

**SANTA BARBARA COUNTY PLANNING COMMISSION
Staff Report for the Planning and Development Department
Long Range Planning Division Fiscal Year (FY) 2018-2019
Work Program**

Hearing Date: February 28, 2018

Deputy Director: Dan Klemann

Staff Report Date: February 20, 2018

Staff Phone #: (805) 568-2072

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

1.0 REQUEST

Hearing on the request of the Planning and Development Department Long Range Planning Division staff to present a report to the County Planning Commission regarding the Long Range Planning Division's FY 2018-2019 Work Program, and direct staff to forward any recommendations to the Board of Supervisors.

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends that the County Planning Commission:

1. Receive a report on the FY 2018-2019 Work Program; and
2. Direct staff to forward a recommendation to the Board of Supervisors to:
 - (a) Determine that the Board of Supervisor's action is not a "project" that is subject to environmental review pursuant to the State CEQA Guidelines [§ 15378(b)(5)]; and
 - (b) Allocate the funding and staff resources to:
 - (1) Continue to provide required services, conduct operations, and work on projects with remaining work from the FY 2017-2018 Work Program; and
 - (2) Initiate the staff-recommended new mandated and non-mandated projects set forth in Table 3 of this staff report (below), which would be supported by general fund contributions for the FY 2018-2019 Work Program.

3.0 ISSUE SUMMARY

This report sets forth staff's recommended FY 2018-2019 Work Program for the Long Range Planning Division. This report and the corresponding hearing regarding the FY 2018-2019 Work Program afford the County Planning Commission an opportunity to: receive public input; review current ongoing and new potential projects; and make a recommendation to the Board of Supervisors regarding which projects to adopt as part of the FY 2018-2019 Work Program that

warrant general fund allocation and staff resources in FY 2018-2019. The Work Program affords the Board of Supervisors the opportunity to consider, prioritize, and select among the many requested projects the projects on which the Long Range Planning Division will work during FY 2018-2019.

Tables 2 and 3 (below) and Attachment A to this staff report set forth a description of the services, operations, and projects that constitute the staff-recommended FY 2018-2019 Work Program. Two general principles guided the development of the recommended FY 2018-2019 Work Program:

- Staff’s continual efforts to be responsive to the public and decision-makers; and
- The recognition that budgetary conditions will constrain these efforts.

In addition, staff considered the following factors when developing the recommended projects for FY 2018-2019:

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

With regard to the last item, staff developed the FY 2018-2019 Work Program knowing that it is dependent upon the adoption of the Planning and Development Department’s final FY 2018-2019 budget, and assuming that there will be no change in current staffing levels in the Long Range Planning Division.

4.0 PROJECT INFORMATION

4.1 Santa Barbara County Comprehensive Plan

The Santa Barbara County Comprehensive Plan sets forth the goals, policies, programs, and regulations that govern land use within the unincorporated area of Santa Barbara County. The existing structure of the Santa Barbara County Comprehensive Plan is based upon the requirements of state law and the direction of the Board of Supervisors. State law sets forth the

minimum requirements for the nine mandated general plan elements, Coastal Land Use Plan, and implementing ordinances.

The current Comprehensive Plan consists of:

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

In addition, there are a number of ordinances that must be consistent with, and provide specific regulations to further implement, the elements, community plans, and area plans of the Comprehensive Plan. The most commonly used ordinances² are the:

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

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

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

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

² For all of the Santa Barbara County ordinances involving land use regulations, see:
<http://sbcountyplanning.org/forms/index.cfm>; and
https://www.municode.com/library/ca/santa_barbara_county/codes/code_of_ordinances?nodeId=16322.

