

MONTECITO PLANNING COMMISSION
Staff Report for the Planning and Development Department
Long Range Planning Division Fiscal Year (FY) 2021-2024
Work Program

Hearing Date: February 17, 2021

Deputy Director: Dan Klemann

Staff Report Date: February 10, 2021

Staff Phone #: (805) 453-4803

**Environmental Determination: California Environmental Quality Act (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 have the Montecito Planning Commission (1) receive and file a report regarding the Long Range Planning Division's FY 2021-2024 Work Program; and (2) direct staff to forward any recommendations that the Montecito Planning Commission might have regarding the Work Program, to the Board of Supervisors (Board).

2.0 RECOMMENDATION AND PROCEDURES

Staff recommends that the Montecito Planning Commission:

1. Receive a report on the FY 2021-2024 Work Program.
2. Direct staff to present any Montecito Planning Commission recommendations on the FY 2021-2024 Work Program, to the Board for consideration.
3. Determine that the Montecito Planning Commission's action is not a "project" that is subject to environmental review pursuant to the State CEQA Guidelines [§ 15378(b)(5)].

3.0 ISSUE SUMMARY

This staff report and the corresponding hearing regarding the FY 2021-2024 Work Program afford the Montecito Planning Commission an opportunity to: receive public input; review current ongoing and new potential projects; and provide comments on the FY 2021-2024 Work Program for the Board's consideration. As discussed in detail below, the FY 2021-2024 Work Program consists of staff's recommendations regarding the staffing and budget allocations for the operations, services, and projects that constitute the Work Program. The following considerations guided these recommendations:

- Some of the projects are multi-year projects that staff initiated at the Board's direction as part of past Long Range Planning Division Work Programs, and require a continued commitment of resources to complete;

- Existing State and Federal mandates, as well as changes in State and Federal law that affect local land use policies and regulations;
- Projects that advance the goals and programs set forth in the Santa Barbara County Comprehensive Plan;
- Continued Planning and Development Department support for County-sponsored projects which have specific deadlines that must be met or funding requirements that must be satisfied; and
- Staff availability and budget constraints, given the fiscal priorities of Santa Barbara County and available funding sources.

With regard to the last item, staff developed the FY 2021-2024 Work Program knowing that it is dependent on the adoption of the Planning and Development Department's final budget for each fiscal year, and assuming no change to current staffing levels [13 full-time equivalents (FTE)] would occur during the three-year timeframe.

This will be the second, three-year work program that the Board will be considering since converting to a three-year planning timeframe for the work program. The three-year planning timeframe affords the Board the opportunity to prioritize multiyear projects, some of which are interrelated and should be considered together when developing the work plans for them.

4.0 BACKGROUND

4.1 Work Program Components

The Long Range Planning Division works with residents, organizations, agencies, other departments, committees, the planning commissions, and the Board to address land use issues from a broad, programmatic perspective, as compared to a specific development proposal basis. As described below, the Long Range Planning Division specifically does so by: (1) providing required services and conducting operations; and (2) managing the Comprehensive Plan.

4.1.1 Required Services and Operations

The Long Range Planning Division provides the following services for the County:

- participates in regional and inter-agency coordination activities related to planning matters;
- provides technical support to other divisions, departments, committees, commissions, and the Board;

- serves as technical/advisory staff to the Board regarding the activities of 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., 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 work program, budget development, preparing grant applications, staff meetings, training and evaluation of staff, recruitment of staff, website updates, and public outreach.

Although the amount of time spent on specific tasks will fluctuate from year-to-year, required services and operations require on average a total of approximately 4.5 FTEs-worth of labor annually.

4.1.2 Managing the Comprehensive Plan

The Long Range Planning Division is responsible for managing and updating the Santa Barbara County Comprehensive Plan, which sets forth the goals, policies, programs, and regulations that govern land use within the unincorporated area of Santa Barbara County. The Santa Barbara County Comprehensive Plan includes the eight State-mandated general plan elements, Coastal Land Use Plan, and implementing ordinances. It also includes other non-mandated components, such as community/area plans, specific plans, CEQA initial study thresholds, CEQA administrative procedures, additional elements (e.g., Agricultural Element), uniform rules for the implementation of the Williamson Act, implementing plans, and guidance documents (e.g., architectural design guidelines) (Attachment 1).

