often warrant updates to the Comprehensive Plan in order to achieve consistency with state law. For example, the Government Code [§ 65302(b)(2)(A)] states that upon the next substantive revision of the circulation element, the Board must modify the circulation element to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways. Another example involves the housing element—the most updated and reviewed element of the state-mandated elements—which must be updated every eight years [Government Code § 65588(e)(3)(C)]. Finally, state law requires zoning ordinances to be consistent with the Comprehensive Plan [Ibid § 65860(a)]. Therefore, zoning ordinance amendments often require a corresponding amendment to the Comprehensive Plan, in order to



ensure that the zoning regulations and Comprehensive Plan policies are consistent with one-another.

#### ***4.2.3 Community Plans***

Community plans are considered a part of the Comprehensive Plan, although they focus on issues pertaining to a defined sub-area of the county. Community plans provide decision-makers an opportunity to address differing values, planning concerns, and conditions of neighborhoods and communities in the county, and set forth goals, policies, and programs to guide new development in a direction that achieves the vision and forward-looking goals of each community plan. Long Range Planning Division staff: (1) interacts extensively with Board of Supervisors-appointed advisory committees when developing community plans; and (2) provides ongoing support for public and private development projects that implement the community plans through coordination with Development Review Division staff. The Gaviota Coast Plan and Eastern Goleta Valley Community Plan are examples of recently-adopted community plans.

#### ***4.2.4 Zoning Ordinances***

The Long Range Planning Division is responsible for processing zoning ordinance amendments which are unassociated with a specific development project. As discussed in Section 4.2.2 of this staff report (above), many zoning ordinance amendments are required in order to maintain consistency with the components of the Comprehensive Plan when, for example, the County processes amendments to the Community Plans and/or other components of the Comprehensive Plan. In addition, staff fairly regularly receives requests from Development Review Division staff, land use consultants, applicants, interest groups, planning commissioners, and others, to consider processing zoning ordinance amendments in order to clarify the requirements of certain zoning ordinance regulations. Finally, changes in state law can render certain regulations in the zoning ordinances obsolete. In some situations, state law will mandate local jurisdictions to amend local zoning ordinances to be consistent with state law, whereas in other situations state law might not mandate local jurisdictions to amend local zoning ordinances to be consistent with state law, but it is worthwhile to do so in order to provide clear direction to applicants, staff, and others regarding the requirements that apply to new development proposals.

#### ***4.2.5 Special Projects***

Special projects involve focused work to: comply with state mandates; implement programs and other action items set forth in the Comprehensive Plan; and develop regulations to improve the quality of land use development within the county. Special projects may include the adoption of a new ordinance, addressing a land use issue of concern to the Board of Supervisors, producing conceptual construction and design plans, preparing community design guidelines, or implementing an action item set forth in an adopted community plan. Recent examples of special project work include the: development of the Hollister Avenue – State Street Streetscape Plan; implementation of the Santa Claus Lane Project; and updates to the Montecito Design Guidelines. As stated in this staff report (above), some special projects will involve the

concurrent processing of an amendment to the Comprehensive Plan, in order to achieve consistency with the Comprehensive Plan and compliance with state law.

### 4.3 Long Range Planning Division FY 2018-2019 Work Program Projects

The Board of Supervisors included 19 projects in the Long Range Planning Division FY 2018-2019 Work Program. Long Range Planning Division staff will be providing the annual report to the County Planning Commission on February 27, 2019, which will include an in-depth discussion of the statuses of each of these projects. Projects from the FY 2018-2019 Work Program that have been completed as of the date of this staff report are listed in Table 1 (below). Projects from the FY 2018-2019 Work Program that have remaining tasks to be completed in FY 2019-2020 are included in the recommended Long Range Planning Division FY 2019-2020 Work Program (Table 2, below) and summarized in Attachment A to this staff report.