Figure 1: Comprehensive Plan Components

The Comprehensive Plan

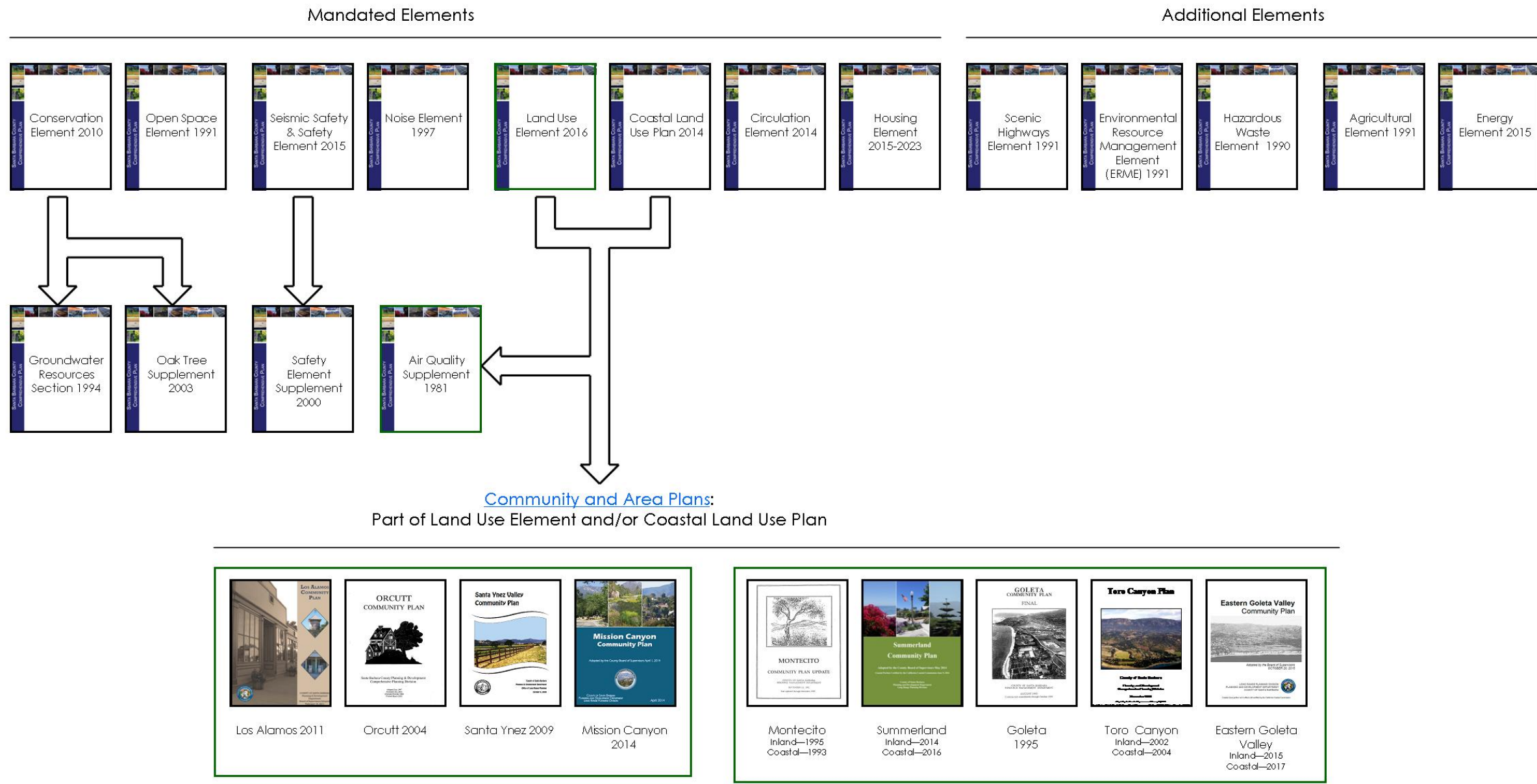
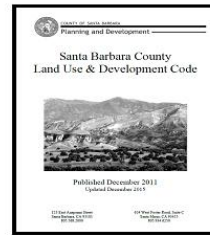
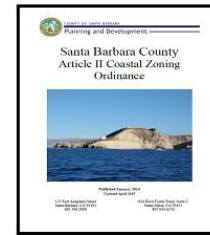


Figure 2: Implementing Ordinances, Plans, and Guidelines

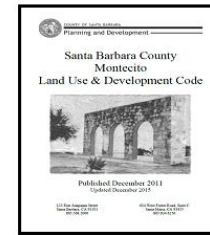
Implementing Zoning Ordinance Documents



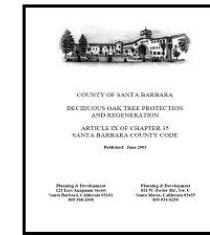
Santa Barbara County
 LUDC Land Use
 Development Code
 (Inland Areas, Except
 Montecito)



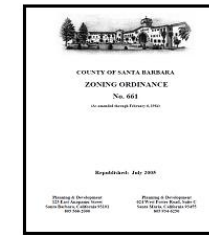
Article II Coastal
 Zoning Ordinance



Montecito LUDC
 Land Use
 Development Code



Article IX—Oak
 Tree Protection &
 Regeneration

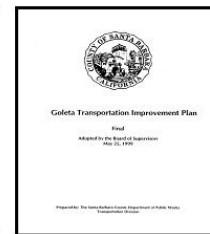


Ordinance 661

Implementing Plans and Guidance Documents



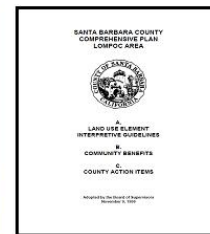
Orcutt
 Transportation
 Improvement Plan
 1998



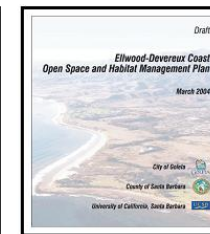
Goleta
 Transportation
 Improvement Plan
 1999



Bicycle Master Plan
 2005
 Update In Progress



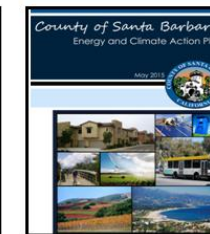
Lompoc Guidelines
 and Interpretive
 Action Items
 1999



