



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

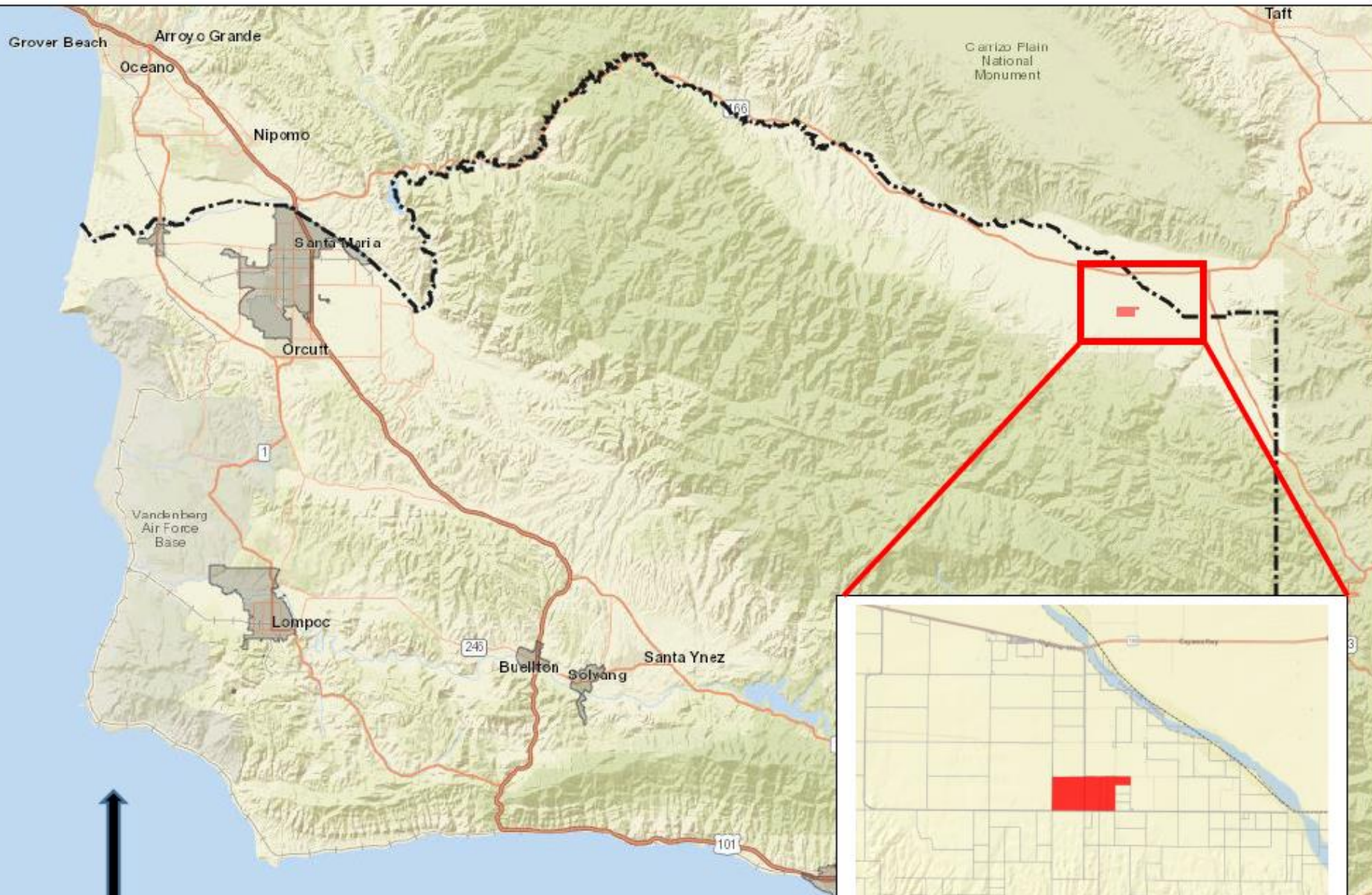
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- Request for direction on scope of work
  - Utility-scale solar: expand opportunities
    - Zoning amendments
    - Uniform Rules amendments
    - Comprehensive Plan amendments
  - Solar energy systems: clarify definitions and streamline permits

