

ATTACHMENT A - Long Range Planning Division (LRP) Fiscal Year (FY) 2025-2026 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 2025 – 2026 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 2025-2026, 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 worked 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. Staff successfully convinced Coastal Commission staff to support the rezones and obtained conditional certification by the Coastal Commission in November 2025. Staff returned to the Board for acceptance of the modifications in January 2026 and final certification of the rezones by the Coastal Commission occurred in March 2026.
- Program 1 (Monitoring of No Net Loss) – Worked with 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). Regularly tracking progress toward the County’s RHNA to ensure compliance with No Net Loss requirements. No Net Loss calculations and findings have been prepared for eight housing projects so far this year.
- Program 9 (Sites for Emergency Shelters) – Researched current capacity of Emergency Shelters in the County to ensure sufficient capacity to meet homeless Point-in-Time counts. Presented zoning ordinance amendments to comply with state law to the Board

for adoption on June 24, 2025 and submitted the coastal zoning ordinance amendments for Coastal Commission certification in fall 2025.

- Program 10 (Accessory Dwelling Units (ADUs)) – Researched options for providing pre-approved ADU plans in compliance with state law. Selected a consultant, RRM, to develop pre-approved plans for ADUs. Executed the RRM contract in summer 2025 and completed the plans with the goal of making them available to the public in March 2026.
- Program 13 (Density Bonus Provisions) – Prepared an analysis of current moderate-income density bonus provisions and recent changes to State Density Bonus Law that require zoning ordinance amendments. Staff drafted zoning ordinance amendments to comply with state law and presented them to the Board for adoption on February 3, 2026, as part of the general amendment package. Staff have prepared a framework for additional amendments to incentivize and encourage moderate-income units and will prepare draft amendments for adoption in summer/fall 2026.
- Program 16, Reduction of Governmental Constraints – Staff drafted zoning ordinance amendments to modify development standards for multi-family housing to ensure maximum densities can be achieved, and facilitate mixed-use development in commercial zones. These amendments were presented to the Board for adoption on January 27, 2026, as part of a larger zoning ordinance streamlining package. Additionally, staff drafted zoning ordinance amendments to repeal the Montecito Growth Management Ordinance and presented them to the Board for adoption on February 3, 2026, as part of the general amendment package.
- 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 have worked closely with CSD to address both affordable and market-rate housing and will be presenting a joint package to the Board for consideration in spring 2026.

Staff will continue implementation of these programs and begin implementation of additional programs in FY 2026-2027.

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. During this fiscal year, staff drafted the ALUCP amendments and initiated review by SBCAG, and anticipates completing Planning Commission and Board hearings in fall 2026.

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 will also 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 selected a consultant to complete work on the Circulation Element, beginning with traffic modeling and data collection to be completed during FY 25-26, and then continuing with preparation of updates to the Circulation Element and conducting the necessary environmental review and public engagement. Staff anticipates presenting the Circulation Element update to the Planning Commission and Board beginning in spring 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.

During this fiscal year, staff finalized the draft EJ Element, prepared for decision-maker hearings and presented the project to the County Planning Commission and Board. Specific accomplishments include the following:

- o Finalized the Draft EJ Element and made it available in English and Spanish on the project website.
- o Presented the project to the Agricultural Advisory Committee and the Equity Advisory and Outreach Committee prior to decision-maker hearings.
- o Presented the project at three County Planning Commission hearings, culminating in a 3-0 vote recommending approval of the EJ Element to the Board of Supervisors in November 2025.
- o Completed the Board Letter and materials for consideration by the Board of Supervisors at the March 10, 2026, hearing and obtained unanimous Board approval.

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.

In July of 2023, the Board adopted wildfire-related amendments to the Safety Element. The Project Team worked closely with County Fire and CAL FIRE staff to update mapping, information, policies, and implementation measures on wildfire in the Safety Element. These updates ensure the Safety Element's policies reflect current code and State standards and regulations to make sure they are uniformly applied to all development projects. These amendments also included adoption of the updated 2022 Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element by reference consistent with AB 2142.

