



Planning and Development Department
LONG RANGE PLANNING DIVISION

UTILITY-SCALE SOLAR SCOPE OF WORK

**COMPREHENSIVE PLAN AND ORDINANCE
AMENDMENTS**

Board of Supervisors
July 13, 2021

Purpose of Presentation

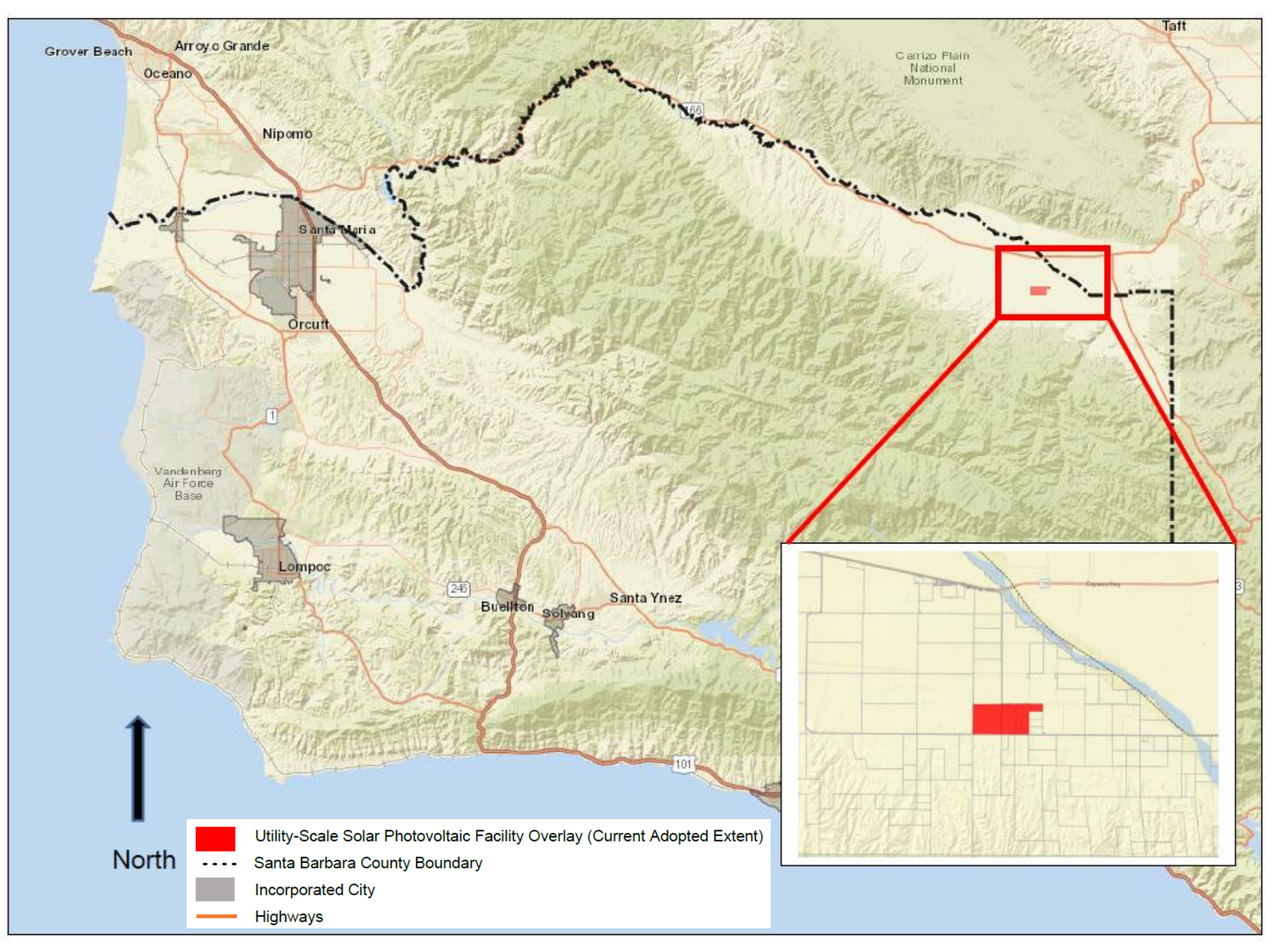
2

- Request for direction on scope of work
 - Utility-scale solar: expand opportunities
 - Zoning amendments
 - Uniform Rules amendments
 - Comprehensive Plan amendments
 - Solar energy systems: clarify definitions and streamline permits

