

ATTACHMENT A - Long Range Planning Division (LRP) Fiscal Year (FY) 2024-2025 Projects Status Report

The following includes a summary of the current status of the projects that the Board of Supervisors (Board) included in the LRP FY 2024 – 2025 Work Program.

2023-2031 Housing Element Update (Mandated)

The Housing Element is a State-mandated “element,” or chapter, of the County Comprehensive Plan. State law requires that the County update the Housing Element every eight years. The Board adopted the 2023-2031 Housing Element Update (HEU) on December 5, 2023. The California Department of Housing and Community Development (State HCD) found the 2023-2031 HEU to be in compliance with State housing element law on January 22, 2024. Shortly thereafter, the Board rezoned 28 sites and selected 9 County-owned sites for redevelopment to accommodate the County’s Regional Housing Needs Allocation (RHNA) for the planning period.

Chapter 5 of the 2023-2031 HEU contains 25 programs and 99 actions that the County will implement over the next several years to help accommodate existing and projected housing needs for all residents of the unincorporated county. The County is currently in the implementation phase of the housing element cycle. In FY 2024-2025, the County took steps to implement the following programs and associated actions:

- Program 1 (Adequate Sites for RHNA) – Submitted a Local Coastal Program Amendment in July, 2024, to the California Coastal Commission for certification of four rezone sites located in the Coastal Zone. Staff has since been working with Coastal Commission staff to address questions regarding potential impacts on coastal resources, existing and potential housing development standards, converting agricultural land to residential use, shifting three rezone sites from the Rural Area to the Urban Area, and increasing the residential density of two rezone sites zoned for residential use.
- Program 1 (Monitoring of No Net Loss) – Hired a consultant, Draw Tap GIS, to develop a GIS-based tool to track the County’s progress toward meeting its RHNA and ensure compliance with Government Code Section 65863 (No Net Loss). Staff anticipates that Draw Tap GIS will finalize the tool for internal use in March, 2025.
- Program 4 (Inclusionary Housing) – Reviewed and contributed to the County Community Services Department’s (CSD) draft amendments to the Inclusionary Housing Ordinance (Chapter 46A of the Santa Barbara County Code), such as applying the ordinance to rental housing projects and increasing the length of time units retain sales or rental price restrictions. The Board adopted these changes on March 4, 2025.
- Program 9 (Sites for Emergency Shelters) – Compiled data to ensure the County has sufficient Emergency Shelter capacity to meet Point-in-Time counts, and drafted ordinance amendments to comply with recent changes in state law.

- Program 10 (Accessory Dwelling Units (ADUs)) – Drafted ordinance amendments to comply with recent changes in state ADU law and obtained Board adoption on February 4, 2025. Updated ADU webpage to ensure information is up-to-date and informative with respect to the ADU permit process. Working with a consultant, RRM, to develop pre-approved plans for ADUs, which the goal of having plans available for public use by fall 2025.
- Program 11 (Senate Bill 9) – In spring 2024, P&D staff prepared Senate Bill (SB) 9 (Government Code Sections 66452.6, 65852.21, and 66411.7) ordinance amendments to comply with State law. These ordinance amendments include the preparation of objective development and design standards, permit processing, and subdivision map regulations. Staff presented the amendments to the Montecito Planning Commission on November 20, 2024, and to the County Planning Commission on December 4, 2024. The Board of Supervisors adopted the amendments on February 4, 2025.
- Program 13 (Density Bonus Provisions) – Prepared an analysis of current moderate-income density bonus provisions and recent changes to State Density Bonus Law that would require the County to amend its zoning ordinances. Staff anticipates drafting zoning ordinance amendments in spring/summer 2025 and presenting them to decision-makers in fall 2025 as part of the next general zoning ordinance amendments package.
- Program 15 (Water and Sewer Service Priority for Affordable Housing) – Identified nearly 20 water and sewer providers throughout the unincorporated county and sent them a letter and copy of the 2023-2031 HEU. The letter reminds providers that they must grant priority for the provision of water and sewer services to proposed developments that include housing units for lower-income households.
- Program 21 (Local Preference) – Prepared a framework for a local preference program that prioritizes people who live and/or work within the South Coast to rent or purchase new housing units. Staff expects to come to the Board for further direction regarding a draft program in spring/summer 2025.
- Program 23 (Workforce Housing Study) – Reviewed CSD’s draft Workforce Housing Study. P&D and CSD staff are coordinating on options and recommendations. CSD expects to present the study to the Board in spring 2025.

Staff will continue implementation of these programs and begin implementation of additional programs in FY 2025-2026.

