

ATTACHMENT 1 - Long Range Planning Division (LRP) Fiscal Year (FY) 2022 – 2023 Projects Statuses Report

The following includes a summary of the current status of the projects that the Board of Supervisors (Board) included in the LRP FY 2022 – 2023 Work Program.

2024-2032 Housing Element Update (Grant Funded; Mandated)

In December 2019, the Santa Barbara County Association of Governments (SBCAG) initiated a process to allocate Santa Barbara County's 6th cycle RHNA (June 30, 2022, to February 15, 2031) among the eight incorporated cities and the unincorporated County. HCD approved SBCAG's *Regional Housing Needs Allocation Plan 6th Cycle 2023-2031* (RHNA Plan) in February 2021 and SBCAG adopted the RHNA Plan in July 2021. The RHNA Plan assigned to the County a total RHNA of 5,664 units, of which 4,142 units must be located within the South Coast subregion and 1,522 units must be located within the North County subregion.

The County is now proceeding with updating the *2015-2023 Housing Element Update* in order to accommodate the new RHNA and comply with State housing element law. The County must adopt the new *2023-2031 Housing Element Update* (HEU) by February 15, 2023, and submit the HEU to HCD for approval within 90 days of adoption. As part of this effort, from early 2021 through September 2022, staff prepared a sites inventory that shows the number and location of sites available to accommodate its RHNA for lower and moderate-income levels in the South Coast and North County. The initial results of the sites inventory showed that the County does not have sufficient land zoned to accommodate its lower and moderate-income RHNA. The North County falls short by 553 lower-income level units, and the South Coast falls short by 1,783 lower-income and 981 moderate-income level units. As a result, the County is identifying potential sites for rezoning to meet its RHNA.

From fall 2021 through early 2023, staff worked with a consultant to collect data and draft analyses for the HEU and analyzed governmental constraints to the development of housing. In fall 2022, staff also initiated public outreach and began conducting environmental review. Staff released the Draft HEU to the public for review in January 2023, prepared responses to comments, and submitted the Draft HEU to State HCD for initial review in March 2023. Staff will present the Draft HEU to decision-makers for adoption in late summer/early fall 2023 and submit to State HCD for certification shortly thereafter. Lastly, staff will present the HEU-related rezones to decision-makers for adoption in early 2024.

2030 Climate Action Plan Update / Interim 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, initiated the 2030 Climate Action Plan (CAP) in winter 2020/2021 by releasing an RFP, selecting a consultant, and initiating public outreach. The 2030 CAP will address GHG emission mitigation and climate adaptation efforts in the unincorporated areas of Santa Barbara County. It will also contain thresholds for determining the significance of a project's impacts from GHG emissions under CEQA. In 2022, Sustainability Division staff led an extensive public outreach effort and drafted GHG emission

measures and actions. Sustainability Division staff expects to present the 2030 CAP to the Board for adoption in spring 2023.

While the 2030 CAP is under development, P&D staff prepared and the Board adopted interim GHG thresholds for land use projects and plans in January 2021. The interim GHG thresholds help the County comply with CEQA Guidelines Section 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 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). County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 CAP and corresponding final GHG thresholds. As part of the preparation of the 2030 CAP, Sustainability Division staff will coordinate with P&D staff on the preparation of amendments to certain elements of the Comprehensive Plan (e.g., Energy Element) to achieve consistency with, and implement certain components of, the 2030 CAP. Sustainability Division staff will present the Comprehensive Plan amendments to the Board for consideration along with the 2030 CAP. Following adoption of the CAP, P&D staff will participate in CAP programs that involve P&D functions, activities, and/or subject matter expertise.

Accessory Dwelling Units (ADUs) Zoning 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, 2021, new State ADU and junior ADU (JADU) laws went into effect. Consequently, from early 2020 to early 2021, staff drafted grant-funded, zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021. CCC staff reviewed the Board-adopted LCPA and requested additional information regarding the parking requirements that the Board adopted for ADUs in the Coastal Zone. Grant funding to process the LCPA was fully expended by FY 2021 – 2022 and the Board suspended processing of the LCPA during FY 2022 – 2023 in order to prioritize other projects.