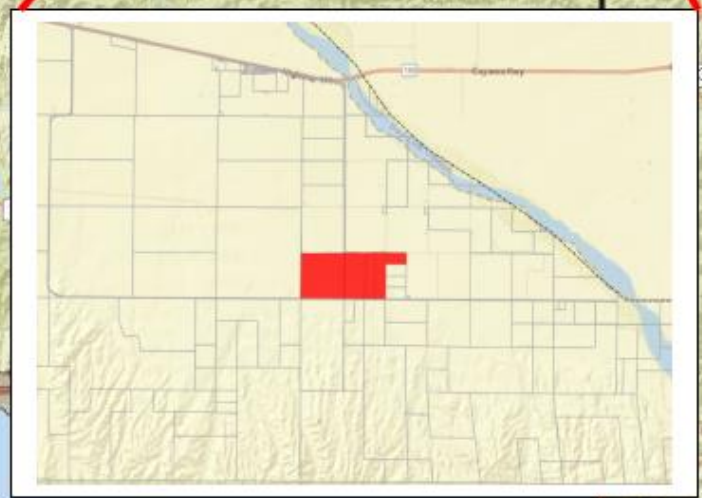
# Existing Utility-Scale Solar Overlay

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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



-  Utility-Scale Solar Photovoltaic Facility Overlay (Current Adopted Extent)
-  Santa Barbara County Boundary
-  Incorporated City
-  Highways



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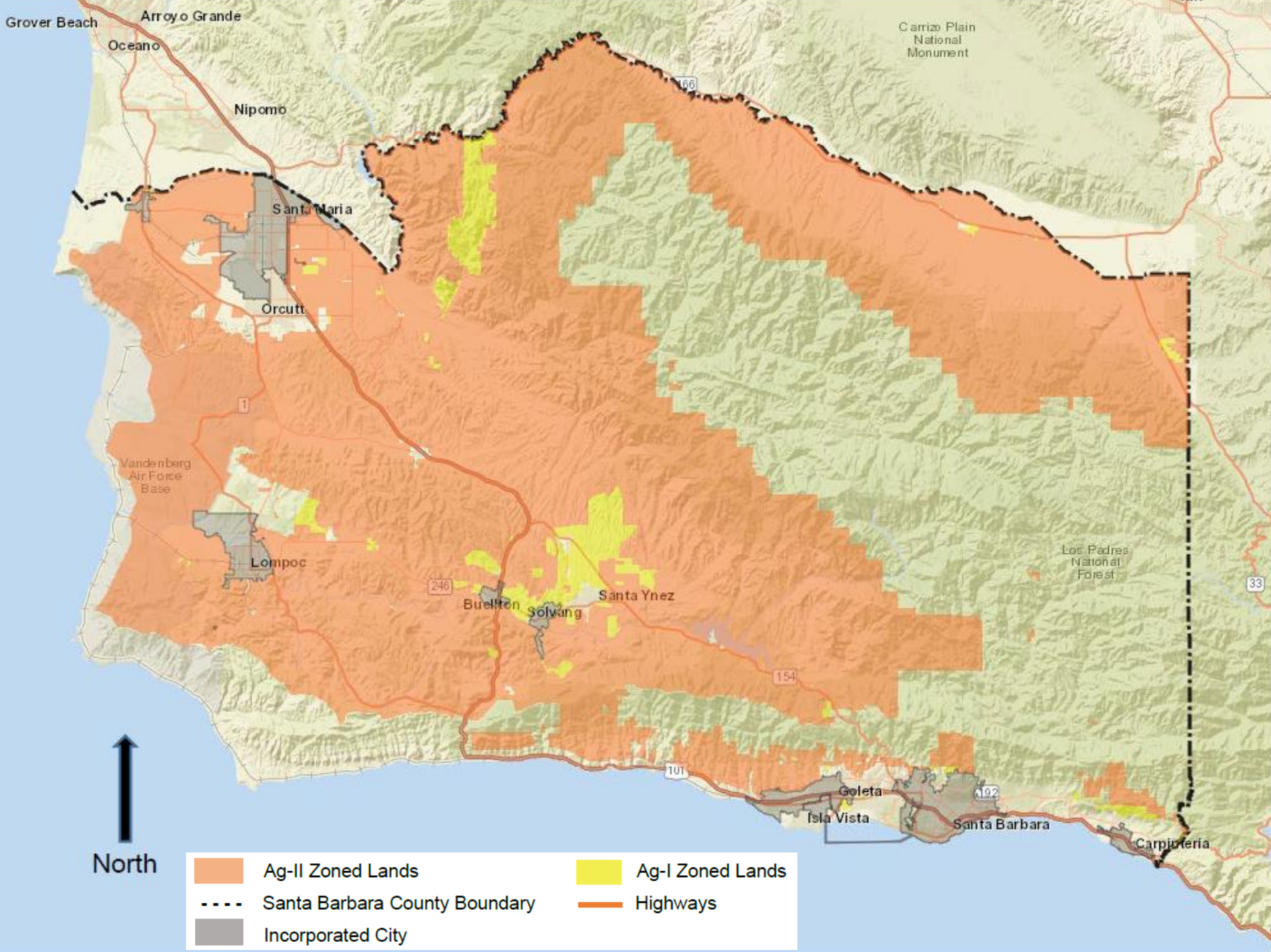
- Staff researched compatibility
  