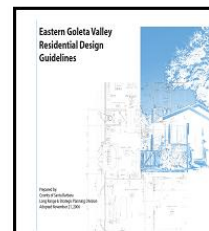
Ellwood—Devereux
 Open Space and
 Habitat Management
 Plan
 2004



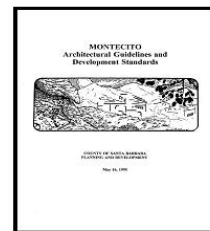
Montecito Growth
 Management
 Ordinance
 2010



Energy and
 Climate
 Action Plan
 2015



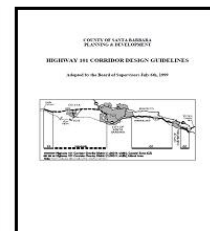
Eastern Goleta Valley
 Residential Design
 Guidelines
 2006



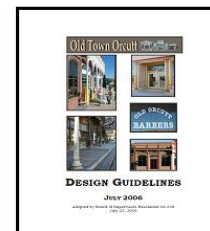
Montecito
 Architectural Guide-
 lines & Development
 Standards
 1995
 Limited Update In Progress



Design Residential
 Design Guidelines
 1998



101 Design Guidelines
 1998



Old Town Orcutt
 Commercial Design
 Guidelines
 2006



Los Alamos Bell Street
 Design Guidelines
 2011



Mission Canyon
 Residential Design
 Guidelines
 2014



Summerland
 Residential And
 Commercial Design
 Guidelines
 2014

4.2 Long Range Planning Division Organization

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

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

4.2.1 Required Services and Operations

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

4.2.2 Comprehensive Plan Amendments

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

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

4.2.3 Community Plans

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

4.2.4 Zoning Ordinances

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

4.2.5 Special Projects

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

the Comprehensive Plan, in order to achieve consistency with the Comprehensive Plan and compliance with state law.

4.3 Long Range Planning Division FY 2017-2018 Work Program Projects

The Board of Supervisors included 20 projects in the Long Range Planning Division FY 2017-2018 Work Program. Long Range Planning Division staff will be providing the annual report to the County Planning Commission on February 28, 2018, which will include an in-depth discussion of the statuses of each of these projects. Projects from the FY 2017-2018 Work Program that have been completed as of the date of this staff report are listed in Table 1 (below). Projects from the FY 2017-2018 Work Program that have remaining tasks to be completed in FY 2018-2019 are included in the recommended Long Range Planning Division FY 2018-2019 Work Program (Table 2, below) and summarized in Attachment A to this staff report.

Table 1 – Long Range Planning Division FY 2017-2018 Work Program – Completed Projects

Project	Description
Eastern Goleta Valley Community Plan Update	On December 14, 2017, the Coastal Commission certified the plan, associated zoning ordinance amendments, and residential design guidelines; the plan, zoning ordinance amendments, and design guidelines are now in effect for the entire Eastern Goleta Valley Community Plan area.
Housing Element Program 1.16 – Design Residential (DR) Zone Modifications	The Board of Supervisors adopted the DR zone modifications on September 20, 2016. The Coastal Commission certified the modifications on December 14, 2017. As a result, the modifications are in effect in the Inland Area and the Coastal Zone.
Housing Element Program 2.8 – Transitional and Supportive Housing	On June 20, 2017, the Board of Supervisors approved zoning ordinance amendments to implement Program 2.8, and on December 14, 2017, the Coastal Commission certified the Local Coastal Program amendments to effectuate Program 2.8. Therefore, the amendments are now effective in both the Inland Area and Coastal Zone.

4.4 Long Range Planning Division FY 2018-2019 Work Program: Required Services, Operations, and On-Going Projects

Table 2 (below) summarizes the required services, operations, and projects with remaining work from the FY 2017-2018 Work Program, to be included in the FY 2018-2019 Work Program. These services, operations, and projects include grant-funded projects, state-mandated projects funded by general fund contributions, and on-going projects funded by general fund contributions. Table 2 also provides the estimated full-time equivalent (FTE) staffing levels required to implement the services, operations, and projects. Attachment A sets forth a brief description of each on-going project listed in Table 2.