Since that time, new State ADU and JADU laws were adopted and became effective on January 1, 2023. The current Land Use and Development Code (LUDC) and Montecito Land Use Development Code (MLUDC) ADU and JADU regulations do not comply with current State ADU and JADU laws or the proposed regulations that were submitted to the CCC. Staff has begun the preparation of ordinance amendments that will be included in an ordinance amendments package during FY 23 – 24. (See the description of Zoning Ordinance Maintenance activities, below.)

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance (AEO) Amendments would amend the LUDC and CZO to eliminate or streamline the permit requirements for compatible, small-scale uses that support local

agricultural operations. The project will evaluate and relax certain 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 (zoned Agricultural II (AG-II)) throughout the county. The project will also revise the thresholds that determine when buildings and structures would require a Development Plan on lands zoned AG-II in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the GCP area.

Environmental review commenced in November 2021 with issuance of a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and environmental scoping document. In response to comments on the project description set forth in the NOP, staff revised the project description and published a second NOP in March 2022. A third NOP was published in May 2022 to revise the project description to include farmstays as a proposed AEO use. A draft EIR will be released for public review and comment in spring/summer 2023, and decision-maker hearings are anticipated to occur in fall 2023.

Airport Land Use Plan Consistency Amendments (Mandated)

In August 2019, SBCAG released six draft Airport Land Use Compatibility Plans (ALUCPs) (one for each airport within the county) and an accompanying initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND to SBCAG. SBCAG staff subsequently placed the project on hold until 2021. SBCAG released revised draft ALUCPs in February 2022, an environmental document in October 2022, and the SBCAG Board adopted the ALUCPs January 2023. LRP staff coordinated with SBCAG and local jurisdictions on the draft ALUCPs and IS/ND throughout 2022. The 2023 – 2024 LRP Annual Work Program includes a proposed project to update the County LUDC and CZO for consistency with the adopted ALUCPs. 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.

In June 2022, the Board directed staff to delay work on the Comprehensive Plan, LUDC, and CZO update in order to prioritize other State-mandated projects. The staff is recommending that this program be delayed another year in order to complete existing work.

Circulation Element Update/Transportation Thresholds Amendment (Grant Funded; 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 is in the process of completing the draft ATP and expects to present the ATP to the Board for consideration in spring/summer 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. LRP staff will present recommendations to fund the updates starting in FY 2023-2024 for the Board's consideration.

Coastal Resiliency Project (Grant Funded)

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. The Board may provide additional funding and direct that P&D staff conduct additional work on this project during FY 2023-2024 (starting on July 1, 2023). P&D staff could apply for a State Coastal Conservancy noncompetitive grant (maximum \$100,000) to at least partially pay for this work. In addition, the Climate Adaptation Plan that staff is preparing as part of the Safety Element Update must address coastal resiliency. If for whatever reason the CCC does not certify an LCPA that addresses coastal resiliency by the time that the Board must act on the Safety Element Update, the Safety Element Update could include the components of the Board-adopted (December 2018) LCPA as part of the Safety Element—that way, the Safety Element Update would comply with State's climate adaptation requirements for safety elements, and staff could implement the Board-adopted coastal resiliency policies and development standards until time that the CCC certifies an LCPA to address coastal resiliency.

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 consists of preparing ordinance amendments to:

- Relax 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 to ensure conformance with new state law (AB 2011 – Wicks and SB 6 – Caballero)

- 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
- Modernize the Design Residential (DR) zone and Planned Residential Development (PRD) zone development standards to incentivize residential development for very low and low income categories
- Develop countywide outdoor lighting standards that address light pollution, energy efficiency, site security, community character, etc.
- Comprehensively update the County’s sign regulations

During the first quarter of FY 2022 – 2023, staff selected the manager and consultant to draft the amendments, conduct public outreach, and prepare a PEIR for this project. Next steps include (1) conducting public outreach and drafting the amendments by winter 2023/2024, (2) preparing the PEIR by winter 2024/2025, (3) conducting decision-maker hearings during spring/summer 2025, and (4) submitting the amendments to the Local Coastal Program to begin the Coastal Commission certification process during fall 2025.

