

ATTACHMENT 1 - Long Range Planning Division (LRP) Fiscal Year (FY) 2023-2024 Projects Statuses Report

The following includes a summary of the current status of the projects that the Board of Supervisors (Board) included in the LRP FY 2023 – 2024 Work Program.

2023-2031 Housing Element Update (Grant Funded; Mandated)

The Housing Element is a State-mandated “element,” or chapter, of the County Comprehensive Plan. Its principal purpose is to accommodate existing and projected housing needs for all residents of the unincorporated county, including special needs groups and lower-income households. State law requires that the County update the Housing Element every eight years. The current update is for the 2023-2031 planning period.

The County must accommodate its fair share of the region’s housing needs, or Regional Housing Needs Allocation (RHNA). Its 2023-2031 RHNA totals 5,664 housing units divided into income levels – lower, moderate, and above moderate. A sites inventory shows that the County lacks sufficient sites under current zoning to meet its RHNA for the lower and moderate-income levels. As a result, the County identified 36 potential rezone sites and 9 County-owned sites to meet its RHNA plus a 15 percent buffer for the lower and moderate-income levels.

From late 2021 through mid-2023, staff worked with its consultant, Veronica Tam and Associates, to collect and analyze data and conduct surveys, workshops, and other public outreach activities. Staff released the Draft 2023-2031 Housing Element Update (HEU) for public review in January 2023. It submitted the Draft HEU to State HCD for preliminary review in March 2023. After multiple rounds of review and revisions, State HCD found that the Draft HEU substantially complied with State law.

Staff presented the Draft HEU to the Planning Commission on November 8, 2023. The Board of Supervisors adopted the HEU on December 5, 2023. The adopted HEU contains 25 programs to meet State law and County housing needs. Program 1 requires that the County adopt final rezone sites in early 2024. Staff submitted the adopted HEU to State HCD for final review. On January 22, 2024, the County received a letter from State HCD stating that the HEU was in substantial compliance with State law.

In summer 2022, the staff and its environmental consultant, WSP, initiated work on the HEU Program Environmental Impact Report (EIR). The Program EIR analyzes the potential impacts associated with the implementation of the HEU’s goals, policies, and programs, including the rezone program. On December 20, 2023, staff released the Draft Program EIR for public review. The public review period closed on February 9, 2024. During this period, staff held two public hearings on the Draft Program EIR, one in Santa Maria and the other in Santa Barbara. Staff and WSP are currently preparing responses to public comments and drafting related revisions to the Draft Program EIR. Staff will complete the Final Program EIR in March 2024.

As required by State law and Program 1, County decision-makers will conduct public hearings to certify the Final Program EIR and adopt final rezone sites and County-owned sites in early spring

2024. Staff is currently preparing required Comprehensive Plan and zoning ordinance amendments.

2030 Climate Action Plan Update / Energy Element Amendment / Greenhouse Gas (GHG) Emission CEQA Thresholds of Significance (Mandated)

The County Community Services Department, Sustainability Division (Sustainability Division), with support from Planning and Development Department (P&D) staff, initiated the 2030 Climate Action Plan (CAP) in winter 2020/2021 by releasing an RFP, selecting a consultant, and initiating public outreach. The 2030 CAP will address GHG emission mitigation and climate adaptation efforts in the unincorporated areas of Santa Barbara County. It will also contain thresholds for determining the significance of a project's impacts from GHG emissions under CEQA. In 2022, Sustainability Division staff led an extensive public outreach effort and drafted GHG emission measures and actions. Sustainability Division staff expects to present the 2030 CAP to the Board for adoption in spring 2024.

As part of the preparation of the 2030 CAP, P&D staff coordinated with Sustainability Division to prepare Comprehensive Plan Energy Element amendments to achieve consistency with, and implement certain components of the 2030 CAP. Additionally, County staff prepared revised GHG emission thresholds of significance for development projects and land use plans, and all other non-industrial stationary sources in accordance with CEQA Guidelines Section 15064.4. These amendments were presented to the County Planning Commission on March 6, 2024 for a recommendation to the Board of Supervisors. In conjunction with P&D staff, Sustainability Division staff will present the Comprehensive Plan amendments and revised GHG emissions thresholds of significance to the Board of Supervisors for consideration along with the 2030 CAP in May 2024. Following adoption of the 2030 CAP, P&D staff will participate in 2030 CAP implementation programs that involve P&D functions, activities, and/or subject matter expertise.