Most of the projects related to the management of the Comprehensive Plan are multiyear projects, the funding for which is established with the Board's adoption of the annual P&D budget. As stated in this staff report above, priority is afforded to projects that: are required to satisfy a State, Federal, or other legal mandate; further the goals and priorities set forth in the Comprehensive Plan; have received funding (e.g., grant funding) that would be compromised unless certain milestones are achieved; involve a County-sponsored project; and/or require a relatively small amount of work to complete.

During FY 2020-2021, staff completed the following Comprehensive Plan projects that the Board included in the FY 2020-2023 Work Program:

- Advanced Meter Southern California Gas Company Ordinance Amendments
- Cannabis Land Use Ordinance Amendments

- Interim Greenhouse Gases (GHGs) Emissions Thresholds
- Orcutt Community Plan Amendment (“Rodeo Drive”/Union Valley Parkway Road Extension)
- Santa Claus Lane Streetscape, Beach Access, and Parking
- Senate Bill (SB) 743 Vehicle Miles Traveled (VMT) California Environmental Quality Act (CEQA) Thresholds

Furthermore, by the end of this fiscal year staff anticipates making substantial progress (e.g., obtain Board approval and submit Local Coastal Program Amendment to the Coastal Commission for certification) on the following Comprehensive Plan projects that the Board included in the FY 2020-2023 Work Program:

- Accessory Dwelling Units Ordinance Amendments (Partially Grant Funded)
- Agricultural Employee Dwellings Ordinance Local Coastal Program Amendment (LCPA)
- Coastal Resiliency LCPA (Partially Grant Funded)
- Hollister Avenue-State Street Streetscape Project
- Housing and Density Bonus Law Amendments (Partially Grant Funded)
- 2019 Zoning Ordinance Amendments Package – Coastal Commission Certification

4.2 Long Range Planning Division Staffing

As stated in this staff report above, the Long Range Planning Division is currently allocated 13 FTEs (Attachment 2).

Ten of the 13 positions are currently filled. The Planning and Development Department filled two vacancies that existed at the end of the first quarter of this fiscal year, and currently is conducting a recruitment to fill a vacancy that has existed since the end of the first quarter of this fiscal year. In addition, the Board added two expansion (i.e., entirely new) positions at the conclusion of the first quarter of this fiscal year. The Planning and Development Department is currently conducting a recruitment to fill one of these two positions, and is proposing to fill the third vacancy in the next fiscal year given the impact of the COVID economy on the Planning and Development Department budget.

Staff also relies on consultant services for certain tasks (e.g., public outreach, translation services, or environmental review) on certain projects included in the Work Program.

5.0 STAFF RECOMMENDED FY 2021-2024 WORK PROGRAM

5.1 Year One (FY 2021-2022) of the FY 2021-2024 Long Range Planning Division Work Program

Table 1 (below) lists the required services, operations, and projects, to be included in year one (FY 2021-2022) of the FY 2021-2024 Work Program. Table 1 also provides the estimated staffing

levels (in FTEs) required to implement the services, operations, and projects during FY 2021-2022. Attachment 3 sets forth a brief description of each project listed in Table 1, and Attachment 4 provides a general timeline for the estimated completion of each project listed in Table 1.

State-mandated projects play a significant role in establishing the priorities for the Work Program in the next fiscal year. Staff must complete a substantial amount of work on the Housing Element Update in FY 2021-2022, in order to obtain Board approval and submit it to the State Housing and Community Development Department (State HCD) for review and approval by the third quarter of FY 2022-2023. Furthermore, the Housing Element Update likely will require corresponding amendments to the Land Use Element. The concurrent amendment of these two, State-mandated general plan elements will require the concurrent adoption of a new Environmental Justice Element, pursuant to State Government Code § 65302(h)(2) which states (in pertinent part): “A ... county ... subject to this subdivision shall adopt or review the environmental justice element, or the environmental justice goals, policies, and objectives in other elements, upon the adoption or next revision of two or more elements concurrently ...” Finally, Santa Barbara County Association of Governments (SBCAG) staff informed County staff that the SBCAG Board of Directors is likely to take action on the draft Airport Land Use Compatibility Plans (ALUCPs) within the next fiscal year. According to Government Code § 65302.3, the County must amend the Comprehensive Plan to be consistent with the ALUCPs, or adopt findings and overrule the ALUCPs, within 180 days of the date that SBCAG adopts the ALUCPs. These three State-mandated projects are estimated to require approximately 5.0 FTEs-worth of labor in FY 2021-2022.