Existing Utility-Scale Solar Overlay

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- Allowed in Cuyama Valley Rural Region
 - 600 acres
 - AG-II
 - Development standards (LUDC, Chapter 35.59)
- Not allowed in Montecito or Coastal Zone



Strategic Energy Plan (SEP)

Zoning Recommendations

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- Utility-scale solar in 22 zones, including:
 - Agricultural
 - Commercial
 - Industrial
 - Recreation
 - Resource management
 - Public utilities
 - Mixed-use

SEP Zoning Recommendations

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- Utility-scale solar not recommended in:
 - Coastal Zone
 - Montecito Planning Area

Zoning Recommendations

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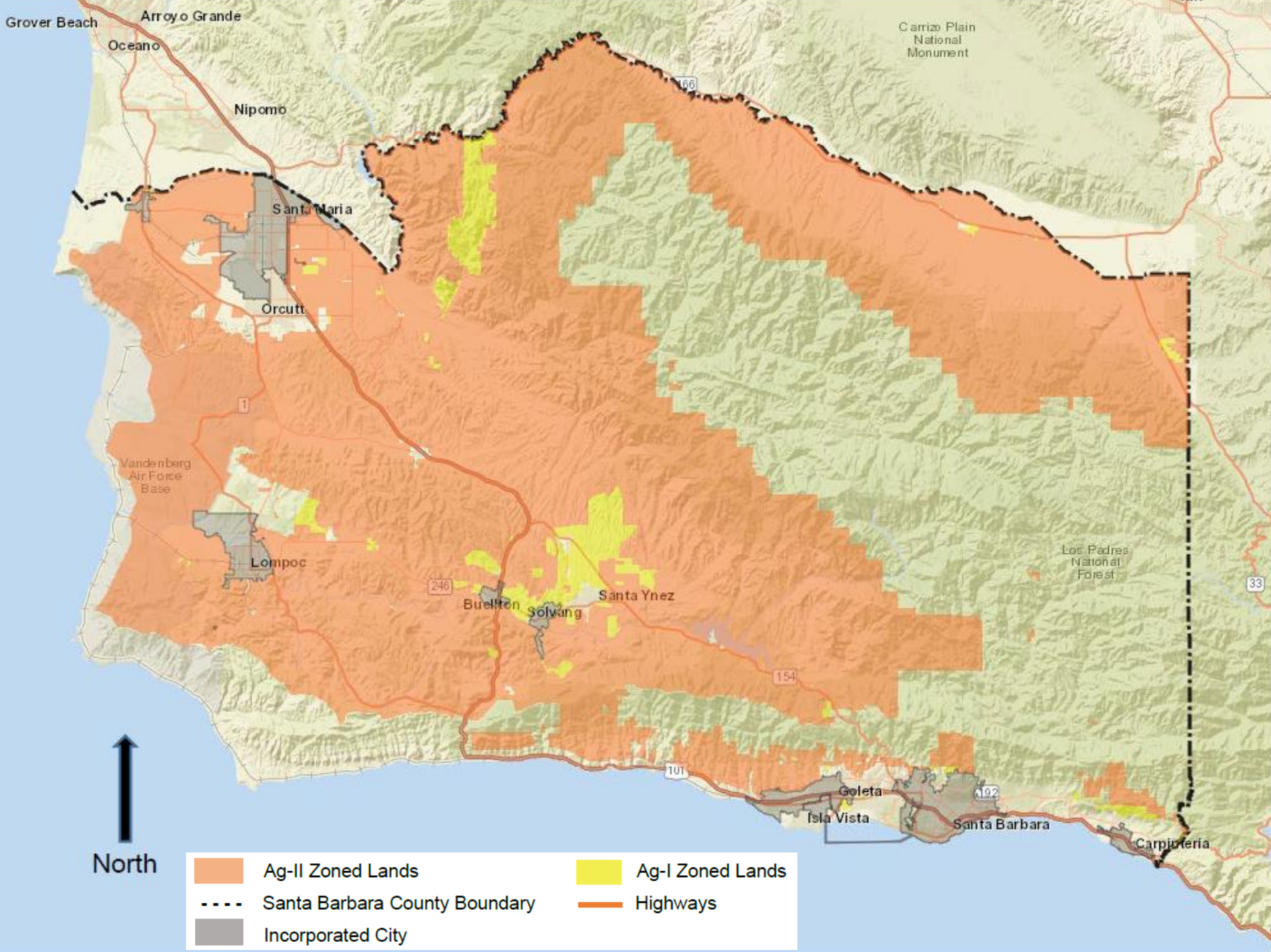
- Staff researched compatibility