In January 2025, staff completed the Evacuation Modeling and Planning Project, which was funded by a grant received from the California Fire Safe Council. The project is intended to meet statutory requirements (i.e., AB 747, AB 1409, and SB 99), identify evacuation issues in the

unincorporated county (i.e., areas of roadway congestion), test real-world evacuation scenarios (i.e., what-if scenarios), and develop recommendations for ongoing and future actions to improve evacuation efficacy in the county. During the development of the Study, P&D staff worked closely with the Project's Evacuation Advisory Group, in particular, staff from the Office of Emergency Management, County Fire, County Public Works, County Public Health, and County Sheriff's Department (i.e., Core Evacuation Advisory Group). The Project Team hired a consultant, KLD Associates, to assist with the evacuation modeling, mapping, and the preparation of public engagement materials that are a part of the Evacuation Traffic Modeling Study. The Evacuation Traffic Modeling Study was completed in January 2025. P&D staff led discussions with the Core Evacuation Advisory Group through April 2025 to create a matrix that identifies the implementation status, funding status, and lead and supporting agencies for each recommendation. In fall 2025, the Office of Emergency Management took over responsibilities to monitor and facilitate implementation of recommendations. The results of the Evacuation Study will inform updates to the Safety Element.

The County is currently using the results of the CCVA 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. P&D staff are currently revising the draft Climate Adaptation Plan strategies and actions, and the gaps and needs assessment to 1) refine the alignment of identified gaps to recommended strategies and 2) meet with relevant Department staff to confirm the accuracy and feasibility and refine draft strategies and actions prior to further internal and public review. The Project Team will use the results of the Climate Adaptation Plan to inform policy updates in the Safety Element, which will be completed in FY 27-28. Staff have applied for a grant from the Ocean Protection Council Senate Bill 1 Sea Level Rise Adaptation Grant Program to help fund completion of the sea level rise elements of the Adaptation Plan. We will learn if the grant is awarded in June 2026.

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.

In FY 25-26, staff developed scope of work options and tasks to initiate development of the proposed project in compliance with SB 1425 statutory requirements and presented the options to the Board for direction in August 2025. Staff have conducted meetings with stakeholders, and prepared draft text amendments to the Open Space Element per Board's direction. Current work efforts anticipated for the remainder of 2026 include completing administrative draft amendments to the Open Space Element; initiating mapping of open space inventory and completing mapping of public and conserved lands ownership patterns; selecting consultant to support stakeholder and public engagement efforts; initiating public outreach; and initiating decision-maker hearings.

2030 Climate Action Plan Implementation + Oil and Gas Phaseout Amendments

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.

One offshoot of this in this fiscal year was the Board-directed preparation of ordinance amendments to phase out onshore oil and gas activities. At the request of the Board, CSD and P&D staff prepared a set of options for phasing out oil and gas wells and presented the proposal to the Board in October 2025 for Board direction. P&D staff are currently preparing draft ordinance amendments to prohibit new wells as part of Phase 1, with planned decision-maker hearings scheduled for spring 2026, beginning with the Planning Commission on April 8, 2026.

Annual Zoning Amendments Package

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.

During this fiscal year, staff coordinated with Coastal Commission staff on several pending LCPAs and obtained certification of the Telecommunications coastal zoning ordinance amendments in September 2025. Staff also prepared and completed a general package of zoning ordinance amendments for Board adoption on February 3, 2026. This package included amendments to 1) repeal the Montecito Growth Management Ordinance of Chapter 35B to comply with Senate Bill (SB) 330 and Program 16 of the 2023-2031 HEU, 2) modify State Density Bonus Provisions to comply with Assembly Bill (AB) 3116 (Government Code Section 65915) and Program 13 of the

2023-2031 HEU, 3) add provisions to the CZO and Montecito Land Use and Development Code (MLUDC) for Art, Garden, and Architecture Tours, and 4) various minor amendments to the LUDC, MLUDC, and CZO to amend existing text provisions and regulations. Staff presented the amendments to the Montecito Planning Commission (MPC) on November 19, 2025, to the CPC on December 3, 2025, and to the Board of Supervisors on February 3, 2026. Staff anticipate submitting the CZO amendments to the CCC for certification in the spring of 2026.

Staff have also been coordinating with State HCD on potential additional zoning code updates to ensure compliance with recent changes in State ADU and SB 9 laws. Staff also completed ongoing publication tasks associated with publishing the zoning ordinance updates on-line with the County Code.