**Table 1 – Long Range Planning Division FY 2018-2019 Work Program – Completed Projects**

Project	Description
Cannabis Land Use Ordinance and Licensing Program	On October 22, 2018, the Board of Supervisors accepted the Coastal Commission’s requested modifications to the Article II Coastal Zoning Ordinance amendments, and on November 7, 2018, the Coastal Commission concurred with the Coastal Commission Executive Director’s determination that the Board of Supervisors’ acceptance of the amendments with the modifications was legally adequate. At this time, both the Inland and Coastal Zone cannabis land use regulations are in effect. However, on January 29, 2019, the Board of Supervisors directed staff to prepare amendments to the recently-adopted cannabis ordinance, which staff will be processing during the remainder of this fiscal year and the next fiscal year. (See Section 4.4 of this staff report, below.)
Eastern Goleta Valley Community Plan (EGVCP) Environmentally Sensitive Habitat (ESH)/Riparian Corridor (RC) and Vegetation Maps	Although this project was included in the FY 2017-2018 Work Program, due to continued hearings, this project involved unanticipated work during FY 2018-2019. On August 14, 2018, the Board of Supervisors adopted the EGVCP ESH/RC and vegetation alliance maps, and the maps are in effect for the Eastern Goleta Valley.
Energy and Climate Action Plan (ECAP) Emissions Inventory	In June 2018, Long Range Planning Division staff completed the <i>2016 Greenhouse Gas Emissions Inventory Update and Forecast</i> which served as the basis of the Community Services Department, Sustainability Division’s, ECAP update to the Board of Supervisors on December 11, 2018.

**Table 1 – Long Range Planning Division FY 2018-2019 Work Program – Completed Projects**

Project	Description
Gaviota Coast Plan	On October 16, 2018, the Board of Supervisors accepted the California Coastal Commission’s modifications to the Local Coastal Program Amendment for the Gaviota Coast Plan. On November 7, 2018, the Coastal Commission confirmed that the Board of Supervisors’ acceptance of the modifications was legally adequate. The Gaviota Coast Plan is in effect for both the Inland- and Coastal Zone-portions of the area that is subject to the Gaviota Coast Plan.
Montecito Design Guidelines Phase II	The Board of Supervisors adopted the proposed amendments to the <i>Montecito Architectural Guidelines and Development Standards (Guidelines)</i> in February 2018, and staff submitted the adopted <i>Guidelines</i> and Article II, Coastal Zoning Ordinance, amendments to the Coastal Commission for review and certification. The Coastal Commission certified the amendments in November 2018. The amendments are in effect in both the Inland- and Coastal Zone-portions of the Montecito Community Plan Area.

**4.4 Long Range Planning Division FY 2019-2020 Work Program: Required Services, Operations, and On-Going Projects**

Table 2 (next page) summarizes the required services, operations, and projects with remaining work from the FY 2018-2019 Work Program, to be included in the FY 2019-2020 Work Program. These services, operations, and projects include grant funded projects, state-mandated projects funded by general fund contributions, and on-going projects funded by general fund contributions. Table 2 also provides the estimated full-time equivalent (FTE) staffing levels required to implement the services, operations, and projects. Attachment A sets forth a brief description of each on-going project listed in Table 2.

**4.5 Long Range Planning Division FY 2019-2020 Work Program: Recommended New Projects**

Given the labor required to provide the required services, conduct required operations, and complete the projects from the FY 2018-2019 Work Program that will have remaining work in FY 2019-2020 (Section 4.4, above), the Long Range Planning Division does not have staffing capacity to accommodate new work assignments within FY 2019-2020.

For future fiscal year work programs, priority should be placed on updating the countywide general plan amendments and components of the zoning ordinances that are inconsistent with current standards. More specifically, in 2017, the Governor’s Office of Planning and Research