- Zones excluded from proposed scope:
 - Incompatible uses
 - Limited suitable land
 - Topography
 - Vacant parcels
 - Sensitive resources

Zoning Amendments

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- LUDC
 - Expand existing utility-scale opportunities
 - AG-I (Agricultural I)
 - AG-II (Agricultural II)
 - PU (Public Utilities)



Grover Beach
Oceano
Arroyo Grande

Nipomo

Santa Maria

Orcutt

Vandenberg
Air Force
Base

Lompoc

246

Buellton

Solvang

Santa Ynez

154

101

Goleta

Isla Vista

192

Santa Barbara

Carpinteria

Carrizo Plain
National
Monument






Los Padres
National
Forest

33

66



North

-  Ag-II Zoned Lands
-  Ag-I Zoned Lands
-  Santa Barbara County Boundary
-  Highways
-  Incorporated City

Zoning Amendments

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- PU (Public Utilities)
 - Allows energy-related facilities
 - Limited opportunity
 - Only 25 parcels (200 acres) in LUDC Inland Area

Uniform Rule Amendments

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- Solar-use easements
 - Government Code § 51190 - 51192.2
 - Marginally productive lands
 - Ten-year easement

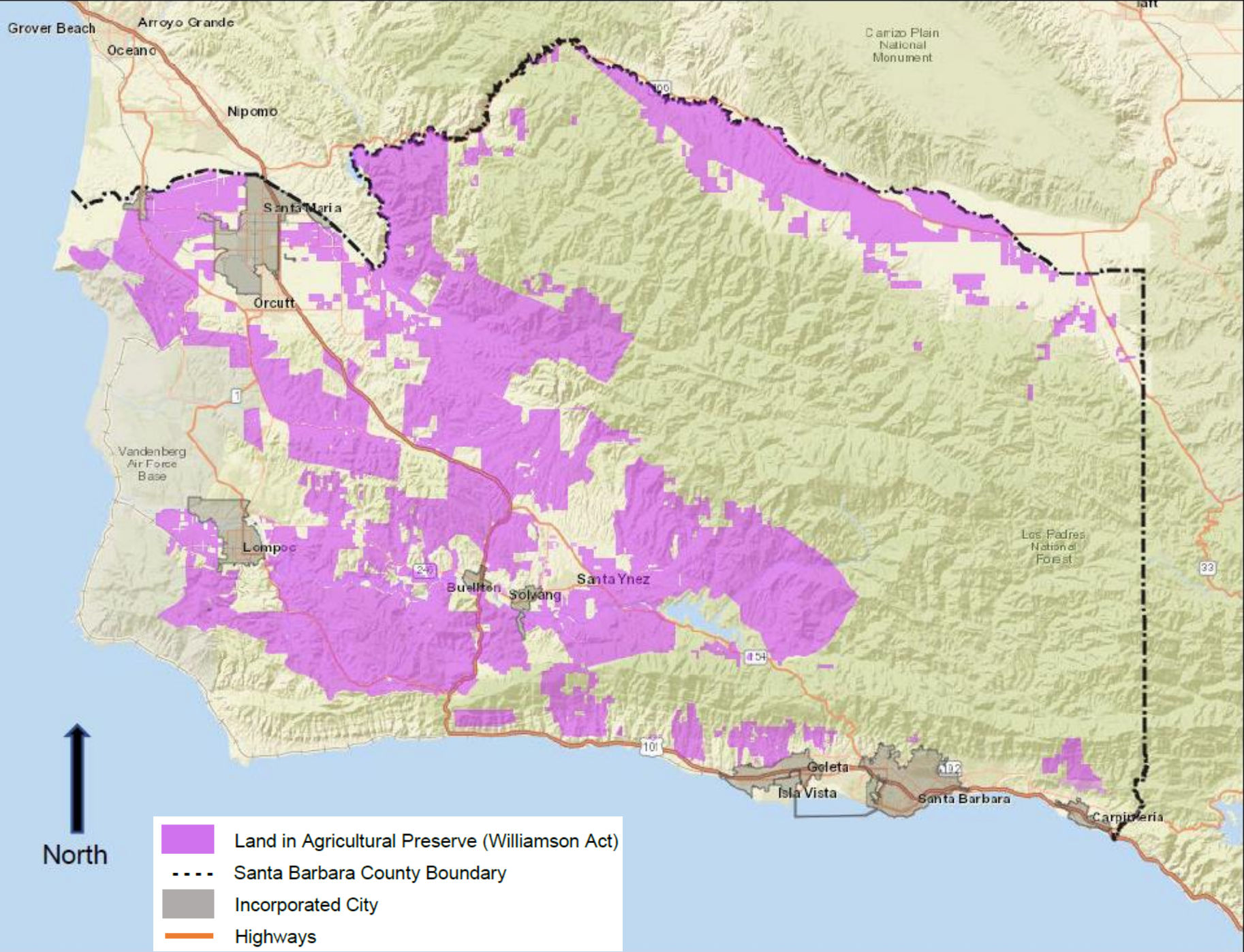
- Utility-scale solar on non-prime farmland as a:
 - Compatible use
 - Dual-use