Disadvantaged Unincorporated Communities Update (Mandated)

Government Code Section 65302.10(c) requires the County to review, and, if necessary, update the Disadvantaged Unincorporated Communities (DUCs) sections within its Land Use Element on or before the due date for each revision of its Housing Element. Staff determined that the same seven DUCs identified and incorporated into the Land Use Element in 2015 continue to meet the definition of a “DUC.” Staff did not identify any new DUCs. Staff updated the analyses of water, wastewater, stormwater, and structural fire protection needs and deficiencies within each DUC: Casmalia, Cuyama, Garey, Los Alamos, New Cuyama, Sisquoc, and Ventucopa. Staff also researched current grant programs and financing alternatives available for infrastructure projects in DUCs. On December 13, 2022, the Board adopted text amendments to the DUCs sections of the Land Use Element, which included the updated DUC policies, “DUC” definition, and DUC appendix.

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.

The County must adopt the environmental justice element upon the next concurrent amendment of two or more elements of the Comprehensive Plan. Therefore, staff began this project 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 November 2023.

P&D staff completed background research, reviewed existing policies, and initiated public outreach and engagement for the environmental justice element in 2022. P&D staff worked with community leaders in the Promotores Network to administer a survey within each disadvantaged community to understand resident's needs as they relate to environmental justice. By fall 2023, staff will develop new or proposed changes to existing policies and programs to address the environmental justice-related needs of the disadvantaged communities and present to the Board for consideration adoption.

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), 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 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 begin preparation of the Climate Adaptation Plan and update the Safety Element to increase resiliency throughout the unincorporated county. The County hired a consultant and began work on the Adaptation Plan in September 2022. As part of this work, the Project Team applied for, and was awarded, a grant from the California Fire Safe Council to conduct an Evacuation Modeling and Planning Project. The project is intended to inform updates needed to the Safety Element to meet statutory requirements and improve evacuation processes, tools, and infrastructure in the unincorporated county. P&D Staff will continue to coordinate with staff from the Office of Emergency Management. The Project Team has hired a consultant to assist with evacuation modeling and mapping and the preparation of an Evacuation Route Plan. The project is anticipated to be completed in spring 2024.

Stakeholder and public outreach will commence in 2023 and preparation of the plan and hearing are scheduled for fall of 2024. The Project Team will use the results of the Adaptation Plan to inform policy updates in the Safety Element.

The Project Team has been working 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 the County's current code and standards that are consistent with State regulations and to make sure they are uniformly applied to all development projects. These amendments will also include adoption of the updated 2022 Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element by reference consistent with AB 2142. The Project Team anticipates taking these amendments to the Planning Commissions in March of 2023 and to the Board of Supervisors for adoption in spring/summer 2023. These amendments must be adopted before and separate from the Safety Element Update in order to comply with State deadlines to do so.

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 2022, the Board directed staff to delay work on the Coastal Zone STR Ordinance in order to prioritize other state-mandated projects. Staff is recommending that this program be delayed for another year to allow the division to complete existing work.

State Housing and Density Bonus Law Implementation (Grant Funded)

As stated in the summary of the ADUs Ordinance Amendments (above), in 2019 the County initiated the Housing Bill Implementation Project in order to satisfy the requirements of Housing Element Program 1.4. More specifically, from 2016 to 2021, the State passed several bills amending sections of the Government Code related to planning and housing. In 2022 alone, the State adopted 38 housing-related laws, some of which are now effective (e.g., AB 2221 and SB 897). As described in these project summaries, the County is working on the Housing Element Update, could resume work on the ADUs LCPA, and will be working on zoning ordinance amendments regarding residential development standards; all of these projects are intended to facilitate greater housing production in compliance with State housing laws. Staff will resume work on the implementation of State housing and density bonus laws, after completion of the Housing Element Update.