Table 2 –FY 2018-2019 Required Services, Operations, and On-Going Projects

Services and Operations	
Required Services	FTEs
Grant Research and Applications	
Agricultural Preserve Processing and Agricultural Preserve Advisory Committee Support	
Regional and Inter-Agency Coordination	
Technical Support to Other Departments	
Legislative Review	
General Plan Consistency Review	
Responsible Agency Review	
Capital Improvement Projects Conformity Review	
General Plan Annual Report	
Local Agency Formation Commission/Santa Barbara County Association of Governments Review	
Required Services Subtotal =	1.5
Operations	FTEs
Budget Development and Implementation	
Public Information, Referrals, Website, and Outreach	
Staff Meetings and Training	
Evaluation and Performance Reviews	
Division Administration	
Operations Subtotal =	3.0
On-Going Projects	
Comprehensive Plan and Community Plan Projects	FTEs
Airport Land Use Plan (ALUP) Compatibility Amendment (State Mandated)	0.3
Categorical Exclusion for Agricultural Development in the Coastal Zone	0.1
Circulation Element Update (State Mandated)	0.7
Coastal Resiliency Project (Grant Funded)	0.3
Eastern Goleta Valley Census Designation	0.1
Energy and Climate Action Plan (ECAP) Implementation	0.2
Gaviota Coast Plan	0.1
Montecito Architectural Guidelines Phase II (Detached Accessory Structures)	0.1
Santa Claus Lane Streetscape, Beach Access, and Parking	0.3
Comprehensive Plan and Community Plan Projects Subtotal =	2.2
Ordinance Amendments	FTEs
Advanced Meter (Southern California Gas Company) Ordinance Amendments (Applicant Funded)	0.1
Agricultural Tiered Permitting Project	0.5
Cannabis Regulations	0.1
Hoop Structures Zoning Ordinance Amendments	0.1
Short Term Rentals Ordinance	0.1
Housing Density Bills of 2016 Ordinance Amendments	0.1
Ordinance Amendments Subtotal =	1.0
Required Services, Operations, and On-Going Projects Total =	
	7.7

4.5 Long Range Planning Division FY 2018-2019 Work Program: Recommended New Projects

In addition to the on-going projects that are listed in Table 2, the Long Range Planning Division could undertake a number of new projects—assuming that existing staff levels are maintained

and the Board of Supervisors adopts a final budget for the Planning and Development Department to fund the new projects. If the necessary staffing and funding resources are provided, Long Range Planning Division staff is recommending that the Board of Supervisors include the projects that are listed in Table 3 (below) and summarized in Attachment A, as part of the FY 2018-2019 Work Program.

Table 3 – FY 2018-2019 Recommended New Projects

Mandated New Projects	
Safety Element Update for Multi-Jurisdictional Hazard Mitigation Plan-Related Amendments	1.0
Zoning Ordinances Amendments to Implement Housing Density Assembly Bill 1515 and Senate Bill 167	0.5
Mandated New Projects Subtotal =	1.5
Non-Mandated New Projects	
Environmental Thresholds Guidelines – Amendments to Quality of Life Thresholds	0.1
Non-Mandated New Projects Subtotal =	0.1
Recommended New Projects Total =	
	1.6

Staff is recommending the addition of the new projects listed in Table 3 given changes in State law that apply countywide. More specifically, past Long Range Planning Division work programs have prioritized the adoption of entirely new, or focused updates to, community plans and other projects that benefit specific interests of the County. Although these projects have been important for steering new development in a way that preserves or enhances the unique features and values of specific communities and interests, given the work effort involved with these projects and changes in State law, many of the mandatory Comprehensive Plan Elements and other important documents that apply countywide have not been updated to reflect current State law. In 2017, the Governor’s Office of Planning and Research (OPR) prepared the *State of California 2017 General Plan Guidelines*, which was the first comprehensive update to the OPR’s General Plan Guidelines since 2003. The updated Guidelines identify a number of new State requirements that apply to the mandatory elements of the Comprehensive Plan and zoning ordinances, which did not exist when the elements and zoning ordinances were adopted or substantially amended. In order to bring the components of the Comprehensive Plan and zoning ordinances in-line with State requirements, staff is recommending that: (1) the FY 2018-2019 Work Program and future work programs prioritize the completion of existing projects involving community plan updates and other targeted interests; and (2) as these existing projects are completed, refocus staff time and resources on updating Comprehensive Plan Elements and other projects that will have countywide benefits. In addition to the Circulation Element that is already included in the Long Range Planning Division Work Program, the following elements should be amended, given the date the element was adopted or the last time the element was substantially amended (as applicable):

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

4.6 Potential New Projects

Table 4 (below) lists potential new projects that the Board of Supervisors could include in: subsequent work programs; or the FY 2018-2019 Work Program, provided that the Board of Supervisors removes (at least, certain components of) the on-going and/or recommended new projects set forth in Tables 2 and 3 (above). The list of potential new projects is based on suggestions from a variety of sources, have been considered for inclusion as part of past work programs, and are not listed in terms of priority.

Table 4 – Potential New Projects

General Plan Amendments and Implementation Projects		FTEs
Economic Development Element		1.0
Noise Element Update		1.3
Land Use Element Update (besides updates associated with the Circulation Element Update)		3.0
Open Space Element Update		2.7
Groundwater Policy Updates/Consistency Amendments		1.0
Public Health Element/Public Health Policies		1.0
Los Alamos In-Lieu Parking Program		0.7
Santa Ynez and Los Olivos Parking/Circulation Plan		0.4
General Plan Amendments and Implementation Projects Subtotal =		11.1
Ordinance Amendments		FTEs
Sign Ordinance		0.5
Outdoor Lighting Ordinance		0.5
Rezoning Shopping Center (SC) Lands to General Commercial		0.5
Ordinance Amendments Subtotal =		1.5
Other Project		FTEs
Union Valley Parkway Roadway Extension		0.5
Other Project Subtotal =		0.5
Total Potential New Projects =		13.1

5.0 RECOMMENDATION AND CONCLUSION

Staff recommends that the County Planning Commission recommend to the Board of Supervisors that the Board receive and file the FY 2018-2019 Work Program set forth in this staff report, along with any recommended revisions. In doing so, the Board will select the project work for the Long Range Planning Division in FY 2018-2019.

