

## **Attachment 3 – Long Range Planning Division Work Program Project Summaries**

### ***Accessory Dwelling Units (ADUs) Ordinance Amendments (Grant Funded)***

Housing Element Program 1.4 directs the County to “... adopt/apply ... land-use tools ... to encourage the development of unit types that are affordable by design ...” The unit types include ADUs. In 2019, the County initiated the implementation of this program through the State Housing Bill Implementation Project (described further below) and ADU ordinance amendments.

On January 1, 2020, new State ADU and junior ADU (JADU) laws went into effect and caused the County’s Inland Area ADU ordinances to become null and void. In early 2020, staff established interim ADU and JADU permit processes and procedures and began drafting zoning ordinance amendments to comply with the new State laws. Staff will take the ADU and JADU amendments to decision makers for approval in winter/spring 2021 and submit them to the California Coastal Commission (CCC) for review and certification in spring 2021.

In early 2020, the County applied for and received grant funding totaling \$307,000 through the SB 2 Planning Grants Program. Long Range Planning Division will use this grant funding to cover the costs of preparing and implementing the ADU ordinance amendments and the Housing Bill Implementation Project through FY 2021-2022.

### ***Agricultural Employee Dwellings (AEDs) Local Coastal Program Amendment (LCPA)***

Housing Element Program 2.4 directs the County to consider actions that further streamline the permit process for AEDs. In December, 2018, the Board of Supervisors (Board) adopted zoning ordinance amendments to streamline the permit process for AEDs in the Agricultural I (AG-I) and Agricultural II (AG-II) zones in unincorporated Santa Barbara County. Specifically, these amendments (1) allow certain AEDs with a Zoning Clearance in the Inland Area and Coastal Development Permit in the Coastal Zone, (2) increase the number of employees allowed to occupy AEDs at each permit level, and (3) modify the AED employment/location requirements within certain zones and permit levels. The amendments also clarify that AEDs may include mobile homes, manufactured homes, and park trailers that comply with State law. The LUDC amendments went into effect in the Inland Area in January, 2019.

On February 20, 2020, the California Coastal Commission (CCC) conditionally certified the AED LCPA with five suggested modifications. Long Range Planning Division staff presented the CCC's conditionally certified AED LCPA to the Board for approval on April 7, 2020. The Board requested that staff return with options for amending the AED employment location requirements. Staff returned to the Board on June 2, 2020, with a revised AED LCPA, which the Board approved and staff resubmitted to the CCC.

In fall 2020, CCC and Planning and Development Department staff identified minor errors and omissions in the submitted AED LCPA. Staff will return to the Board with a revised AED LCPA in February, 2021 and resubmit to the CCC shortly thereafter.

### ***Agricultural Tiered Permitting Ordinance Amendments***

The Agricultural Tiered Permitting project includes amendments to the Land Use and Development Code (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. With the exception of farmstays, the project will evaluate permit procedures that were developed and approved as a part of the Gaviota Coast Plan (GCP) 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 and are in effect in the Inland Area and CZO for the GCP area.

In June 2020, the Board approved funding for Planning and Development Department staff to proceed with a farmstay ordinance amendment separate from the Agricultural Tiered Permitting project and delayed further work on the Agricultural Tiered Permitting until the second quarter of Fiscal Year 2020-2021 for budgetary reasons. (See Farmstay Ordinance Amendment below.) On November 17, 2020, the Board considered several options for moving forward, and directed staff to proceed with an expansion of the project scope. The Board directed that staff include the following uses in the project: incidental food service, small scale farm-to-table dinners or cooking classes, other small-scale events, and educational opportunities (such as school tours, agriculture and natural resource workshops/tours, bird/wildlife viewing, astronomy/stargazing and photography). Staff retained a consultant to assist with stakeholder outreach and environmental review, which will begin in February, 2021.

### ***Airport Land Use Compatibility Plan (ALUCP) Comprehensive Plan Consistency Amendments (Mandated)***

This project involves amending the Comprehensive Plan in order so that it is consistent with the ALUCPs for the airports located within the county. Pursuant to Government Code § 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 the ALUCPs' adoption.