In addition to the State-mandated projects, there are certain County-sponsored projects that require planning staff support during the next fiscal year, namely, the:

- Community Services Department’s development of the Climate Action Plan and the Recreation Master Plan; and
- Public Works Department’s development of the Active Transportation Plan.

These planning support tasks on these specific projects are in addition to other planning support that Long Range Planning Division staff provides to other County agencies for County-sponsored projects that are unrelated to the specific projects included in the Long Range Planning Division Work Program.

Given (1) staffing levels and funding for on-call consultant services are unlikely to change given the COVID economy and resulting County budget, (2) the time by which the Long Range Planning Division is anticipated to be fully staffed, and (3) the staffing resources required to complete the State-mandated projects and provide the necessary planning support for County-sponsored projects, staff will be recommending that the Board delay the following, non-mandated work until future fiscal years:

- Initiating a new Zoning Ordinance Amendments Package;

Table 1 – FY 2021-2022 Required Services, Operations, and 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	
Comprehensive Plan Annual Progress 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 Comprehensive Plan Projects	
Project	FTEs
Accessory Dwelling Unit (ADU) Ordinance Amendments	0.1
Agricultural Employee Dwellings (AEDs) Local Coastal Program Amendment	0.1
Agricultural Tiered Permitting Ordinance Amendments	0.3
Airport Land Use Compatibility Plan (ALUCP) Consistency Amendments (Mandated)	0.8
Circulation Element Update (Mandated)	0.4
Climate Action Plan/Energy Element Amendments	0.3
Coastal Resiliency LCPA – POTENTIAL DELAY UNTIL FY 22-23	0.0
Farmstays Ordinance Amendments	0.2
Safety Element Update (Mandated)	0.8
Short-Term Rentals LCPA – DELAY UNTIL FY 22-23	0.0
State Housing and Density Bonus Laws Implementation Project	0.7
Utility Grade Solar Ordinance and Policy Amendments	0.4
Zoning Ordinance Management	0.1
On-Going Comprehensive Plan Projects Subtotal =	4.2
New Comprehensive Plan Projects	
Environmental Justice Element (Mandated)	1.3
Housing Element Update (Mandated)	2.9
Recreation Master Plan Comprehensive Plan Amendments	0.1
New Comprehensive Plan Projects Subtotal =	4.3
FY 2020-2021 Long Range Planning Division Work Program Total =	13

- Further negotiations with Coastal Commission staff and Coastal Commission certification of the Coastal Resiliency LCPA; and
- Decision-maker hearings for, and submittal of the LCPA for Coastal Commission certification of, the Short-Term Rentals Coastal Zoning Ordinance Amendments

5.2 Potential Projects for Fiscal Year Two (FY 2022-2023) and Fiscal Year Three (FY 2023-2024), of the FY 2021-2024 Work Program

Staff is recommending that for Fiscal Year Two (FY 2022-2023) and Fiscal Year Three (FY 2023-2024), the Board prioritize:

- completing the tasks required to satisfy State mandates;
- resuming work on the projects discussed above that will be delayed in Fiscal Year One (FY 2021-2022)—that is, initiate a new Zoning Ordinance Amendments Package, and complete the remaining tasks on the Coastal Resiliency LCPA and Short-Term Rentals Coastal Zoning Ordinance Amendments; and
- initiating a new zoning code and Comprehensive Plan policy consolidation project.

5.3 Future (Post-FY 2023-2024) Work Program Projects

Work Program projects included after FY 2023-2024 should continue to be prioritized based on the same priorities that informed the development of the recommended FY 2021-2024 Work Program, discussed above.

With regard to entirely new projects to be added to the Work Program, staff likely will continue to recommend that the Board prioritize updating the Comprehensive Plan general plan elements. General plan elements that should be updated as part of future work programs, given the date the element was adopted or the last time the element was substantially amended (as applicable), include:

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

Although a precise scope of work and schedule have not been developed for each of these projects, updates to general plan elements are typically multi-year projects that require a team of planners (e.g., supervising planner, project manager, and one or two additional planners), plus consultant services to prepare technical reports and environmental documents. Consultant services also could be used for other tasks associated with these projects.