- Zones excluded from proposed scope:
  - Incompatible uses
  - Limited suitable land
    - Topography
    - Vacant parcels
  - Sensitive resources

# 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

Arroyo Grande

Oceanero

Nipomo

Santa Maria

Orcutt

Vandenberg  
Air Force  
Base

Lompoc

246

Buellton

Solvang

Santa Ynez

154

101

Goleta

Isla Vista

Santa Barbara

192

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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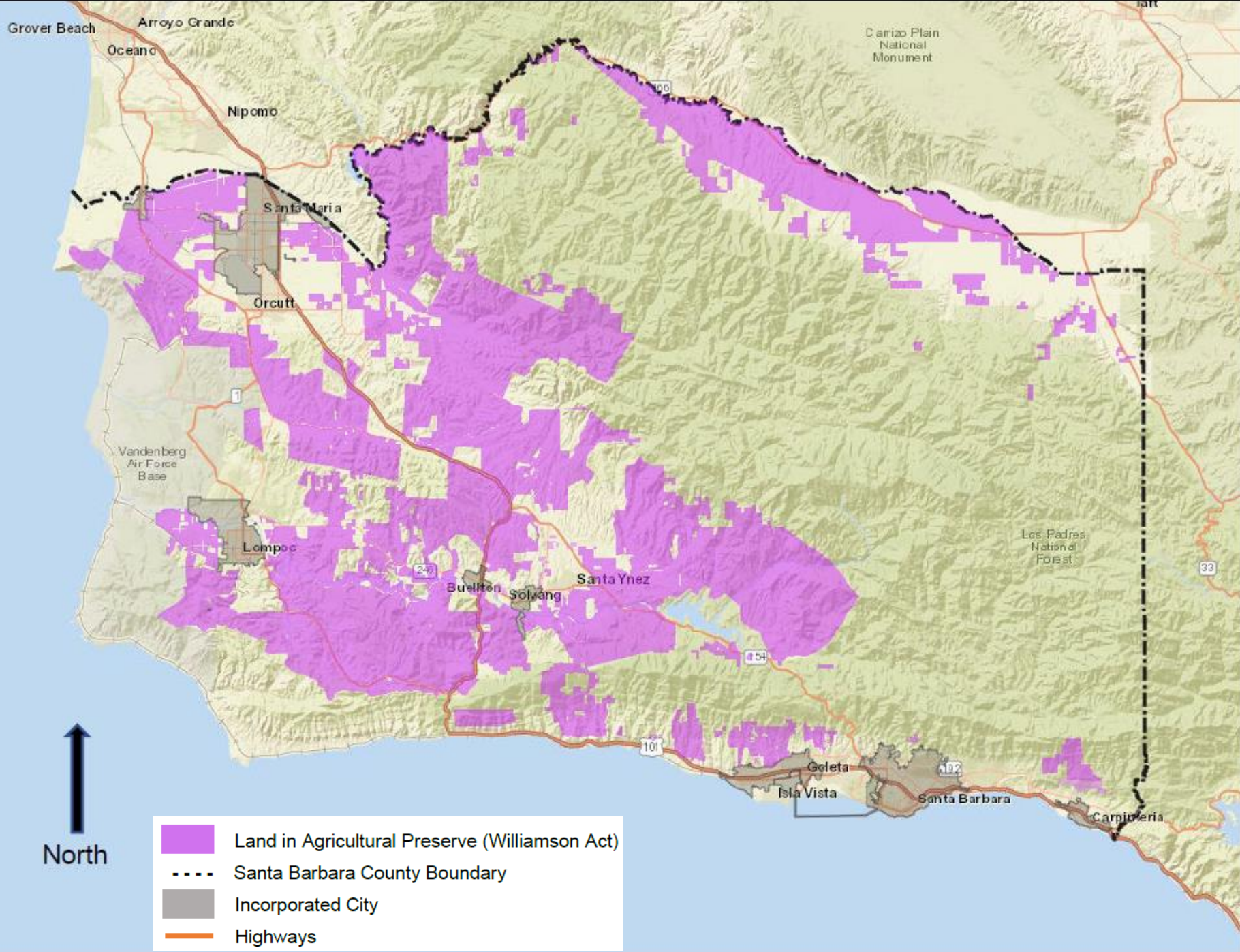
- Solar-use easements
  - Government Code § 51190 - 51192.2
    - Marginally productive lands
    - Ten-year easement
  