The Santa Barbara County Association of Governments (SBCAG) Board of Directors are the decision-makers for the ALUCP. SBCAG staff has worked on an updated ALUCP sporadically since September, 2012. In August, 2019, SBCAG staff released six draft ALUCPs (one for each airport within the county) and a revised initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND to SBCAG. On September 19, 2019, SBCAG conducted a hearing on the draft ALUCPs and IS/ND and decided to continue the item to allow SBCAG staff additional time to address the County's and other jurisdictions' comments. SBCAG recently placed the project on hold until 2021. Long Range Planning Division staff will begin working with SBCAG and local jurisdictions on the draft ALUCPs and IS/NDs in 2021. After the SBCAG Board of Directors adopts the final ALUCPs, Long Range Planning Division staff will update the LUDC and CZO for consistency with the adopted ALUCPs.

***Circulation Element Update/Transportation Threshold Amendment (Mandated; Grant Funded)***

Senate Bill (SB) 743 changed 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). SB 743 went into effect on July 1, 2020. Jurisdictions must now use VMT-based metrics and environmental thresholds for determining the significance of a project's transportation impacts under CEQA.

In 2019, Long Range Planning Division staff prepared a request-for-proposals (RFP) and selected Fehr & Peers to help prepare VMT methodologies, thresholds, and feasible mitigation measures. Staff also formed an Advisory Group to oversee the project, established baseline VMT, and analyzed threshold options. Staff and Fehr & Peers presented the draft VMT methodologies, thresholds, and mitigation measures to the County Planning Commission in August, 2020. The Board adopted these provisions in December, 2020. Staff is now completing a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the Public Works Department a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP). Long Range Planning Division staff will take an active role in the planning process. In fall 2020, the Public Works Department and Planning and Development Department selected a consulting team led by Fehr & Peers to help prepare the ATP. The ATP will serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure. The ATP and the VMT thresholds will also help Long Range Planning Division staff update the Circulation Element to address VMTs. Long Range Planning Division staff expects to select a consultant and initiate data collection for the Circulation Element in summer 2022.

***Climate Action Plan Update / Interim Greenhouse Gas (GHG) Emissions CEQA Thresholds of Significance***

In December, 2018, the Board of Supervisors directed Long Range Planning Division and Community Services Department Sustainability Division (Sustainability Division) staff to update the County's 2015 Energy and Climate Action Plan (ECAP). The Sustainability Division initiated the update (now known as the 2030 Climate Action Plan) in winter 2020/2021 by releasing an RFP, selecting a consultant, and initiating public outreach.

The 2030 Climate Action Plan will address GHG emission mitigation and climate adaptation efforts in the unincorporated areas of Santa Barbara County. The plan will also contain thresholds of significance for determining the significance of a project's impacts from GHG emissions under CEQA. Sustainability Division staff expects to complete the 2030 Climate Action Plan in 2022. In the meantime, Long Range Planning Division staff and its consultant, Ascent Environmental, developed draft interim GHG thresholds for land use projects and plans. [The County adopted a GHG threshold for industrial stationary source projects (e.g., oil, gas, mining, and renewable energy) in 2015.]

The interim GHG thresholds will help the County comply with State CEQA Guidelines § 15064.4, which requires the County and other lead agencies to “ ... describe, calculate or estimate the

amount of GHG emissions resulting from a project.” The interim GHG thresholds will also streamline the environmental review process and help meet the Board’s 2030 GHG emissions reduction target (50 percent reduction by 2030, based on 2007 levels).

Long Range Planning Division staff presented the draft interim GHG thresholds to the County Planning Commission in winter 2020, and the Board adopted the draft interim GHG thresholds in January, 2021. County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 Climate Action Plan and corresponding final GHG thresholds.

### ***Coastal Resiliency LCPA***

The Coastal Resiliency Project evaluates the impacts of sea level rise and related coastal hazards along Santa Barbara County’s 110-mile long coastline. Staff prepared a LCPA to help mitigate, and respond to threats resulting from current and reasonably foreseeable future sea level rise and coastal hazards. In part, the LCPA includes development standards to protect coastal resources and proposed residential, commercial, and other types of, development. In December, 2018, the Board adopted the LCPA and submitted it to the CCC for certification. In December, 2019, CCC staff suggested modifications to the LCPA. Per CCC staff’s request, Long Range Planning Division staff then withdrew and resubmitted the LCPA in April, 2020, to restart the statutory deadline for CCC review and certification of the amendment.