The Agricultural Advisory Committee (AAC) will have the opportunity to consider and provide recommendations to the Board of Supervisors regarding the FY 2018-2019 Work Program, at the Agricultural Advisory Committee’s meetings that are scheduled in March and April 2018.

The Board of Supervisors will consider the FY 2018-2019 Work Program as part of the budget workshops that are scheduled to occur during April 2018. Staff will forward the Planning Commissions’ and AAC’s recommendations regarding project priorities for FY 2018-2019 to

the Board of Supervisors for consideration during the Board of Supervisors' review of the FY 2018-2019 Work Program.

Attachments:

A – Project Descriptions

Attachment A – Long Range Planning Division Fiscal Year (FY) 2018-2019 Work Program Project Descriptions

I. On-Going Projects

Section 4.4, Table 2, of the staff report for the Santa Barbara County Planning Commission hearing on February 28, 2018, lists the on-going Long Range Planning Division projects from the FY 2017-2018 work program that staff is recommending to be included in the FY 2018-2019 work program. The following provides a brief description of each recommended, on-going project.

A. Comprehensive Plan and Community Plan Projects

1. Airport Land Use Plan (ALUP) Compatibility Amendment (State Mandated)

The Santa Barbara County Association of Governments (SBCAG) is preparing comprehensive amendments to the ALUP. SBCAG's update of the ALUP will include revised information for the six airports in Santa Barbara County, including Santa Barbara, Santa Maria, Lompoc, Santa Ynez, and New Cuyama Airports, as well as Vandenberg Air Force Base. Updated information will reflect four major plan areas, including noise, safety, airspace protection, and overflight with specific land use compatibility criteria. SBCAG will serve as the lead agency for environmental review of the ALUP, which will be utilized by the County for California Environmental Quality Act (CEQA) compliance of the Comprehensive Plan amendments.

Government Code §§ 65302.3(a) and -(b) require: (1) the ALUP to be consistent with the Comprehensive Plan; and (2) within 180 days (6 months) of adoption by SBCAG of the ALUP, the County to amend the Comprehensive Plan to achieve consistency with the ALUP. This project would amend the Comprehensive Plan and Land Use and Development Code to achieve consistency with the ALUP.

Project initiation is contingent upon SBCAG's completion of environmental review, which SBCAG anticipates will occur during spring 2019.

2. Circulation Element Update (Mandated)

This project involves a comprehensive update to the Circulation Element (i.e., one of the nine state-mandated Comprehensive Plan elements, which was adopted in 1980). The update will involve: a thorough review of current state law; updating the Circulation Element with regard to current traffic information and roadway requirements; and integrating new state requirements into the Circulation Element which seek to reduce greenhouse gas emissions from vehicles, facilitate multi-modal transportation, and create complete streets to reduce reliance on the automobile as the primary form of transportation. Another component of this project involves the development of environmental thresholds to address vehicle miles traveled (VMT), based on the Office of

Planning and Research's direction on new VMT environmental thresholds. This project will likely require specific amendments to the Land Use Element in order to meet the state's VMT reduction targets. If this occurs—that is, if both the Circulation Element and Land Use Element are amended concurrently—the County must also prepare an Environmental Justice Element to be included in the Comprehensive Plan, pursuant to Government Code § 65302(h). Therefore, as part of the research that will inform the project description for the Circulation Element update, staff will identify the needed amendments to the Land Use Element and other items needed to satisfy the State's requirements for a new Environmental Justice Element, to be included in future work programs.

Long Range Planning Division staff will conduct the initial research, public outreach, and retain a consultant to conduct technical studies that will inform the project description and environmental review of this project, during FY 2018-2019. Planning Division staff intends to commence with environmental analysis and begin decision-maker hearings in FY 2019-2020, and complete decision-maker hearings in FY 2020-2021. Planning Division staff also will be applying for a Caltrans grant to partially fund this project and will be collaborating with stakeholders (e.g., the Community Environmental Council) on certain tasks associated with this project.

3. Coastal Resiliency

This grant-funded project involves collaboration with the University of California, Santa Barbara and the cities of Carpinteria, Santa Barbara, and Goleta to model sea level rise and potential associated hazards from coastal erosion and coastal flooding. Staff used the modeling results to develop a Coastal Hazard Vulnerability Assessment to develop policies and programs that mitigate impacts from coastal hazards. Staff provided draft Local Coastal Program (LCP) policies to Coastal Commission staff for review. Staff completed public outreach during fall 2017, and presented the Coastal Hazard Vulnerability Assessment and draft LCP policies to the County Planning Commission on December 20, 2017. Staff will be making a similar presentation to the Montecito Planning Commission on February 21, 2018, and the Board of Supervisors on February 27, 2018, for comment and direction (but not a final decision). Based on the Board of Supervisors comments and direction on February 27, 2018, staff will present the LCP amendments (including policy and ordinance amendments) to the County and Montecito Planning Commissions during spring/early summer 2018, and present the Planning Commissions' recommendations to the Board of Supervisors during summer 2018. During late summer/early fall 2018, staff will submit the LCP amendments to the Coastal Commission to begin the certification process.