2030 Climate Action Plan Update / Energy Element Amendment / Greenhouse Gas (GHG) Emission CEQA Thresholds of Significance (Mandated)

The County Community Services Department, Sustainability Division (Sustainability Division), with support from Planning and Development Department (P&D) staff, presented the 2030 Climate Action Plan (CAP) to the Board, along with revised GHG emissions thresholds of significance and an amendment to the Comprehensive Plan Energy Element, on August 28, 2024. The 2030 CAP addresses GHG emission mitigation and climate action efforts in the

unincorporated areas of Santa Barbara County. Following adoption of the 2030 CAP, P&D staff has been participating in 2030 CAP implementation programs that involve P&D functions, activities, and/or subject matter expertise.

Annual Zoning Amendments Package (ADUs, SB 9, and Telecom)

The P&D department is committed to keeping the County's zoning ordinances accurate and up-to-date by routinely processing amendments annually that address emerging issues, revisions to State law, clarify existing text provisions, and correct errors and omissions. The group of amendments are also to respond to direction from the Board.

In spring 2024, P&D staff prepared Senate Bill (SB) 9 (Government Code Sections 66452.6, 65852.21, and 66411.7) ordinance amendments to ministerially permit up to two principal dwelling units or urban lot splits in compliance with State law. These ordinance amendments included the preparation of objective design standards, permit processing, and subdivision map regulations. Staff presented the amendments to the Montecito Planning Commission on November 20, 2024, and to the County Planning Commission on December 4, 2024. The Board of Supervisors adopted the amendments on February 4, 2025. Staff is in the process of preparing a LCPA submittal for the CCC's review and certification.

P&D staff prepared amendments to the County's Commercial Telecommunication Facilities Ordinance in spring 2024. These ordinance amendments clarify requirements resulting from a recent Federal Communication Commission rule related to small wireless facilities, including the development of objective design standards and more streamlined permitting. Staff coordinated with each County Board of Architectural Review for input and development of the objective design standards for both SB 9 and telecom during a series of meetings in June and July 2024. Staff presented the amendments to the Montecito Planning Commission on November 20, 2024, and to the County Planning Commission on December 4, 2024. The Board of Supervisors adopted the amendments on February 4, 2025. Staff is in the process of preparing a LCPA submittal to the CCC for review and certification.

As part of this annual zoning package, staff prepared minor ordinance amendments that update existing text provisions to implement Board-identified clean-up items, including updating allowed uses in the Limited Commercial (C-1) zone district in Article II and General Industry (M-2) zone district in the LUDC; and implementing clarifications and necessary revisions to the existing ADU and JADU Ordinance to align with recent 2024 changes to State law.

Finally, staff prepared a zoning ordinance amendment that will allow art tours and other similar community tours (e.g. architecture and garden tours) as a temporary use and will update the development standards and permit requirements for home occupations. This amendment to the LUDC was presented to the County Planning Commission on February 5, 2025 and will be presented to the Board of Supervisors for final adoption on May 6, 2025.

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance (AEO) project amends the LUDC and CZO to expand the range and diversity of allowable uses on all unincorporated lands zoned Agricultural II (AG II) and allow incidental food service at winery tasting rooms zoned Agricultural I (AG-I) in addition to AG-II. The additional allowable uses are small-scale and ancillary to the primary agricultural uses. The Project eases permit requirements for a specified range of uses in a way that supports the overall economic viability of agricultural operations while also maintaining the primary agricultural function, productivity, and character of these agricultural zone districts. The project also revises the thresholds that determine when buildings and structures would require a Development Plan (DVP) on lands zoned AG-II in the Coastal Zone. The County has already incorporated the DVP threshold amendments into the LUDC countywide and into the CZO for the Gaviota Coast Plan (GCP) area.

LRP staff completed the adoption of the AEO amendments during FY 2024 - 2025. Specific accomplishments included the following:

- Completed the eighth and final Planning Commission hearing (hearings between November 2023 and August 2024) culminating in the Planning Commission's recommendations for the AEO amendments.
- The Board held two hearings on the AEO (November and December 2024), made additional revisions, certified the Final Program EIR, and adopted the AEO on December 10, 2024.
- The AEO took effect on January 9, 2025 in the Inland areas of the county.

The AEO amendments to the Coastal Zoning Ordinance will be submitted to the Coastal Commission for certification in March 2025. Staff is working on developing checklists and flyers to help inform the public of the opportunities under the AEO and requirements for obtaining any necessary approvals.