In September, 2020, CCC staff suggested additional modifications to the LCPA. These modifications raise serious issues regarding six key policies. Long Range Planning Division and CCC staff are currently discussing these issues in order to resolve disagreements regarding these policies. Long Range Planning Division staff is hopeful that these outstanding policy disagreements will be resolved and this project will be completed within FY 2020-2021. However, if the County and CCC cannot resolve the outstanding policy issues in time to complete this project by the end of FY 2020-2021, Long Range Planning Division staff will recommend that the Board suspend work on this project until a later fiscal year, in order to accommodate mandated and County-sponsored projects that require staffing resources in FY 2021-2022.

### ***Environmental Justice Element (Mandated)***

State Government Code § 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:

- to 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;
- to promote civic engagement in the public decision-making process; and

- that prioritize improvements and programs that address the needs of disadvantaged communities.

State Government Code § 65302(h)(2) requires the County to adopt an environmental justice element upon the next concurrent amendment of two or more general plan elements. There are a number of existing projects in the Work Program (e.g., the Circulation Element Update, Housing Element Update, and Safety Element Update) that are going to require concurrent amendments to other elements of the Comprehensive Plan (e.g., Land Use Element). Staff anticipates that the Housing Element Update and corresponding amendments to the Land Use Element that are scheduled to occur during FY 2022-2023 will be the next concurrent amendment of two or more general plan elements on which the Board is likely going to take action. Therefore, staff has begun a draft environmental justice element in order so that the Board can adopt the environmental justice element along with the Housing Element Update and corresponding amendments to the Land Use Element in FY 2022-2023.

### ***Farmstays Ordinance Amendments***

The Farmstays Ordinance Amendments Project consists of amendments to the LUDC and CZO to allow the same Board-adopted farmstay uses that are allowed in the Gaviota Coast Plan Area, countywide on Agriculture II zoned lands. Farmstays are a type of working farm or ranch operation that is partially oriented towards visitors or tourism by providing guest accommodations. Such an operation may include interactive activities where guests participate in basic farm or ranch operations or a work exchange agreement where the guest works a set number of hours in exchange for free or reduced rate accommodation. Currently, farmstays are only allowed in the GCP area.

Long Range Planning Division staff completed consultant selection and initiated project kickoff in fall 2020. Stakeholder engagement began in December, 2020, with an on-line public opinion survey, followed by a public workshop on January 21, 2021. Public outreach will be completed and ordinance development will begin, in winter/spring 2021. Decision maker hearings are anticipated in summer/fall 2021.

### ***Housing Element Update (Mandated; Grant Funded)***

Government Code § 65585 mandates that the County periodically update the Housing Element of its Comprehensive Plan. In 2023, the current, eight-year housing cycle addressed in the current Housing Element will conclude, and the County must adopt a State Housing and Community Development Department (collectively, “State HCD”)-approved update to the Housing Element that satisfies State requirements.

The first step in this process involves the development of the Regional Housing Needs Allocation (RHNA). The RHNA will establish how much new housing production the County and other local jurisdictions must accommodate during the next eight-year housing cycle. As the designated regional metropolitan planning organization for Santa Barbara county, SBCAG is responsible for developing the RHNA and obtaining State HCD’s approval of it. SBCAG approved a methodology for the RHNA in December, 2020, and submitted it to State HCD for review;

SBCAG staff anticipates a response from State HCD regarding the acceptance of the methodology in February, 2020.

After State HCD approves the RHNA methodology, by 2023 the County must (1) amend the Housing Element in order to accommodate the housing needs identified in the RHNA, and (2) receive State HCD's approval of the Housing Element. It is anticipated that the County will be required to accommodate substantially more housing during the next housing cycle as compared to the current one and, therefore, will require amending the Land Use Element to re-designate certain lands to accommodate higher density housing development. As such, the scope-of-work for this project includes concurrently amending the Land Use Element and, as described above, likely will require the concurrent adoption of a new environmental justice element.