4. Eastern Goleta Valley Census Designation

This project involves the preparation of an application to designate Eastern Goleta Valley as a Census Designated Place CDP prior to the next decennial census. CDP's are concentrations of population that the United States Census Bureau identifies for statistical

purposes. They are delineated for each decennial census as the statistical counterparts of incorporated places. Establishing and revising these boundaries can occur during each census cycle. A key benefit of the designation is that the Census Bureau would collect survey data specific to the area, including detailed population data, economic statistics of businesses, and population commuting data that can be used for planning purposes (e.g., Housing Element updates).

This project would involve the preparation and submittal of the CDP application to the U.S. Census Bureau prior to the initiation of the 2020 Census. The U.S. Census Bureau will be accepting CDP applications in July 2018 for consideration. However, pursuant to U.S. Census Bureau staff's recommendations, Long Range Planning Division staff will be submitting the information that will be set forth in the CDP application prior to July 2018, for the U.S. Census Bureau's preliminary review and feedback on the adequacy of the information to be submitted with the CDP application. Staff will submit the formal CDP application in July 2018.

5. Energy and Climate Action Plan (ECAP) Implementation

In June 2015, the Board of Supervisors adopted the County's Energy and Climate Action Plan (ECAP) and appropriated funds to the Community Services Department, Planning and Development Department, and other County departments, to implement the plan. The ECAP includes a baseline greenhouse gas (GHG) emissions inventory, a forecast of emissions to 2020 and 2035, a GHG reduction target of 15 percent below baseline emissions by 2020, a set of nearly 50 emission reduction measures designed to meet the reduction target, and a methodology for tracking and reporting emissions.

Long Range Planning Division staff retained a consultant to conduct a greenhouse gases (GHGs) emissions inventory, which will be completed in late winter/spring 2018. Staff will provide the emissions inventory results to Sustainability Initiatives Division staff for presentation to the Board of Supervisors as part of the 2018 annual ECAP report.

6. Gaviota Coast Plan

The Board of Supervisors adopted the Gaviota Coast Plan on November 8, 2016. The Gaviota Coast Plan sets forth land use policies for the Gaviota Coast that reflect community values, trends, and conditions, and are intended to protect Gaviota's unique characteristics and rural integrity. The plan addresses a number of unique land use issues involving agricultural stewardship and sustainability, biological resources, design standards, public access, and scenic resources.

In December 2016, Long Range Planning Division staff submitted the plan to Coastal Commission staff to begin the Coastal Commission certification process. Staff is currently working with Coastal Commission staff on Coastal Commission staff's suggested modifications to the Gaviota Coast Plan, in order for Coastal Commission staff to present the Gaviota Coast Plan to the Coastal Commission for certification in spring

2018. County staff intends to present the LCP amendments for the Gaviota Coast Plan to the Board of Supervisors for final consideration of adoption during summer 2018.

7. Montecito Architectural Guidelines Phase II (Detached Accessory Structures)

The *Montecito Architectural Guidelines and Development Standards* (“*Guidelines*”), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) do not regulate the total number or cumulative floor area of detached accessory buildings on residential lots in Montecito. The MLUDC and CZO contain standards that limit the size and height of individual detached accessory buildings, but some of these standards are unclear. As a result, some detached accessory buildings are relatively large and tall in comparison to surrounding development. This has led to community concerns regarding neighborhood compatibility and the preservation of Montecito’s semi-rural character. To address these concerns, the Board of Supervisors directed staff to consider new guidelines and/or zoning standards to limit the size and/or number of detached accessory buildings on residential lots in Montecito.

On October 18, 2017, the Montecito Planning Commission considered and provided recommendations to the Board of Supervisors regarding amendments to the *Guidelines*, MLUDC, and CZO. The Montecito Planning Commission’s recommended amendments are scheduled for the Board of Supervisor’s consideration on February 27, 2018. Provided the Board of Supervisors approves the amendments, the amendments will take effect in the Inland Area in late March 2018 and staff will submit them to the Coastal Commission for certification in the Coastal Zone (minor amendment) by mid-March 2018. Although it is very possible that the remaining work effort will be completed in FY 2017-2018, due to assistance that Long Range Planning Division staff is providing with regard to the Montecito disaster recovery efforts, a relatively small amount of remaining work might actually occur during the beginning of FY 2018-2019.

8. Santa Claus Lane Beach Access and Street Improvements

This multi-year project consists of master planning for streetscape improvements, beach access, and public parking for an approximately one-half mile segment of frontage road and beach located between Summerland and Carpinteria (Santa Claus Lane). The project includes an at-grade pedestrian rail crossing to provide safe access to Padaro Beach, one of the County’s most popular beaches. The Planning and Development Department is responsible for preliminary streetscape improvement plans, environmental review, and permitting. The Public Works Department is responsible for preparing construction plans.