Airport Land Use Plan Consistency Amendments (Mandated)

In February 2022, SBCAG released six draft Airport Land Use Compatibility Plans (ALUCPs) (one for each airport within the county), an environmental document in October 2022, and the SBCAG Board adopted the ALUCPs in January 2023. LRP staff coordinated with SBCAG and local jurisdictions on the draft ALUCPs and IS/ND throughout 2022. Pursuant to Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCPs or adopt findings to overrule the ALUCPs within 180 days of SBCAG Board's adoption of the ALUCPs. The 2023 – 2024 LRP Annual Work Program included a proposed project to update the County LUDC and CZO for consistency with the adopted ALUCPs. In June 2023, the Board directed staff to delay work on the Comprehensive Plan, LUDC, and CZO update in order to prioritize other State-mandated projects, so the project was delayed to the 2024 – 2025 Annual Work Plan. Staff has drafted the ALUCP amendments and anticipates completing Planning Commission and Board hearings in fall 2025.

Circulation Element Update/Transportation Thresholds Amendment (Mandated)

Senate Bill (SB) 743 amended Government Code Sections 65088.1 and 65088.4, and requires local agencies to measure transportation impacts under the California Environmental Quality Act (CEQA) using vehicle miles traveled (VMT) metrics. The Board adopted changes to the County *Environmental Thresholds and Guidelines Manual* in December 2020, to implement VMT thresholds for determining the significance of a project's transportation impacts under CEQA. In winter 2021, staff released a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP) in 2019. The ATP will serve as a master plan and policy document to guide the development of active transportation infrastructure. In 2022, LRP staff worked with Public Works staff and the consulting team led by Fehr & Peers to (1) collect and analyze pertinent data, (2) evaluate existing conditions and user needs, and (3) conduct public outreach. Public Works staff completed the draft ATP and presented it to the Board for adoption on May 2, 2023.

The ATP and the VMT thresholds will inform needed updates to the Circulation Element and community plans in order to implement the ATP and make other changes to the circulation network to achieve County VMT-reduction goals. The update will revise existing standards (e.g., level of service, roadway classification, and roadway and intersection standards) to align with the ATP and VMT-reduction goals. The update also would address new State mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. P&D staff, working closely with Public Works staff, began the update and has selected a consultant to complete work on the Circulation Element, beginning with traffic modeling and data collection to be completed by summer 2025, and then continuing with preparation of updates to the Circulation Element and conducting the necessary environmental review. Staff anticipates presenting the Circulation Element update to the Planning Commission and Board beginning in fall 2026.

Cannabis Odor Ordinance Amendments

On April 23, 2024, the Board directed P&D staff to clarify and amend existing development standards and Odor Abatement Plan (OAP) compliance and monitoring requirements for commercial cannabis facilities in the Coastal Zone. Staff prepared amendments to the Coastal Zoning Ordinance (CZO) that would clarify existing cannabis odor control regulations by establishing a cannabis odor threshold and revising existing development standards and OAP procedures to more efficiently identify, evaluate, and enforce cannabis-related nuisances in the Coastal Zone. P&D staff presented the proposed amendments to the County Planning Commission (CPC) on September 25, 2024, and November 6, 2024. On January 14, 2025, the Board provided staff with further direction, including expanding the amendments to include

updated odor control regulations for indoor growing and processing operations in the inland area (LUDC) as well, which staff presented to the CPC on January 29, 2025 and February 19, 2025. The Board adopted the amendments on March 18, 2025 and staff anticipates submittal to the CCC for certification of the CZO amendments by the end of March 2025.

Comprehensive Plan Amendments to Allow Ministerial Development/Uses & Changes to Residential/Commercial Development Standards

The Board added a new project to the Long Range Planning Division FY 2022 – 2023 Work Program that consisted of preparing ordinance amendments to:

- Streamline the permitting requirements for certain uses/development to allow under a ministerial permit.
- Modernize the commercial zone districts to allow residential mixed use development in all commercial zones and modernize the Design Residential (DR) zone and Planned Residential Development (PRD) zone development standards to incentivize residential development and help achieve maximum densities.
- Either rezone to another commercial designation, or substantially revise/update the regulations that apply to, property that is located in the Shopping Center (SC) zone.
- Develop countywide outdoor lighting standards that address light pollution, energy efficiency, site security, community character, etc.
- Comprehensively update the County's sign regulations.