### ***Recreation Master Plan-Related Comprehensive Plan Amendments***

As part of the processing of the Agricultural Tiered Permitting Project, a number of ideas have been presented regarding relatively larger and higher intensity tourism uses on agricultural lands, as compared to the uses that are under consideration in the Agricultural Tiered Permitting Project. These include uses located on smaller farms (less than 40 acres in size or on lands zoned AG-I), and new commercial and entertainment enterprises on agricultural lands (e.g., restaurants, bed and breakfast inns, and large scale events such as festivals or concerts or running and equestrian events). Other ideas involve new infrastructure such as public bike paths to provide connectivity between agricultural tourist destinations, and are best addressed through programmatic planning documents such as a recreation master plan.

The Community Services Department Parks Division (Parks Division) is currently preparing a countywide Recreation Master Plan that is anticipated to be complete in FY 2022-2023. Long Range Planning Division staff will assist Parks Division staff with the development of the Recreation Master Plan during FY 2021-2022 and, upon adoption of the Recreation Master Plan, will initiate the processing of Comprehensive Plan amendments that are required to actualize the goals and implement the policies which will be set forth in the Recreation Master Plan. The relatively large and high intensity uses on agricultural lands which are outside the scope of the Agricultural Tiered Permitting Project will be considered as part of the Recreation Master Plan-related Comprehensive Plan amendments.

### ***Santa Claus Lane Streetscape, Beach Access, and Parking***

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 improvements include a pedestrian at-grade rail crossing to provide safe and legal access to Padaro Beach. The streetscape improvements will provide additional parking, restrooms, bike lanes, crosswalks, sidewalks, and landscaping. They also include a roundabout at the intersection of Santa Claus Lane and Sand Point Road.

In September, 2019, the County Planning Commission approved a Coastal Development Permit, Development Plan, and Mitigated Negative Declaration for the project. In 2020, Long Range Planning Division staff worked with the Public Works Department staff to complete 100 percent construction plans and implement required conditions of approval, such as developing a wetland mitigation plan. Long Range Planning Division staff also processed a time extension for the Coastal Development Permit and Development Plan to provide additional time to complete the construction plans and implement required conditions of approval. Long Range Planning Division staff's remaining work on this project solely consists of supporting the Public Works Department and Community Services Department with project implementation.

***Seismic Safety and Safety Element (collectively, "Safety Element") Update (Mandated; Grant Funded)***

In 2018, the Board directed staff to update the Safety Element of the Comprehensive Plan. Planned updates are driven, in part, by new State legislation [e.g., updates to Government Code § 65302(g)] and comments and recommendations received previously from the State Board of Forestry on the County's Safety Element.

In 2019 and early 2020, 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. 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. The CCVA will also evaluate the extent of impacts of these hazards and the extent to which the County's assets are able to adapt to these hazards or are vulnerable to them. The CCVA will inform revisions to the County's hazard maps and inform policy updates and implementation actions that will be set forth in the Safety Element.

The County has retained a consultant to assist with the CCVA and developed a list of climate change hazards and a list of populations and assets at risk. The County has assembled a stakeholder group consisting of County Departments to provide technical advice on the project, and to assess the adaptive capacity of populations and assets with respect to various climate hazards. The first of two virtual public workshops was held on December 9, 2020. Staff anticipate having a draft CCVA for public review in spring of 2021 and to complete work on the CCVA in early summer of 2021. Work on the Adaptation Plan will be initiated soon after CCVA completion and scheduled to be complete in summer 2022.

***Short-Term Rentals (STRs) LCPA***

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 September, 2020, the Board directed staff to develop a revised LCPA for STRs. Staff is conducting research and developing ordinance amendments. However, staff is recommending that the Board delay remaining work on this project until a later fiscal year, in order to accommodate mandated projects that require staffing resources in FY 2021-2022.