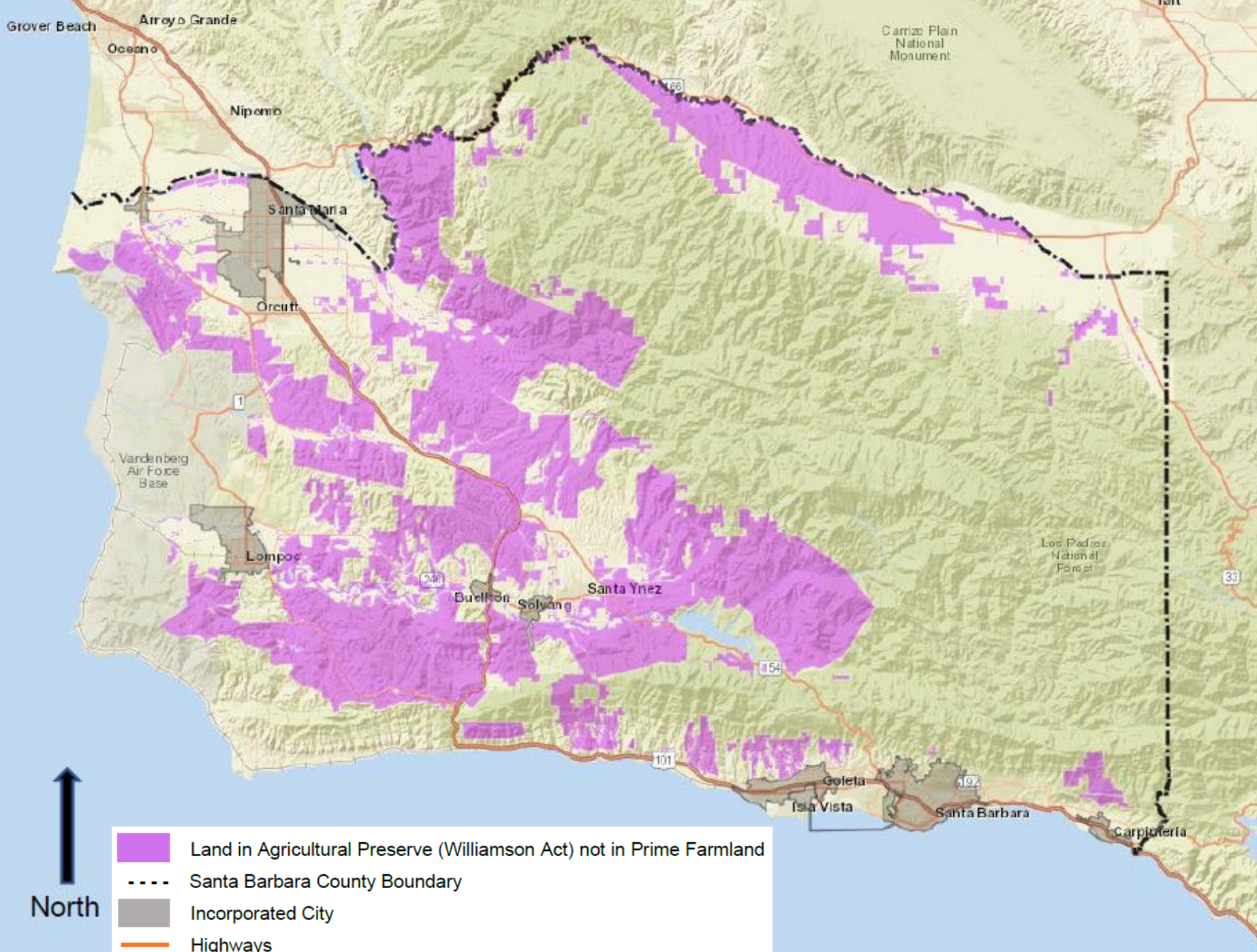
AG-Zoned Lands Under Contract

12

AG-I and AG-II Lands in Inland Area

Zone	Acreage
AG-I (total)	35,940
AG-I (under agricultural preserve)	1,378
AG-II (total)	953,273
AG-II (under agricultural preserve)	471,550





Comprehensive Plan Amendments

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- General Plan Amendment:
 - Amend LUD Policy 15 and other policies as needed
 - Expand utility-scale solar opportunities
 - Ensure consistency with zoning amendments

Other Zoning Amendments

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- Update definitions:
 - “Utility-scale solar”
 - “Rooftop” and “freestanding solar energy systems”

- Streamline and clarify:
 - Development standards
 - Permit types or thresholds

Next Steps

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- Complete research on potential amendments
- Stakeholder outreach
 - APAC, AAC, DOC, and public
- Environmental review (EIR)
- Planning Commission review
- Board adoption

Recommended Actions

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That the Board:

1. Provide direction to staff regarding the scope of work for the Utility-Scale Solar Comprehensive Plan and Ordinance Amendments; and
2. Determine that the Board's actions are not a project as defined in the CEQA Guidelines Sections 15060(c)(3) and 15378(b)(5) and, therefore, are not subject to the requirements of CEQA.

Summary – Potential Scope of Work

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- Expand utility-scale solar opportunities
 - AG-I, AG-II, and PU
 - Streamline permitting and standards
- Uniform Rules amendments
 - Solar-use easements
 - Limited utility-scale solar on non-prime lands
- Comprehensive Plan consistency
- Definition changes and minor text amendments