In addition, the new or updated general plan elements likely will set forth County programs which should be prioritized and implemented in order to achieve the goals set forth in the new or updated general plan elements. For example, it is likely that more specific planning guidance beyond what

is currently adopted will be needed to facilitate new housing production identified in the Housing Element Update, as well as streetscape improvements identified in the Active Transportation Plan, in Isla Vista. These planning efforts likely will warrant reconsideration of the draft Isla Vista Master Plan that the Board adopted in 2007 (yet never completed the Coastal Commission certification process and, consequently, never became effective). A substantial amount of work already has been completed on the Isla Vista Master Plan; however, further consideration of the Isla Vista Master Plan likely would require: public outreach and Board hearing(s) to establish the project scope-of-work; updating at least certain components of the Isla Vista Master Plan given the established scope-of-work; conducting supplemental environmental review; decision-maker hearings; and Coastal Commission certification. This would be a multi-year project that would require a team of planners (e.g., supervising planner, project manager, and at least one additional planner), plus consultant services to prepare new, and/or update existing, technical reports and environmental documents. Consultant services also could be used for other tasks (e.g., public outreach).

6.0 UPCOMING EVENTS

The County Planning Commission will receive this same staff report on February 24, 2021.

The Board will consider the FY 2021-2024 Work Program on March 9, 2021, and as part of the budget workshops that are scheduled to occur during the week of April 12, 2021, and budget adoption hearings that are scheduled to occur during the week of June 7, 2021.

Attachments:

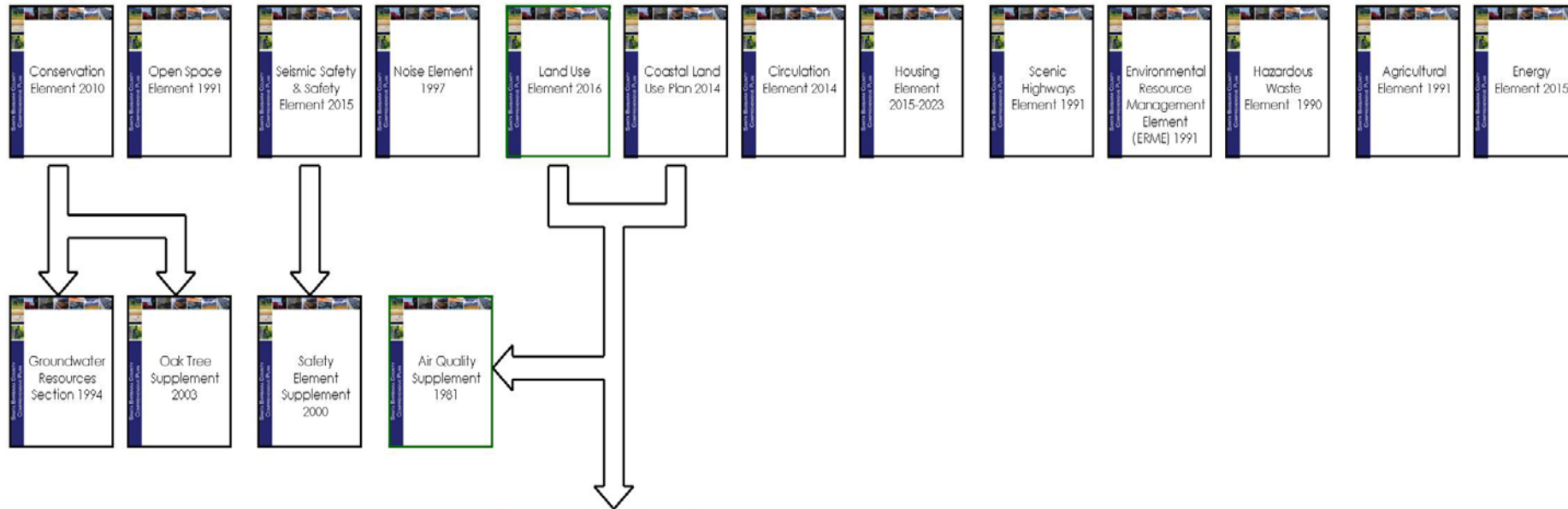
- 1 - Comprehensive Plan
- 2 - Long Range Planning Division Work Assignments
- 3 - Long Range Planning Division Project Summaries
- 4 - Project Schedules