The Board has approved ordinance amendments for the technical updates, including eliminating the Shopping Center (SC) zone and rezoning all such properties to C-2, countywide outdoor lighting standards, and updates to the sign regulations. Next steps include (1) completing the drafts and initiating decision maker hearings for ordinance amendments related to modernization of multi-family and commercial zone districts and permit process streamlining; (2) conducting public outreach and begin drafting other ordinance amendments related to establishing more ministerial permits and initiating the PEIR during FY 2025-2026; and (3) completing the PEIR and conducting decision-maker hearings for the more complex amendments in FY 2025 – 2026 and FY 2026 – 2027.

Environmental Justice Element (Mandated)

Government Code Section 65302(h) requires the County to adopt an environmental justice element (or related goals, policies, and objectives integrated in other elements) that identifies disadvantaged communities within the unincorporated county, as well as objectives and policies which achieve the following:

- Reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity;
- Promote civic engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

P&D staff completed an internal draft Environmental Justice Element, met with staff from 14 other County departments to review draft policies and implementation strategies, and continued public outreach and engagement in 2024. Staff will present the Environmental Justice Element to the Planning Commission and Board for consideration in late spring/summer 2025.

Safety Element Update (Grant Funded; Mandated)

In 2018, the Board directed staff to update 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, AB 747, SB 99, and AB 1409) and updates to Government Code Section 65302(g).

In November 2021, the County completed work on a Climate Change Vulnerability Assessment (CCVA) as the first step to improving regional resiliency by analyzing how climate change may harm the community. The assessment looks at how severe the effects of climate change hazards are likely to be for the county's people and assets and identifies which groups of people and assets face the greatest potential for harm. The County is using the results to prepare a Climate Adaptation Plan and update the Safety Element to develop County-led strategies and actions to increase resiliency throughout the unincorporated county. The County is working with a consultant and an interdepartmental advisory group to continue to make necessary revisions to the draft adaptation strategies and actions. The Project Team will take the Draft adaptation strategies and actions to the Board in 2025, conduct the appropriate environmental review, and bring the Final Adaptation Plan to the Board in 2026.

In January 2025, staff completed the Evacuation Modeling and Planning Project, which was funded by a grant received from the California Fire Safe Council. Staff completed the Evacuation Traffic Modeling Study and in coordination with the Project's Evacuation Advisory Group and consultant and identified numerous recommendations that the Board may choose to direct further action on. The Study will be released to the public and will be presented to the Board in spring 2025. The Project also included a four-part social media series on emergency preparedness for all hazards in December 2024. Staff completed the Project's Community Hazard Awareness and Emergency Preparedness Interactive Map and Know Your Way Out Infographics for grant

purposes. The Office of Emergency Management is further refining elements of these public-facing materials. Public engagement materials will be released to the public in 2025.

The Project Team will use the results of the Climate Adaptation Plan and Evacuation Modeling and Planning Project to update the Safety Element's information and policies, as necessary.

Open Space Element Update (Mandated)

In 2024, the Board directed P&D to update the Open Space Element of the Comprehensive Plan in compliance with Government Code Sections 65560-65570 and recently adopted legislation, Senate Bill (SB) 1425. The Open Space Element describes open space for public health and safety, the managed production of resources, outdoor recreation, and the preservation of natural resources. The Open Space Element has not been updated substantially since it was first adopted in 1979 (minor amendment in 1991). SB 1425, passed in 2022, requires the County to update its Open Space Element to address the following components:

- Access to open space for all residents in a manner that considers social, economic, and racial equity, correlated with the Environmental Justice Element or environmental justice policies in the general plan, as applicable.
- Climate resilience and other co-benefits of open space, correlated with the Safety Element.
- Rewilding opportunities, correlated with the Land Use Element.

During FY 2024-2025 P&D staff has been conducting appropriate background research and is developing a scope of work with several options for proceeding with the Open Space Element update. Staff will finalize the scope of work in late spring/early summer 2025.

State Housing and Density Bonus Law Implementation (Grant Funded)

In 2019, the County initiated the Housing Bill Implementation Project to satisfy the requirements of the 2015-2023 Housing Element Program 1.4 and to bring the County Code into compliance with an array of new state housing laws. Work on this Project paused while staff focused on completion of the Housing Element Update. Staff resumed work on the Project in the spring of 2023 and included additional state laws passed since the project was initiated into the associated County Code amendments. Staff drafted amendments to all three zoning ordinances related to State Density Bonus Law, By-Right Supportive Housing, Objective Design Standards for Multi-Family and Mixed-Use Housing, Qualifying Housing Streamlined Review (except the Coastal Zoning Ordinance), and Low Barrier Navigation Centers. Staff then brought the proposed amendments to the Montecito Planning Commission (MPC) on December 20, 2023 (passed 3-0); to the County Planning Commission (CPC) on January 20, 2024 (passed 5-0); and to the Board on February 13, 2024 (adopted 4-1). Staff submitted the Housing Bill Implementation Project Coastal Zoning Ordinance (CZO) amendments to the California Coastal Commission on July 8, 2024. The Coastal Commission conditionally certified the amendments with two suggested modifications

on December 12, 2024. The Board accepted the suggested modifications on February 4, 2025 (unanimous), and the amendments are currently pending Coastal Commission final certification, anticipated April 2025.