Annual Zoning Amendments Package (Childcare Amendments, ADUs, SB 9, and Telecom)

The P&D department is committed to keeping the County's zoning ordinances accurate and up-to-date by routinely processing amendments annually that address emerging issues or revisions to State law that are not associated with a particular project in the Work Program, clarify existing text provisions, and correct errors and omissions. The group of amendments are also to respond to direction from the Board. These zoning ordinance amendments either (1) are combined into a package of amendments and processed concurrently, or (2) processed individually pursuant to an expedited process that staff developed as part of an Innovate SBC process improvement project. Staff selects ordinance amendments that do not require preparation of an EIR. The CCC must certify the LCPAs for ordinance amendment packages that include CZO amendments. In addition, staff coordinates with the Clerk of the Board and Municode with regard to the publication and maintenance of the zoning ordinances.

On November 29, 2022, the Board adopted zoning ordinance amendments that revised the permitting and development standards for Small and Large Family Day Care facilities to align them with State law (Senate Bill 234, Chapter 244, Statutes of 2019; Health and Safety Code § 1596.72 et al), and revised the permitting requirements for day care homes and centers to: (1) allow

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

The amendments took effect within the Inland Area on December 30, 2022. Staff submitted an administrative Board agenda item to obtain the Board's authorization to submit the Board-adopted CZO amendments to the CCC to begin the certification process on January 24, 2023. The CCC conditionally certified the Board-adopted CZO amendments with suggested modifications during the February 7, 2024, CCC hearing. Staff is scheduled to present the CCC suggested modifications to the Board on April 2, 2024.

In 2023, the Board directed P&D staff to initiate amendments to the County Land Use and Development Code (LUDC), Montecito Land Use and Development Code (MLUDC), and Coastal Zoning Ordinance (CZO) to bring the County's ADU ordinances into compliance with recent state legislation.

Staff presented these amendments to the Montecito Planning Commission (MPC) on September 15, 2023, and the County Planning Commission (CPC) on October 4, 2023. On November 7, 2023, the Board considered and voted unanimously to adopt the LUDC, MLUDC, and CZO ordinance amendments. The amendments took effect within the Inland Area on December 7, 2023. In accordance with Government Code Section 65852.2(h)(1), P&D staff submitted the ADU ordinance amendments to HCD for review on November 27, 2023.

On December 12, 2023, P&D staff submitted an administrative Board agenda item to obtain the Board's authorization to submit the Board-adopted CZO amendments to the California Coastal Commission (CCC) as a Local Coastal Plan (LCP) amendment to begin the certification process in 2024. Staff submitted the LCP amendment on December 21, 2023. These amendments were reviewed and certified during the CCC hearing on February 7, 2024.

In spring 2023, P&D staff began drafting Senate Bill (SB) 9 (Government Code Sections 66452.6, 65852.21, and 66411.7) ordinance amendments to comply with State law. These ordinance amendments include the preparation of objective design standards, permit processing, and subdivision map regulations. Staff anticipates finalizing draft standards for review by representatives of the County's Board of Architectural Reviews in spring 2024, and finalizing draft ordinance amendments for decision maker hearings in the first quarter of FY 24-25.

Finally, in 2023, P&D staff-initiated work on preparing amendments to the County's Wireless Telecommunication Ordinance. These ordinance amendments would clarify requirements resulting from a recent Federal Communication Commission rule related to small wireless facilities and a new State Law requiring emergency standby generators for macro cell towers. The existing regulations have created inefficiencies in processing applications and have involved substantial P&D staff time. Staff is developing new design standards for small wireless facilities

to be reviewed by the County's Board of Architectural Reviews in spring 2024 and will finalize draft ordinance amendments for decision maker hearings in the first quarter of FY 24-25.

Publication of the Zoning Ordinances with the County Code

The Work Program also includes staff time associated with managing and publishing the zoning ordinances. County staff has been working with the Clerk of the Board and Municode to publish the zoning ordinances in their entirety with the County Code on-line. Staff completed the review and publication of the ordinances in October 2023. Future management activities after publication of the zoning ordinances will involve coordinating with the Clerk of the Board and, if needed, Municode in order to publish future zoning ordinance amendments.