Attachment 1 – Comprehensive Plan

The Comprehensive Plan

Mandated Elements

Additional Elements

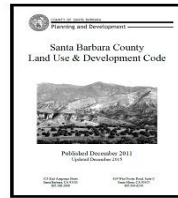


Community and Area Plans:

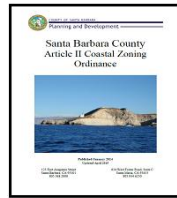
Part of Land Use Element and/or Coastal Land Use Plan



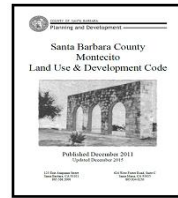
Implementing Zoning Ordinance Documents



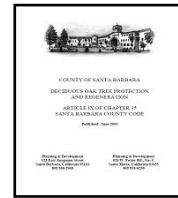
Santa Barbara County LUDC Land Use Development Code (Inland Areas, Except Montecito)



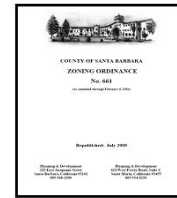
Article II Coastal Zoning Ordinance



Montecito LUDC Land Use Development Code

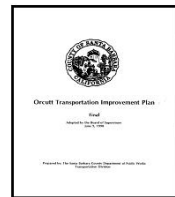


Article IX—Oak Tree Protection & Regeneration

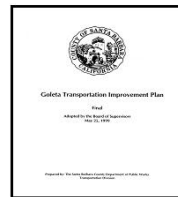


Ordinance 661

Implementing Plans and Guidance Documents



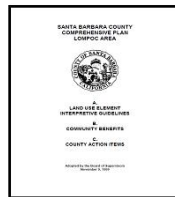
Orcutt Transportation Improvement Plan 1998



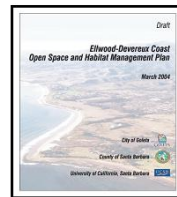
Goleta Transportation Improvement Plan 1999



Bicycle Master Plan 2005 Update In Progress



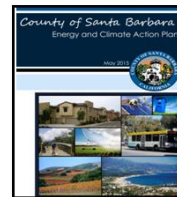
Lompoc Guidelines and Interpretive Action Items 1999



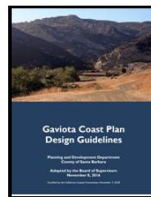
Elwood—Devereux Open Space and Habitat Management Plan 2004



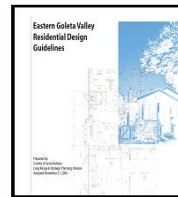
Montecito Growth Management Ordinance 2010



Energy and Climate Action Plan 2015



Gaviota Coast Plan Design Guidelines 2016



Eastern Goleta Valley Residential Design Guidelines 2006



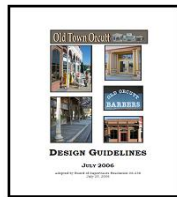
Montecito Architectural Guidelines & Development Standards 1995 Limited Update In Progress



Design Residential Design Guidelines 1998



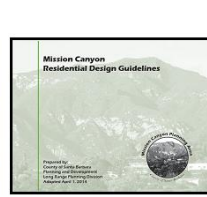
101 Design Guidelines 1998



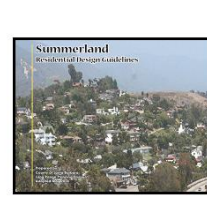
Old Town Orcutt Commercial Design Guidelines 2006



Los Alamos Bell Street Design Guidelines 2011



Mission Canyon Residential Design Guidelines 2014



Summerland Residential And Commercial Design Guidelines 2014

ATTACHMENT 2 – Long Range Planning Division Work Assignments

Dan Klemann, Deputy Director

- UCSB LRDP Agreements
- LRP Budget & Work Program

David Lackie, Supervising Planner

- APAC
- New Case Review
- Farmstays Ordinance Amendments
- Debris Management Plan
- Hollister Ranch Access Program

Allen Bell, Supervising Planner

- Homelessness Inter-Agency Policy Council
- New Case Review

Whitney Wilkinson, Planner III

- Safety Element Update
- Short-Term Rentals LCPC

Julie Harris, Planner III

- Agricultural Tiered Permitting
- Safety Element Update
- Recreation Master Plan Comprehensive Plan Amendments
- Zoning Ordinance Amendments
- Dangermond Preserve