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 this fiscal year included the following:

- o Worked with Development Review and Zoning Counter staff on processing procedures and application checklists for implementation and developed a website with information for prospective applicants.
- o Coordinating with Coastal Commission staff on review and certification of the LCPA submittal of the coastal zoning ordinance amendments.
- o Prepared minor ordinance amendments to clarify certain AEO provisions, which were included in a general ordinance package that was adopted by the Board on February 3, 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 submitted the Board-adopted LCPA for the cannabis odor ordinance amendments to the Coastal Commission for certification in April 2025, obtained conditional certification in September 2025, and final acceptance by the Board and certification in December 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 (Phase 1), 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. In FY 25-26, staff completed the draft ordinance amendments related to modernization of multi-family and commercial zone districts and permit process streamlining (Phase 2) and obtained decision-maker approval by the Board on January 27, 2026. Staff have initiated Phase 3 amendments related to establishing more projects subject to ministerial permits, and anticipate providing a briefing to the Board on the

scope of the ministerial streamlining amendments in May 2026. In addition, staff will (1) coordinate with Coastal Commission staff on the LCPA submittal of Phase 2 amendments and certification of the lighting and signs ordinance amendments; and (2) conduct public outreach and complete the Phase 3 draft amendments and initiate decision-maker hearings in fall 2026.

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.

Staff, in collaboration with Environmental Science Associates (ESA), prepared draft amendments to the Comprehensive Plan, LUDC, MLUDC, CZO, and the Uniform Rules for Agricultural Preserves and Farmland Security Zones. Staff also completed public scoping for a Program Environmental Impact Report (PEIR). The Draft PEIR was released for public review on August 19, 2025, consistent with CEQA Guidelines Section 15087. Staff worked with the consultant to respond to public comments and finalize the PEIR accordingly in fall 2025. Staff also finalized the draft zoning ordinance and Uniform Rule amendments and presented them to the Montecito Planning Commission on February 18, 2026, where they provided a unanimous recommendation for approval, and to the County Planning Commission on March 11, 2026, where it was continued for further consideration to May 2026. Final adoption of the package is anticipated in summer 2026.

Senior Mobile Home Park Overlay Ordinance Amendments Project

On October 8, 2024, the Board directed staff to 1) develop a temporary moratorium to prevent these conversions and 2) to develop an ordinance to implement a senior mobile home park overlay zone and to evaluate creating an overlay to protect all mobile home parks from redevelopment to non-mobile home uses and/or rezoning those parks not currently zoned with

a mobile home park zoning designation. On November 5, 2024, the Board considered and adopted an interim urgency ordinance prohibiting the conversion of senior mobile home parks to all-ages parks. On December 10, 2024, the Board extended the urgency ordinance to October 25, 2025, and directed staff to return to the Board 10 days prior to the expiration of the interim urgency ordinance, or at the adoption of a superseding ordinance.

Staff developed ordinance amendments to create two new zoning overlays for mobile home parks to apply in the Inland Area and Coastal Zone of the county. Staff applied a new Mobile Home Park overlay to existing all-ages mobile home parks within the unincorporated county, with the exception of two existing mobile home parks, and a new Senior Mobile Home Park overlay to existing senior mobile home parks.

Staff presented the amendments to the CPC on May 7, 2025. At this hearing, the CPC voted unanimously to recommend that the Board adopt the Project with minor clarifying edits. On July 15, 2025, the Board voted unanimously to adopt the Senior Mobile Home Park Overlay Ordinance Amendments Project. These amendments went into effect in the Inland area in August 2025. Staff submitted the CZO amendments to the CCC on September 17, 2025. CCC staff provided an incomplete letter on October 2, 2025. P&D staff submitted a response to this letter on November 25, 2025, and will continue to work toward certification in the Coastal Zone in 2026.

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 and 2025 – 2026 Annual Work Plans, the Board once again directed staff to delay work on this project in order to complete other Board priorities. Staff recommend this project commence this upcoming fiscal year in order to implement Program 19 of the Housing Element Update, which dictates a completion date of December 2027.

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 the last three fiscal years.

SB 272 requires jurisdictions to develop a sea-level-rise adaptation plan by January 1, 2034. While some of this work will be completed through the Climate Adaptation Plan currently underway as part of the Safety Element Update, revisiting the LCPA to incorporate coastal resiliency and sea level rise adaptation policies into the Coastal Land Use Plan will be necessary in the coming years to meet this state requirement. Additionally, some of the key policy disagreements have been resolved, thus removing some obstacles to project completion. Importantly, grant funding under the Ocean Protection Council's SB 1 Sea Level Rise Planning Grant Program would likely be available to support at least some of this effort.