**Table 2 –FY 2019-2020 Required Services, Operations, and On-Going Projects**

<b>Services and Operations</b>	
<b>Required Services</b>	<b>FTEs</b>
Grant Research and Applications	
Agricultural Preserve Processing and Agricultural Preserve Advisory Committee Support	
Regional and Inter-Agency Coordination	
Technical Support to Other Departments	
Legislative Review	
General Plan Consistency Review	
Responsible Agency Review	
Capital Improvement Projects Conformity Review	
General Plan Annual Report	
Local Agency Formation Commission/Santa Barbara County Association of Governments Review	
<b>Required Services Subtotal =</b>	<b>1.5</b>
<b>Operations</b>	<b>FTEs</b>
Budget Development and Implementation	
Public Information, Referrals, Website, and Outreach	
Staff Meetings and Training	
Evaluation and Performance Reviews	
Division Administration	
<b>Operations Subtotal =</b>	<b>3.0</b>
<b>On-Going Projects</b>	
<b>Comprehensive Plan Projects</b>	<b>FTEs</b>
Airport Land Use Plan (ALUP) Consistency Amendments	0.5
Circulation Element Update	1.2
Coastal Resiliency Local Coastal Program Amendments	0.1
ECAP Amendments	0.5
Environmental Thresholds Guidelines Amendments	0.1
“Rodeo Drive”/Union Valley Parkway Road Extension	0.3
Safety Element Update	0.8
Santa Claus Lane Streetscape, Beach Access, and Parking	0.3
<b>Comprehensive Plan and Community Plan Projects Subtotal =</b>	<b>3.8</b>
<b>Ordinance Amendments</b>	<b>FTEs</b>
Advanced Meter (SoCal Gas) Ordinance Amendments	0.1
Agricultural Tiered Permitting Ordinance Amendments	0.5
Cannabis Land Use Ordinance Amendments	0.2
Short-Term Rentals Coastal Zoning Ordinance Amendments	0.5
State Housing and Density Bonus Law Amendments	0.6
Utility Grade Solar Ordinance and Policy Amendments	0.5
Zoning Ordinance Amendments (Minor and Administrative Amendments)	0.3
<b>Ordinance Amendments Subtotal =</b>	<b>2.7</b>
<b>Required Services, Operations, and On-Going Projects Total =</b>	
	<b>11.0</b>

(OPR) prepared the *State of California 2017 General Plan Guidelines*, which was the first comprehensive update to the OPR’s General Plan Guidelines since 2003. The updated guidelines identify a number of new State requirements that apply to the mandatory elements of the Comprehensive Plan and zoning ordinances, which did not exist when the elements and zoning ordinances were adopted or substantially amended. In order to bring the components of the Comprehensive Plan and zoning ordinances in-line with State requirements, staff is recommending that: (1) future work programs prioritize the completion of existing projects involving individual community priorities and other targeted interests; and (2) as these existing projects are completed, refocus staff time and resources on updating Comprehensive Plan Elements and other projects that will have countywide benefits. In addition to the Circulation Element and Safety Element updates that are already included in the Long Range Planning Division Work Program, the following elements should be amended, given the date the element was adopted or the last time the element was substantially amended (as applicable):

- Open Space Element (1991)
- Environmental Resources Management Element (1991)
- Agricultural Element (1991)
- Noise Element (1997)
- Conservation Element (2010)
- Land Use (2011)

#### 4.6 Potential New Projects

Table 3 (below) lists potential new projects that the Board of Supervisors could include in: subsequent work programs; or the FY 2019-2020 Work Program, provided that the Board of Supervisors removes (at least, certain components of) the on-going projects set forth in Table 2 (above). The list of potential new projects is based on suggestions from a variety of sources, have been considered for inclusion as part of past work programs, and are not listed in terms of priority.

**Table 3 – Potential New Projects**

<b>General Plan Amendments and Implementation Projects</b>		<b>FTEs</b>
Economic Development Element		1.0
Noise Element Update		1.3
Land Use Element Update		3.0
Open Space Element Update		2.7
Groundwater Policy Updates/Consistency Amendments		1.0
Public Health Element/Public Health Policies		1.0
<b>General Plan Amendments and Implementation Projects Subtotal =</b>		<b>10.0</b>
<b>Ordinance Amendments</b>		<b>FTEs</b>
Sign Ordinance		0.5
Rezoning Shopping Center (SC) Lands to General Commercial		0.5
<b>Ordinance Amendments Subtotal =</b>		<b>1.0</b>
<b>Total Potential New Projects =</b>		<b>11.0</b>

## **5.0 RECOMMENDATION AND CONCLUSION**

Staff recommends that the County Planning Commission recommend to the Board of Supervisors that the Board of Supervisors receive and file the FY 2019-2020 Work Program set forth in this staff report, along with any recommended revisions. In doing so, the Board of Supervisors will select the project work for the Long Range Planning Division in FY 2019-2020.