### ***State Housing and Density Bonus Laws Implementation (Grant Funded)***

As stated in the summary of the ADUs Ordinance Amendments (above), in 2019 the County implemented the Housing Bill Implementation Project in order to satisfy the requirements of Housing Element Program 1.4. More specifically, from 2016 to 2020, the State passed several bills amending sections of the Government Code related to planning and housing. In spring and summer 2019, the County began analyzing the bills and drafting zoning ordinance amendments for the Housing Bill Implementation Project. The project includes zoning ordinance amendments to comply with the Housing Accountability Act (HAA) (housing development project protections), State Density Bonus Law (SDBL) (density bonuses for affordable housing), Senate Bill (SB) 35 (streamlined multifamily housing approvals), Assembly Bill (AB) 101 (streamlined low barrier navigation centers approvals), and AB 2162 (streamlined supportive housing approvals). Staff plans to finish drafting the amendments and conduct public outreach starting in spring 2021.

### ***Utility Grade Solar Ordinance and Policy Amendments***

In 2018, the Board commissioned the development of a Strategic Energy Plan (SEP) to help stimulate renewable energy development, meet aggressive state and local greenhouse gases (GHG) emissions reduction goals, and improve the resiliency of the local electric grid. The Board adopted the SEP in August, 2019. The SEP contains several recommendations, such as amending the LUDC and Local Coastal Program to allow and promote utility-scale solar within unincorporated areas of the county.

Long Range Planning Division staff initiated these amendments in fall 2019. In June, 2020, the Board delayed the project in order for Long Range Planning to complete other ongoing projects. Long Range Planning Division staff continued work on the Utility-Scale Solar Ordinance Amendments in fall 2020. Staff is now preparing zoning ordinance amendments. Staff is also exploring possible amendments to the Uniform Rules for Agricultural Preserves that would be necessary to allow utility-scale solar facilities on agricultural lands under contract under the Williamson Act. Staff expects to commence public outreach in spring 2021 and present draft recommendations to the County and Montecito Planning Commissions and Board by mid- to late 2021. Staff will commence environmental review soon thereafter.

### ***Zoning Ordinance Management***

The Work Program includes staff time associated with processing relatively minor zoning ordinance amendments which are unassociated with a special project in the Work Program. These zoning ordinance amendments are combined into one set of amendments which are processed concurrently. Given that these amendments are relatively minor, the processing of such amendments does not require the preparation of an environmental impact report and, instead, only requires the preparation of an IS/ND or CEQA exemption. CZO amendments also require Coastal



Commission certification of a LCPA. Staff maintain a list of zoning ordinance amendment requests which staff have received from the public, permitting professionals, decision-makers, interest groups, etc., and recommends a package of amendments that the Board should include in the Work Program, provided that budgetary resources are available to do so.

The most recent zoning ordinance amendments package that staff processed is the 2019 Zoning Ordinance Amendments package. The 2019 Zoning Ordinance Amendments package consists of three minor amendments to the County's zoning ordinances: (1) repeal of all regulations in the LUDC and MLUDC that apply solely within the Coastal Zone and were never certified by the CCC; (2) addition of regulations to both LUDCs and the CZO to allow recordation of Notices to Property Owners when required by permit conditions of approval for matters related to real property where not already required by zoning ordinances; and (3) amendments to the telecommunications regulations in the LUDCs and the CZO to comply with new federal rules that took effect in January 2019. Assuming that the Coastal Commission certifies the LCPA, staff will complete processing of the 2019 Zoning Ordinance Amendments package in spring, 2021.

The Work Program also includes staff time associated with managing and publishing the zoning ordinances. Currently, the zoning ordinances are published in their entirety on the Planning and Development Department's [website](#); however, only certain portions of the zoning ordinances are currently published with the [County Code](#) that the Clerk of the Board maintains. Long Range Planning Division and Clerk of the Board staff have begun the tasks needed to include the unpublished portions of the zoning ordinances with the County Code.

Given the priority placed on, and resources required for, the completion of tasks to satisfy State-mandates and County projects in FY 2021-2022, staff is recommending that the Board: (1) only allocate the resources that are required in FY 2021-2022 to complete the publication of the zoning ordinances with the County Code; and (2) forego initiating a new zoning ordinance amendments package until FY 2022-2023.