- Utility-scale solar on non-prime farmland as a:
  - Compatible use
  - Dual-use





# AG-Zoned Lands Under Contract

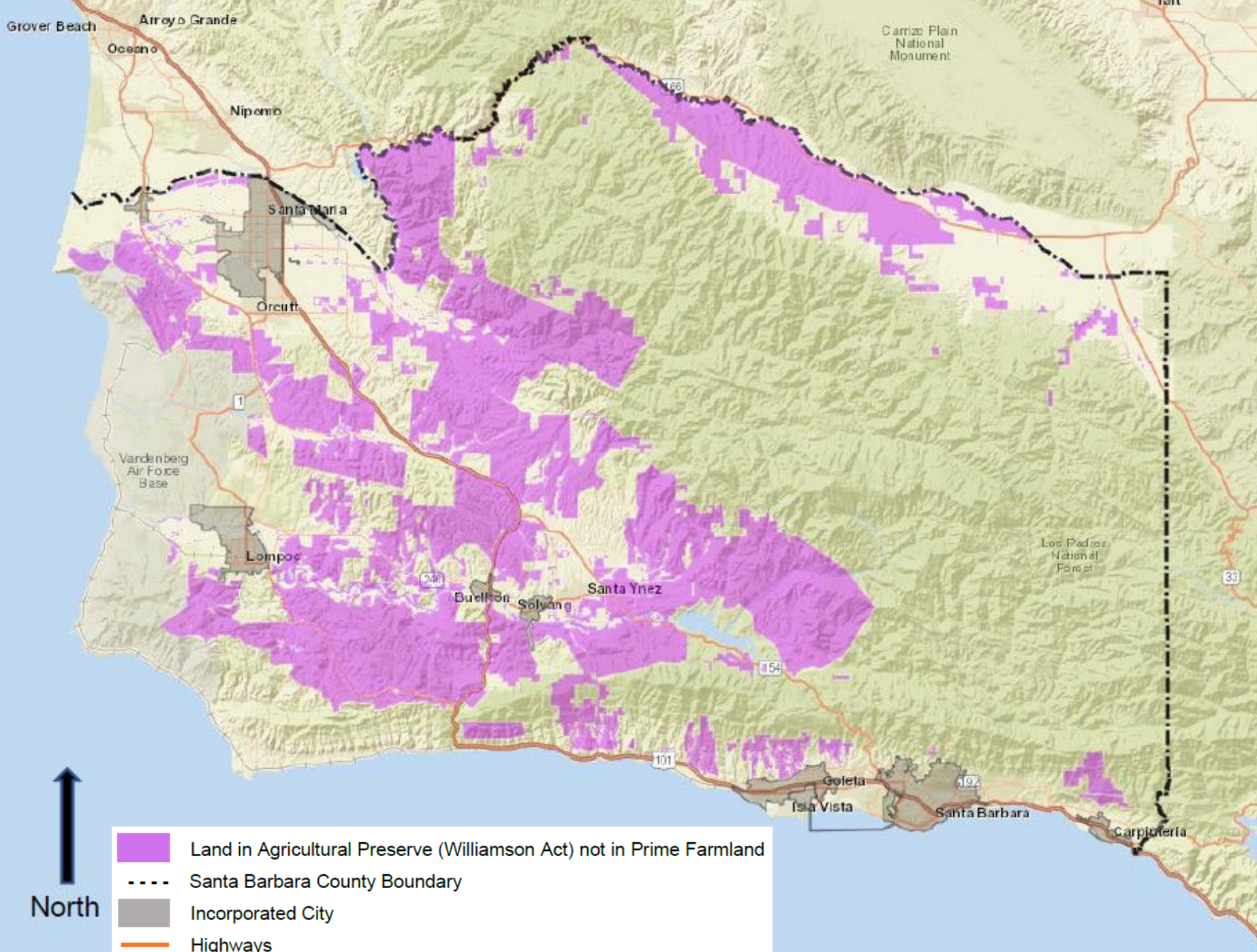
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## AG-I and AG-II Lands in Inland Area