Staff is currently preparing an initial study for the streetscape components of this project and working with Public Works staff to complete 65% construction plans for the project. However, certain tasks requiring Public Works staff’s input are on-hold while Public Works staff conducts disaster recovery efforts in Montecito. On August 17, 2017, staff presented conceptual plans for proposed restrooms to the South Board of Architectural Review. On February 8, 2018, the California Public Utilities Commission approved the

County's application for the rail crossing. In July 2017, the California Department of Transportation (Caltrans) submitted an application to the County for a LCP amendment that will address (in part) wetland impacts that will occur from this project. During spring 2018, staff intends to complete the initial study and determine the appropriate type of environmental document for this project. Staff will also complete several special studies and either update or prepare (as applicable) the restroom, landscape, and stormwater management plans. Staff will submit plans for the roundabout to CPUC staff for review and prepare a construction and maintenance agreement with the Union Pacific Railroad.

B. Ordinance Amendments

1. Advanced Meter [Southern California Gas (SCG)] Ordinance Amendments

The Santa Barbara County Land Use and Development Code (LUDC) regulates how the County permits telecommunication facilities. SCG is proposing to install new facilities which qualify as telecommunications facilities, in support of its Advanced Metering Program. Rather than apply for permits, SCG is seeking approval of an ordinance amendment to the Santa Barbara County LUDC and Montecito LUDC to exempt the SCG facilities from any discretionary permit requirement. Using SCG funds, the County has hired a consultant to draft the amendment and prepare the environmental documents for this project, pursuant to the requirements of the California Environmental Quality Act (CEQA). In January 2016, SCG requested the consultant and staff to cease processing this project until further notice from SCG; however, SCG did not formally withdraw SCG's application and this project will be included in the Long Range Planning Division FY 2018-2019 Work Program to complete the remaining work on the project.

2. Agriculture Tiered Permitting Project

This project involves the development of zoning ordinance amendments to create a revised zoning permit structure for certain agricultural uses and allow compatible new uses which support and encourage the continuation of local agricultural operations on agricultural lands. The agricultural tiered permit structure may identify certain agricultural development that will be exempt from permitting requirements, and may allow landowners to develop small-scale uses with an over-the-counter or other type of staff-issued permit. The project will evaluate agricultural tiered permit concepts developed as part of the draft Gaviota Coast Plan and consider their appropriateness countywide.

Long Range Planning Division staff will: conduct public outreach in Spring 2018; conduct environmental review and decision-maker hearings in FY 2018-2019; and complete the Coastal Commission certification process in FY 2019-2020.

3. Cannabis Land Use Ordinance Amendments

The adoption of Proposition 64 in November 2016 legalized the cultivation, distribution, sale, and use of recreational marijuana. In January 2018, the state initiated a licensing program for the commercial cultivation and sale of recreational marijuana. Pursuant to the Board of Supervisors direction, staff prepared zoning ordinance amendments to complement a new County licensing and taxation program for commercial cannabis activities. On February 6, 2018, the Board of Supervisors approved the zoning ordinance amendments to allow commercial cannabis operations. Staff will be submitting the LCP amendments to the Coastal Commission staff for processing, starting in spring 2018. Remaining work on the ordinance amendments for FY 2018-2019 will involve coordination with Coastal Commission staff on the certification of the LCP amendments, and presenting them to the Board of Supervisors for approval.

4. Categorical Exclusion for Agricultural Development in the Coastal Zone

During the development of the Gaviota Coast Plan, a number of property owners expressed interest in pursuing a Categorical Exclusion from the Coastal Commission, in order to remove the requirement for a Coastal Development Permit for certain agricultural development. As a result, the Gaviota Coast Plan included Action AG-7 (Categorical Exclusion) which states that the County should pursue such a Categorical Exclusion.

Consistent with Action AG-7, the Long Range Planning Division is working with stakeholders to develop an application for a Categorical Exclusion for certain agricultural development. Staff has also completed the initial research regarding the appropriateness of a Categorical Exclusion that would apply not only to agricultural development located along the Gaviota Coast, but throughout the Coastal Zone, as well. This project will involve outreach, coordination with Coastal Commission staff, and decision-maker hearings during FY 2018-2019, followed by Coastal Commission certification tasks.

5. Hoop Structures Ordinance Amendments

On February 9, 2016, the Board of Supervisors considered options to exempt hoop structures from building code and zoning ordinance permitting requirements. The Board of Supervisors directed staff to return to the Board of Supervisors with building code amendments and consider/include corresponding zoning ordinance amendments in the Annual Work Program. On April 19, 2016, the Board of Supervisors adopted amendments to the Building Code to increase the maximum allowable height of hoop structures from 12 feet to 20 feet. This project involves the development of the corresponding zoning ordinance amendments to expressly allow hoop structures up to 20 feet, as well.