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 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 quarter of FY 2022 – 2023, staff selected the manager and prepared a request-for-proposals (RFP) for consultant services to prepare the Comprehensive Plan Amendments and programmatic environmental impact report (PEIR) for this project. Staff did not receive any proposals and, consequently, will republish the RFP and contact qualified consultants to encourage them to submit proposals.

Zoning Ordinance Management

The Work Program includes staff time associated with processing relatively minor zoning ordinance amendments that are not associated with a particular project in the Work Program. These zoning ordinance amendments either (1) are combined into a package of amendments and processed concurrently, or (2) processed individually pursuant to an expedited process that staff developed as part of an Innovate SBC process improvement project. Staff selects ordinance amendments that do not require preparation of an EIR. The CCC must certify the LCPAs for ordinance amendment packages that include CZO amendments. In addition, staff coordinates with the Clerk of the Board and Municode with regard to the publication and maintenance of the zoning ordinances.

Cannabis Ordinance Amendments

In September 2021, the Board directed staff to amend the permitting requirements for all outdoor commercial cannabis cultivation in the Agricultural and Industrial zones located within the Inland Area of the County. Specifically, the Board requested staff to prepare LUDC ordinance amendments that would require a Conditional Use Permit (CUP), rather than a Land Use Permit (LUP), for all indoor and outdoor commercial cannabis cultivation in the AG-II zone, and a CUP for outdoor cultivation in the Industrial Research Park, Light Industry, and General Industry zones. Staff presented the amendments to the CPC on May 11, 2022. On May 24, 2022, the Board considered the CPC's recommendations regarding amendments to change the permitting requirements for commercial cannabis cultivation. The Board continued the hearing to August 16, 2022, at which the Board approved and adopted the proposed LUDC ordinance amendments to become operative on January 31, 2023. This project is complete.

Childcare Ordinance Amendments Package

In 2021, the Board directed P&D to prepare zoning ordinance amendments that include provisions and incentives for the development of childcare facilities. Pursuant to the Board's direction, staff revised the permitting and development standards for Small and Large Family Day Care facilities to align them with State law (Senate Bill 234, Chapter 244, Statutes of 2019; Health and Safety Code § 1596.72 et al), and revised the permitting requirements for day care homes and centers to:

(1) allow smaller day care centers of 50 children or less with a LUP in the Inland Area and a Coastal Development Permit in the Coastal Zone instead of a CUP, and (2) relax certain standards for child care centers located in or at public/quasi-public facilities that are used for assembly uses (e.g., schools, churches, conference centers, community centers, or clubhouses). Additionally, staff included minor, disparate amendments to correct and clarify existing regulations, and ensure that the regulations keep pace with current trends, policies, and State law. (See this webpage for details regarding the Board's action.)

Publication of the Zoning Ordinances with the County Code

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 P&D [website](#); however, only certain portions of the zoning ordinances are currently published with the [County Code](#) that the Clerk of the Board maintains.

County staff has been working with the Clerk of the Board and Municode to publish the zoning ordinances in their entirety with the County Code on-line. Staff anticipates that publication of the ordinances will be complete during spring 2023. Future management activities after publication of the zoning ordinances will involve coordinating with the Clerk of the Board and, if needed, Municode in order to publish future zoning ordinance amendments.

Future Ordinance Amendments Packages

The Board identified the following priorities for future zoning ordinance amendments:

- Senate Bill (SB) 9 (2022) (Government Code Sections 66452.6, 65852.21, and 66411.7) objective design standards, permit processing, and subdivision map regulations;
- Amendments to telecommunication regulations regarding back-up generators for macrocell towers and aesthetic design standards for small wireless telecommunication facilities; and
- Certain amendments to the oil and gas regulations.

Following completion of the publication of the zoning ordinances (described above), staff will begin drafting the SB 9 ordinance amendments during spring 2023 and the Telecom amendments will follow.