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



-  Land in Agricultural Preserve (Williamson Act)
-  Santa Barbara County Boundary
-  Incorporated City
-  Highways



# 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

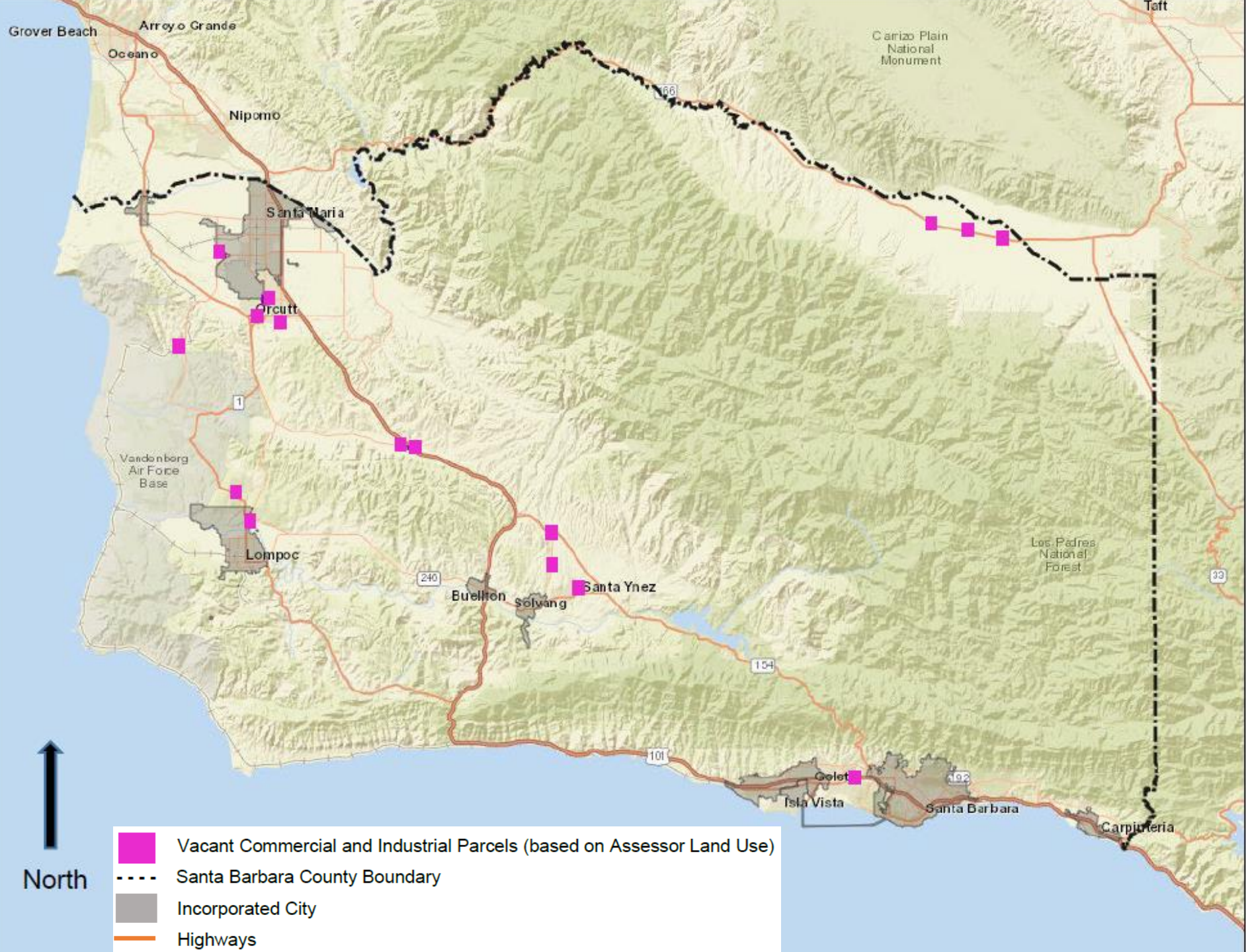
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