The Montecito Planning Commission will consider the FY 2019-2020 Work Program on February 20, 2019. In addition, the Agricultural Advisory Committee (AAC) will have the opportunity to consider and provide recommendations to the Board of Supervisors regarding the FY 2019-2020 Work Program, at the Agricultural Advisory Committee's meeting that is scheduled for March 7, 2019.

The Board of Supervisors will consider the FY 2019-2020 Work Program on April 2, 2019, and as part of the budget workshops that are scheduled to occur during the week of April 15, 2019. Staff will forward the planning commissions' and AAC's recommendations regarding project priorities for FY 2019-2020 to the Board of Supervisors for consideration during the Board of Supervisors' review of the FY 2019-2020 Work Program.

### **Attachments:**

A – Project Descriptions

## **Attachment A – Long Range Planning Division Fiscal Year (FY) 2019-2020 Work Program Project Descriptions**

Section 4.4, Table 2, of the staff report for the County Planning Commission hearing on February 27, 2019, lists the on-going Long Range Planning Division projects from the FY 2018-2019 work program that staff is recommending to be included in the FY 2019-2020 work program. The following provides a brief description of each on-going project.

### **I. Comprehensive Plan Projects**

#### ***Airport Land Use Plan Consistency Amendments***

The Santa Barbara County Association of Governments (SBCAG) completed the draft Airport Land Use Compatibility Plan (ALUCP) in September 2012 and then put the project on hold. In 2017 and 2018, SBCAG worked with local airports to incorporate new operational data into the draft ALUCP. SBCAG published Phase I of the development displacement analysis in March 2018, which will form part of the basis for the draft ALUCP. SBCAG expects to release Phase II of the development displacement analysis in the winter 2019 and commence with environmental review shortly thereafter. SBCAG also plans to complete environmental review and adopt the ALUCP in winter 2019/2020. In accordance with Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCP or adopt findings to overrule the ALUCP, within 180 days of the plan's adoption.

#### ***Circulation Element Update***

In 2018, the County initiated an update of the Circulation Element of the Comprehensive Plan. The update will strive for a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel. Additionally, the update will focus on greenhouse gas emissions reduction.

Senate Bill (SB) 743 changes how public agencies measure transportation impacts under the California Environmental Quality Act (CEQA) from using level of service (LOS) to using vehicle miles traveled (VMT). Lead agencies have until July 1, 2020, to develop VMT-based metrics and environmental thresholds for evaluating projects under CEQA. To implement SB 743, the County will need to determine appropriate VMT methodologies, thresholds, and feasible mitigation measures. In 2018, staff began researching the state-mandated requirements and travel demand models. In 2019, the County will select a transportation consultant to estimate baseline VMT for the unincorporated areas, prepare environmental thresholds, and evaluate effective mitigation measures for reducing VMT generated by proposed projects. Staff will use the results of the consultant's VMT analysis to help update the Circulation Element.

#### ***Coastal Resiliency Project***

The Coastal Resiliency Project evaluates the impacts of sea level rise and related coastal hazards along the county's entire 110-mile long coastline. In 2018, the County amended its Local Coastal Program (LCP) to prepare for, mitigate, and respond to threats resulting from current and reasonably foreseeable future sea level rise and coastal hazards. Staff presented the LCP amendment to the Montecito Planning Commission, County Planning Commission, and Board of Supervisors in 2018. The Board of Supervisors adopted the LCP amendment in December 2018.

At the May 2019 California Coastal Commission hearing, California Coastal Commission staff will be requesting additional time to certify the LCP amendment and, if granted, will have until May 2020 to do so.