An additional state law (SB 423) implements Qualifying Housing Streamlined Review in the coastal zone effective January 1, 2025. In response, staff drafted an additional amendment to add Qualifying Housing Streamlined review to the CZO. On September 18, 2024, the MPC voted 4-0 to recommend the amendment for adoption. On September 25, 2024, the CPC voted 4-0 to recommend the amendment for adoption. On December 3, 2024, the Board approved the amendment (5-0), and staff subsequently sent the amendment to the Coastal Commission for review and certification. Staff are now coordinating with the Coastal Commission staff through that certification process.

Utility Scale Solar Ordinance Amendments

Currently, utility-scale solar photovoltaic facilities, defined as facilities developed purely to sell electricity to the wholesale market, are allowed within a zoning overlay that applies to the Cuyama Valley Rural Region. Facilities are limited to no more than 600 acres of AG-II (Agriculture II) zoned land. The limited allowance for utility-scale solar is due to the fact that the Cuyama Valley was the first region in the county that developers determined was suitable for utility-scale solar development, due to its high solar intensity and duration. However, with falling solar costs, more areas are financially viable for utility-scale solar development.

Therefore, in August 2019, the Board adopted the County's Strategic Energy Plan that sets forth recommendations regarding amendments to the zoning ordinances and other County Comprehensive Plan documents, to facilitate utility-scale solar development in areas of the county besides the Cuyama Valley. At the Board's July 13, 2021, hearing, the Board revised the direction provided in the County's Strategic Energy Plan with specific direction regarding consideration of utility-scale solar development on a certain property (Mariposa Reina) located along the Gaviota Coast, in certain zones, and on lands with prime soils. The Board's direction expanded the areas for consideration of utility-scale solar development beyond the areas recommended for consideration in the County's Strategic Energy Plan.

During the first three quarters of FY 2024 – 2025, staff presented the project to the Agricultural Advisory Committee in August 2024, presented the proposed Williamson Act Uniform Rules Amendments to the Agricultural Preserve Advisory Committee in August and September 2024, secured a \$100,000 grant from the California Clean Energy Planning Program through the California Energy Commission to complete the ordinance amendments, and initiated the CEQA process with a Notice of Preparation, and public Scoping Hearing for the Program Environmental Impact Report (PEIR) in November and December 2024. Staff are currently working with the consultant team to continue work on the draft ordinance and Comprehensive Plan amendments and complete the Draft PEIR, to be released in summer 2025.

Delayed Projects

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 and certain agricultural zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the CCC in December 2017, and the CCC denied the proposed LCPA at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

In June 2023, the Board directed staff to delay work on the Coastal Zone STR Ordinance in order to prioritize other state-mandated projects. While included in the 2024 – 2025 Annual Work Plan, the Board once again directed staff to delay work on this project in order to complete other Board priorities. This project may continue to be delayed for another year depending on priorities to complete other existing and pending work.

Coastal Resiliency Project

Staff prepared amendments to the County's Local Coastal Program (LCP) to help mitigate and respond to threats from current and reasonably foreseeable future sea level rise and coastal hazards. In December 2018, the Board adopted the LCP amendment (LCPA) and submitted it to the CCC for certification. County staff consulted and negotiated with CCC staff on its suggested modifications to the LCPA from 2019 through 2021. In September 2021, the County withdrew the LCPA certification application due to a lack of staff funding and an inability to come to an agreement with regard to certain CCC staff-suggested modifications. The Planning Director and representatives of the Board began negotiations with Coastal Commission staff regarding potential compromises for areas of disagreement. Consistent with staff's recommendation, the Board elected to delay work on the Coastal Resiliency Project in FY 2023 – 2024 and FY 2024 - 2025. In addition, the Climate Adaptation Plan that staff is preparing as part of the Safety Element Update must address coastal resiliency. Staff plans to incorporate relevant coastal resiliency policies into the Safety Element Update process. As a result, the Safety Element Update would comply with State's climate adaptation requirements for safety elements, and staff can implement the Board-adopted coastal resiliency policies and development standards until such time as the CCC certifies a LCPA to address coastal resiliency.