- 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

# Back-up slides

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- Vacant commercial and industrial lands map
- Gaviota Coast Plan Action TEI-6
- Gaviota Coast Plan Action TEI-7
- Gaviota Coast Planning Area Map
- California Electric Infrastructure Map (Santa Barbara County extent)



-  Vacant Commercial and Industrial Parcels (based on Assessor Land Use)
-  Santa Barbara County Boundary
-  Incorporated City
-  Highways

# Gaviota Coast Plan Action TEI-6

## **Action TEI-6: Study Renewable Energy Resource Potential.**

Work with other agencies to study the potential for renewable energy generation in the Coastal Zone and Inland Areas of the Gaviota Coast, and identify areas with adequate capacity for renewable resources such as wind and solar power.

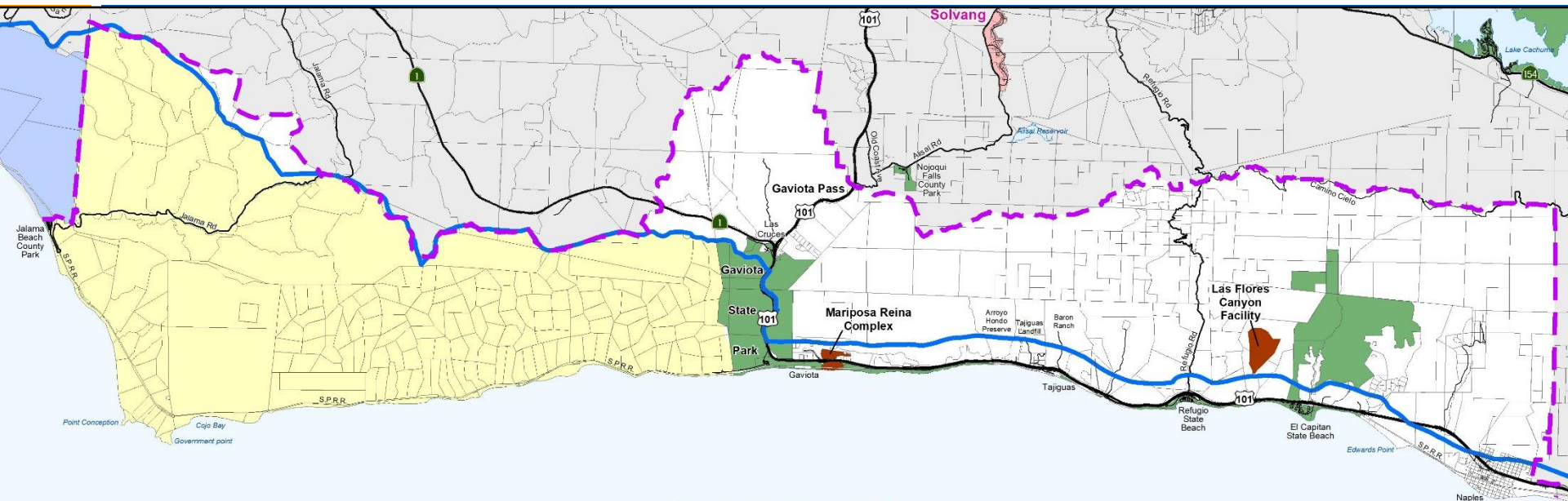
Within areas identified, specify sites suitable for locating renewable energy facilities with the least possible impact, and evaluate mechanisms for protecting such sites for appropriate renewable energy facilities.

# Gaviota Coast Plan Action TEI-7

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## **Action TEI-7: Enabling Ordinance for . . . Community Scale Solar Energy Generation.**

Create an enabling ordinance for small-scale wind energy into the Coastal Zone. **If results from studies shows that there are appropriate resources** in this area then create an enabling ordinance for community and utility-scale wind energy and **extend the enabling ordinance for community-scale solar energy into the Coastal Zone, west of the Gaviota Pass viewshed.**



## Gaviota Coast Plan



- Gaviota Coast Plan Boundary
- Coastal Zone Boundary
- Industrial Zoned Land
- Coastal Zone West of Gaviota Pass Viewshed
- State or County Park
- Vandenberg Air Force Base
- Incorporated City





# California Electric Infrastructure



Electric Substations (CEC)



Electric Transmission Lines (CEC)

kV (Sort)

345 - 500 kV

220 - 287 kV

110 - 161 kV

Smaller than 110 kV