### ***Energy and Climate Action Plan (ECAP) Implementation***

In 2018, the County continued implementing its 2015 ECAP. Throughout the year, staff collected data to track the County's progress implementing the ECAP. In June, 2018, the Long Range Planning Division completed the *2016 Greenhouse Gas Emissions Inventory Update and Forecast*. Notable greenhouse gas emissions reduction efforts included the initiation of a solar energy project (Cuyama Solar Project), implementation of a resource recovery project (Tajiguas Landfill Resource Recovery), completion of bike paths (San Jose Creek Bike Path and Goleta Beach Bridge), and continued work on a feasibility study for a "community choice energy" electric utility. The County also continued community outreach regarding residential and commercial energy efficiency programs.

In December, 2018, the Community Services Department, Sustainability Division (Sustainability Division) presented the results of the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* to the Board of Supervisors in a public hearing. At that hearing, the Board of Supervisors directed staff to (1) update the ECAP to achieve a new greenhouse gas (GHG) reduction target of 50% below 1990 baseline emission levels by the year 2030, and (2) employ a regional approach to addressing climate change as part of the update. These efforts will involve the development of an interim CEQA threshold to be used when evaluating a project's GHG emissions, given the results of the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* and the current thresholds' reliance on the ECAP for evaluating a project's contribution to cumulative impacts associated with GHG emissions.

### **Environmental Thresholds Guidelines – Amendments to Quality of Life Thresholds**

The State CEQA Guidelines (§ 15382) define a "significant effect on the environment" as follows:

*...a substantial, or potentially substantial, adverse change in any of the **physical conditions** within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. **An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant** (emphasis added).*

The "quality of life thresholds" that are set forth in the County's *Environmental Thresholds and Guidelines Manual* (Revised July 2015) have caused confusion with regard to how these sorts of social and economic impacts should be evaluated in initial studies. This is due mainly to the fact that the quality of life thresholds do not make it clear that the quality of life impacts—which are social and economic impacts—are not significant effects on the environment pursuant to CEQA; however, they should be evaluated to the extent that they are related to a physical change in the environment that may be significant.



This project will involve minor amendments to the “quality of life thresholds” to clarify that the physical change in the environment—rather than the social or economic impact—is the impact that must be evaluated and, if found to be significant, mitigated, pursuant to CEQA.

### ***“Rodeo Drive”/Union Valley Parkway Extension***

As part of the FY 2018-2019 work program, the Board of Supervisors directed staff to amend the Orcutt Community Plan to show a new connection between the Union Valley Parkway/U.S. Highway 101 interchange and the adjoining frontage road on the east side of U.S. Highway 101. A primary purpose of the connection is to address traffic circulation problems that occur during events at the Elks Unocal Event Center. In 2018, staff worked with Public Works and Caltrans to evaluate potential options for connecting to Union Valley Parkway. In 2019, staff will consult with interested parties and select a consultant to prepare conceptual roadway plans and conduct environmental review for the project.

### ***Safety Element Update***

In 2018, the County initiated an update to the Seismic Safety and Safety Element (Safety Element) of the Comprehensive Plan. Planned updates are driven, in part, by State legislation (e.g., SB 379, SB 1035), updates to Government Code Section 65302(g), and comments and recommendations received previously from the State Board of Forestry on the County’s Safety Element.

In 2018, staff developed a work program and began researching update requirements, data needs, and legislative requirements. Staff also began to develop a scope for a Climate Change Vulnerability Assessment (CCVA) and Adaptation Plan (AP). The CCVA will set forth the effects that climate change will have on hazards such as flooding, wildfire, debris flows, coastal erosion, and sea level rise. Staff will evaluate these projected changes in hazards with respect to the county’s existing and projected changes in its natural resources and built environment. The CCVA will inform revisions to the County’s hazard maps and inform policy updates and implementation actions within the Safety Element. Public outreach, consultant procurement, and development of the CCVA and AP will occur in 2019.