Corina Venegas, Planner II

- Climate Action Plan Update/Energy Element Amendments
- Short-Term Rentals LCPC
- Coastal Resiliency LCPC
- Website Management
- Comprehensive Plan Digital Library
- Safety Element Update
- Capital Improvements Program Review
- Comprehensive Plan Annual Progress Report
- State Housing and Density Bonus Law
- Utility Grade Solar Ordinance Amendments

[Two Vacancies], Planner I/II

- Farmstays Ordinance Amendments
- Safety Element Update
- Agricultural Tiered Permitting
- Recreation Master Plan Comprehensive Plan Amendments
- Climate Action Plan Update/Energy Element
- Short-Term Rentals LCPC
- Coastal Resiliency LCPC
- State Housing and Density Bonus Law Amendments

Selena Evilsizor, Planner III

- Airport Land Use Compatibility Plan Amendments
- Circulation Element Update
- Coastal Resiliency LCPC
- Climate Action Plan Update/Energy Element Amendments
- On-Boarding Program Implementation
- Internship Coordinator
- SBCAG TPAC Representative

Zoë Carlson, Planner III

- Responsible Agency & LAFCO Reviews
- Utility Grade Solar Ordinance Amendments
- Environmental Justice Element
- Santa Claus Lane Streetscapes Project

Sarah Marshall, Planner II

- Santa Claus Lane Streetscapes Project
- State Housing and Density Bonus Law Amendments
- Housing Element Update
- Environmental Justice Element
- Website Management
- Comprehensive Plan Digital Library

Jessi Steele, Planner II

- State Housing and Density Bonus Law Implementation
- Housing Element Update
- Accessory Dwelling Units Ordinance Amendments
- Agricultural Employee Dwellings LCPC

[One Vacancy], Planner I/II

- Airport Land Use Compatibility Plan Amendments
- Housing Element Update
- Circulation Element Update
- Environmental Justice Element

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.

Attachment 4 - Project Schedules

PROJECT OR PROGRAM	%	FY 2021-2022				FY 2022-2023				FY 2023-2024			
		SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)
PROJECTS FROM PRIOR FY WORK PROGRAMS													
Accessory Dwelling Unit Ordinance Amendments	65%	CCC Process											
Agricultural Tiered Permitting Ordinance Amendments	8%	EIR Prep		Public Process /Hearings		CCC Process							
Airport Lands Use Plan Consistency Amendments (Mandated)	15%	Draft Amends., Public Process, Env.Doc.				Hearings				CCC Process			
Circulation Element Update (Mandated)	5%	Assist with ATP; hire consultant, start data collection				Adopt ATP; Draft Circ Element: EIR				Hearings			
Coastal Resiliency Local Coastal Program Amendments	95%	Delay											
Climate Action Plan Comprehensive Plan Amendments	1%	Assist CSD				Draft Amends.				Hearings			
Farmstays Ordinance Amendments	15%	Public Process, Hearings				CCC Process							
Housing and Density Bonus Law Amendments	7%	Amends.		Hearings		CCC Process							
Safety Element Update (Mandated)	20%	Adaptation Plan, SE Amendments				Finalize Amends., EIR				Hearings		CCC Process	
Short-Term Rentals Coastal Zoning Ordinance Amendments	25%	Delay				Hearings				CCC Process			
Utility Grade Solar Ordinance Amendments	2%	Amends		Env. Doc.		Hearings				CCC Process			
Zoning Ordinance Amendments	5%	C.O.B. Support				Draft Amends., Hearings				Draft Amends., Hearings			
NEW PROJECTS													
Consolidation of Codes and Policies	0%												
Energy Element Update	0%					CAP Amends., Public Process				Hearings			
Environmental Justice Element (Mandated)	0%	Draft Amends., Public Process				Env. Doc.				Hearings			
Housing Element Update (Mandated)	5%	RHNA		Draft Amends., EIR		Hearings				HCD Rev. CCC Process			
Land Use Element Update	0%	ALUCP, RHNA, UGS, & Safety Element Amends.				HE, RMP, & ALUCP Amends.				SE Amends.			
Recreation Master Plan - Comprehensive Plan Consistency Amendments	0%	Assist CSD				Prepare Amend., Public Process				Hearings CCC Process			

* As of December, 2020.