Staff retained a consultant to prepare an EIR to evaluate the environmental impacts of the hoop structures zoning ordinance amendments. The Draft EIR is currently undergoing

public review, which will end on March 15, 2018. Following this public comment period, staff will present the ordinance amendments to the County Planning Commission during spring 2018 and the Board of Supervisors during summer 2018.

6. Housing Density Bills of 2016 Ordinance Amendments

During the 2016 legislative session, the Governor signed into law Assembly Bills (AB) 1934, 2442, 2501, and 2556,¹ which became effective on January 1, 2017. These laws create new incentives and specific procedural requirements for the creation of affordable housing for very low and low income households, senior citizens, transitional foster youth, disabled veterans, and homeless persons. These laws allow up to 35% higher density and other development incentives (e.g., reductions in parking requirements and increases in maximum floor area ratio regulations) for projects that include a certain minimum amount of housing for these target populations. These laws also relax certain procedural requirements and change the findings of approval for certain affordable housing projects that provide a minimum amount affordable housing.

Although these laws are currently in effect, the Santa Barbara County zoning ordinances predate and do not reflect the requirements of these laws. The purpose of this project is to amend the zoning ordinances to be consistent with state law. Staff completed the research regarding this legislation, and is now drafting corresponding zoning ordinance amendments. Staff will present the amendments to the Montecito and County Planning Commissions during late spring 2018 and, ultimately, the Board of Supervisors in summer 2018.

7. Short-Term Rentals (STRs) Ordinance Amendments

In Summer 2015, the Board of Supervisors directed Planning and Development Department staff to develop new zoning ordinance regulations concerning the use of STRs.

On October 3, 2017, the Board of Supervisors approved zoning ordinance amendments to allow STRs and homestays in certain zones. The zoning ordinances for the Inland Area are currently in effect. In addition, on December 5, 2017, the Board of Supervisors authorized staff to submit the LCP amendments to the Coastal Commission to begin the certification process. Coastal Commission staff intends to schedule the LCP amendments for the Coastal Commission's consideration in March 2018. Staff will present any suggested modifications to the LCP amendments to the Board of Supervisors for consideration during late spring/early summer 2018.

¹ AB 1934, 2442, 2501, and 2556 of the 2016 legislative session are codified in Government Code §§ 65915.7, 65915(b)(1)(E), 65915(f)(3)(B), 65915(a)(2), 65915(a)(3), 65915(k), 65915(q), and 65915(c)(3)(B) et seq.

II. Recommended New Projects

Section 4.5, Table 3, of the staff report for the County Planning Commission hearing on February 28, 2018, lists staff's recommended new projects to be included in the FY 2018-2019 work program. The following provides a brief description of each recommended, new project.

A. Mandated New Projects

1. Safety Element Update for Multi-Jurisdictional Hazard Mitigation Plan (MJHMP)-Related Amendments

On August 22, 2017, the Board of Supervisors adopted the MJHMP. The MJHMP is a comprehensive document that evaluates disaster impacts on the public and local government. It also identifies County resources and capabilities and sets forth mitigation actions or projects to reduce future impacts. The MJHMP identifies potential hazards that could impact the County and assists emergency management staff with response planning, exercise development, public education, awareness programs and other emergency management functions.

Pursuant to Government Code § 65302(g)(4), and given the Board of Supervisor's adoption of the MJHMP, the Safety Element must be reviewed and updated as necessary to address climate adaptation and resiliency strategies applicable to the County. Given that the Coastal Resiliency Project will address a number of the Government Code requirements regarding climate adaptation and resiliency strategies, at least with regard to Coastal Zone, this project will mostly involve preparing amendments to the Safety Element to address climate adaptation and resiliency strategies for the Inland Area of the County.

2. Zoning Ordinances Amendments to Implement Housing Density Assembly Bill (AB) 1515 and Senate Bill (SB) 167

During the 2017 legislative session, the State adopted AB 1515 which prohibits the County from disapproving or reducing the density of very low to moderate income housing development projects (including farmworker housing) or emergency shelters if there is "substantial evidence that would allow a reasonable person to conclude" that a project or shelter is consistent with applicable planning requirements (objective planning standards). Thus, the burden of proof to deny or reduce density is shifted to the County.

In addition, the State adopted SB 167 which elevates jurisdictions' evidentiary standard from "substantial evidence" to "preponderance of evidence" to deny/reduce density of very low to moderate income housing development projects or emergency shelters. For lower to moderate income housing development projects, jurisdictions must provide written notice to applicants of compliance with objective planning standards within 30-60 days of receipt of application, depending on project size. Failure to provide notification by the deadline shall mean that the project is deemed compliant.

This project will involve amending the zoning ordinances to be consistent with these laws, in order to provide greater clarity regarding the regulations that apply to affordable housing projects that are subject to the provisions of AB 1515 and SB 167.

B. Non-Mandated New Projects

1. Environmental Thresholds Guidelines – Amendments to Quality of Life Thresholds

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

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

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

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