### ***Santa Claus Lane Beach Access, Parking, and Street Improvements***

This multi-year project is planning beach access and streetscape improvements for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). The project implements Actions PRT-TC-2.4 and CIRC-TC-0.2 of the Toro Canyon Plan, which direct the County to pursue formal coastal access and improve circulation on Santa Claus Lane, respectively. The beach access component includes a pedestrian at-grade rail crossing to provide safe and legal access to Padaro Beach. The streetscape component will provide additional parking, restrooms, bike lanes, crosswalks, sidewalks, and landscaping. It also includes a roundabout at the intersection of Santa Claus Lane and Sand Point Road.

In 2018, staff completed wetland mitigation studies, received approval for construction of the railroad crossing, presented conceptual restroom plans to the South Board of Architectural Review, and coordinated with the Local Agency Formation Commission (LAFCO) and the local sanitary and water districts to extend services to the proposed restrooms. Staff also helped with a

Local Coastal Program (LCP) amendment to create new wetland policies, standards, and mitigation measures for this and a nearby Caltrans project that will affect wetlands. The California Coastal Commission approved the LCP amendment in December 2018. Lastly, staff worked with the Public Works Department to complete 65 percent construction plans for the project. In 2019, staff will update the landscape plans, conduct additional public outreach, complete environmental review, and process coastal permits for the project.

## **II. Ordinance Amendments**

### ***Advanced Meter Zoning Ordinance Amendment***

The Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) consider advanced meter facilities for natural gas utilities to be telecommunication facilities and, therefore, subject to discretionary review and permitting requirements. The Southern California Gas Company (SoCalGas) is proposing new facilities to support its Advanced Meter Program. SoCalGas requested that the County process zoning ordinance amendments to create zoning permit exemptions for the data collection unit components of its planned advanced meter facilities. The County has hired a consultant to serve as adjunct staff to process the amendments for the Board of Supervisors' consideration in fall/winter 2019.

### ***Agricultural Tiered Permitting***

The Agricultural Tiered Permitting project proposes to amend the LUDC and Article II, Coastal Zoning Ordinance (CZO) to eliminate or streamline the permit requirements for compatible, small-scale uses that support local agricultural operations. The project will evaluate permit procedures that were developed and approved as part of the Gaviota Coast Plan and determine whether those permit procedures would be appropriate for rural agricultural lands throughout the county.

The project will also incorporate streamlined permit procedures for general larger-scale development (i.e., increasing the thresholds to determine when buildings and structures would require a Development Plan permit on agricultural-zoned lands) in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the Gaviota Coast Plan area. Staff expects to complete draft amendments and commence public outreach in spring 2019, and begin preparing a draft environmental impact report (EIR) in summer 2019.

### ***Cannabis Land Use Ordinance***

On February 27, 2018, the Board of Supervisors adopted zoning ordinance amendments to establish zoning regulations regarding the personal use of cannabis and commercial cannabis activities. In November 2018, the California Coastal Commission completed the certification process for the CZO amendments. These zoning regulations complement a commercial cannabis business-licensing ordinance, which the Board of Supervisors adopted in May 2018, and Measure T2018, a commercial cannabis taxation measure that the voters approved in June 2018. Staff is currently implementing and enforcing the recently adopted regulations. In addition, on January 29, 2018, the Board of Supervisors directed staff to prepare amendments for the planning commissions' and Board of Supervisors' consideration, which would prohibit all cannabis cultivation on properties zoned AG-I-20, AG-I-10, and AG-I-5, or on properties zoned

AG-I-5 and AG-I-10, as well as on properties of 20 acres or less in the AG-I zone. In addition, the Board of Supervisors directed staff to prepare amendments to the LUDC and CZO to provide noticing for all properties in Existing Developed Rural Neighborhoods when a Conditional Use Permit is required. Staff has commenced with the preparation of these amendments and will present the amendments to the planning commissions in spring/summer 2019 and Board of Supervisors in fall 2019.

### ***Short Term Rentals (STRs) Ordinance***

In October 2017, the Board approved zoning ordinance amendments to (1) allow STRs in certain commercial zones and a new, STR Coastal Zone Historic Overlay Zone, (2) prohibit STRs in residential, agricultural, mixed use, resource protection, industrial, and certain special purpose zones, and (3) allow homestays in residential zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the California Coastal Commission in December 2017, and the California Coastal Commission denied the proposed LCP amendment at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

Given the California Coastal Commission's action on the LCP amendment, the Board of Supervisors directed staff to present options to the Board of Supervisors. On August 28, 2018, staff presented the options to the Board of Supervisors and the Board of Supervisors directed staff to prepare ordinance amendments to allow: (1) those who operated a STR and paid their Transient Occupancy Tax (TOT) during the period of October 3, 2012, to October 3, 2017, to continue to operate the STR subject to a permit or license that must be reviewed annually until the property is sold; (2) STRs on certain commercially-zoned lots; and (3) allow homestays on residentially-zoned properties. During summer 2019, staff will schedule this project for planning commission hearings, in order to receive guidance from the planning commissions regarding specific items that the Board of Supervisors requested. Based (in part) on this guidance, staff will develop ordinance amendments during late summer/early fall 2019, in order to commence with planning commission hearings during late fall 2019/winter 2019-2020 and Board of Supervisors' hearings in late spring 2020, followed by submittal of the amendments to the Coastal Commission in summer 2020.

### ***State Housing and Density Bonus Law Amendments***

In 2018 and 2019, several bills went into effect which amended State Density Bonus Law (SDBL) and the Housing Accountability Act (HAA). In part, the SDBL legislation expanded eligibility and streamlined the permit process for qualifying projects; the HAA legislation elevated the evidentiary standard necessary for local jurisdictions to deny, conditionally approve, or reduce the density of certain affordable housing development projects. In FY 2019-2020, the County will update its zoning ordinances to be consistent with the new legislation.

In addition, the County also plans to amend its zoning ordinances in accordance with SB 35, which creates a streamlined, ministerial approval process for qualifying housing projects in jurisdictions that are behind on meeting their RHNA targets. The County has not met its pro-rata share of very low- and low-income housing thus far in its 2015-2023 housing element cycle and, therefore, is currently subject to this SB 35 streamlining requirement. To plan for potential SB 35 development, staff is processing zoning ordinance amendments to create objective design

standards for SB 35 projects as part of the current Fiscal Year (FY) 2018-2019 and Fiscal Year 2019-2020 Work Programs.

***Utility Grade Solar Ordinance Amendments***

In June 2018, during the Fiscal Year 2018-2019 budget workshops, the Board of Supervisors directed the Planning & Development Department to create an ordinance to enable utility-scale solar development countywide. Development of the ordinance will be based largely on a complementary feasibility study for the implementation of utility grade solar facilities which the Community Services Department, Sustainability Division is currently preparing. The feasibility study is estimated to be complete in spring 2019; following publication of the study in summer 2019, staff will commence with the preparation of the draft zoning ordinance amendments which will serve as the basis of environmental review that will commence in fall 2019. Although it cannot be determined with certainty at this time, this project likely will require the preparation of an environmental impact report and, if so, Planning Commission hearings will likely commence in late summer 2020 and Board of Supervisor hearings will likely commence in late fall/early winter 2020.

**Zoning Ordinance Amendments (Minor and Administrative Amendments)**

This project involves the preparation of zoning ordinance amendments that are unrelated to the individual projects that are included in the Long Range Planning Division Work Program. Given that the individual ordinance amendments tend to be relatively minor and do not rise to the level of being included as separate projects in the work program, they are combined and processed together as one set of ordinance amendments. The amendments will include: removal of uncertified Coastal regulations set forth in the Land Use and Development Code; provisions to explicitly allow the recordation of certain documents; integrating the regulations of Articles I (Sign Regulations) and V (Road Names and Address Numbers) into the zoning ordinances, and deleting Articles I and V from the County Code; and correcting minor typos, incorrect cross-references, and other minor formatting errors in the zoning ordinances.