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance (AEO) Amendments would amend the LUDC and CZO to eliminate or streamline the permit requirements for compatible, small-scale uses that support local agricultural operations. The project will evaluate and relax certain permit procedures that were developed and approved as a part of the Gaviota Coast Plan (GCP) and determine whether those permit procedures would be appropriate for rural agricultural lands (zoned Agricultural II (AG-II)) throughout the county. The project will also revise the thresholds that determine when buildings and structures would require a Development Plan on lands zoned AG-II in the Coastal Zone. The County has already incorporated these amendments into the LUDC countywide and into the CZO for the GCP area.

LRP staff made substantial progress on the preparation and adoption of the AEO amendments project during FY 2023 - 2024. Specific accomplishments included the following:

- Completed and released the AEO Draft Program Environmental Impact Report (PEIR) for public review and comments from August 1, 2023, through September 14, 2023.
- Prepared draft LUDC and Article II Coastal Zoning Ordinance amendments.
- Drafted AEO-related Uniform Rules amendments for review and recommendation by the County Agricultural Preserve Advisory Committee.
- Held five Planning Commission hearings between November 2023 and March 2024 to receive public comment and consider Planning Commission recommendations to the Board of Supervisors.
- Published the AEO Final Program EIR in February 2024.
- Staff held eight meetings with the County Agricultural Advisory Committee, AEO sub-committee, between December 2023 and February 2024, to discuss recommended changes to the draft AEO ordinances.

Planning Commission hearings on the AEO project will conclude in FY 2023-2024 (Q4) and staff will present the Planning Commissions' recommendations to the Board of Supervisors for adoption in early summer 2024.

Airport Land Use Plan Consistency Amendments (Mandated)

In August 2019, SBCAG released six draft Airport Land Use Compatibility Plans (ALUCPs) (one for each airport within the county) and an accompanying initial study/negative declaration (IS/ND). County staff provided comments on the draft ALUCPs and IS/ND to SBCAG. SBCAG staff subsequently placed the project on hold until 2021. SBCAG released revised draft ALUCPs in February 2022, an environmental document in October 2022, and the SBCAG Board adopted the ALUCPs January 2023. LRP staff coordinated with SBCAG and local jurisdictions on the draft ALUCPs and IS/ND throughout 2022. Pursuant to Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCPs or adopt findings to overrule the ALUCPs within 180 days of SBCAG Board’s adoption of the ALUCPs. The draft 2023 – 2024 LRP Annual Work Program included a proposed project to update the County LUDC and CZO for consistency with the adopted ALUCPs. In June 2023, the Board directed staff to delay work on the Comprehensive Plan, LUDC, and CZO update in order to prioritize other State-mandated projects. Staff anticipates starting the ALUCP amendment project in spring 2024 and completing Planning Commission and Board of Supervisor hearings in fall 2024.

Circulation Element Update/Transportation Thresholds Amendment (Grant Funded; Mandated)

Senate Bill (SB) 743 amended Government Code Sections 65088.1 and 65088.4, and requires local agencies to measure transportation impacts under the California Environmental Quality Act (CEQA) using vehicle miles traveled (VMT) metrics. The Board adopted changes to the County *Environmental Thresholds and Guidelines Manual* in December 2020, to implement VMT thresholds for determining the significance of a project’s transportation impacts under CEQA. In winter 2021, staff released a VMT calculator tool to help planners and other CEQA practitioners implement the new VMT thresholds.

Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant for a countywide Active Transportation Plan (ATP) in 2019. The ATP will serve as a master plan and policy document to guide the development of active transportation infrastructure. In 2022, LRP staff worked with Public Works staff and the consulting team led by Fehr & Peers to (1) collect and analyze pertinent data, (2) evaluate existing conditions and user needs, and (3) conduct public outreach. Public Works staff completed the draft ATP and presented it to the Board of Supervisors for adoption on May 2, 2023.

The ATP and the VMT thresholds will inform needed updates to the Circulation Element and community plans in order to implement the ATP and make other changes to the circulation network to achieve County VMT-reduction goals. The update will revise existing standards (e.g., level of service, roadway classification, and roadway and intersection standards) to align with the ATP and VMT-reduction goals. The update also would address new State mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. The Board approved commencement of the Circulation Element Update in the 2023 – 2024 Annual Work Program. However, due to other high priority projects requiring more staff time and taking longer than expected (e.g. Housing Element and Agricultural Enterprise Ordinance), limited progress has been made on initiating the Update. Staff anticipates working

closely with Public Works staff in developing the scope of work in spring 2024 and initiating the RFP for the required technical studies prior to the end of the 2023 – 2024 FY.

Comprehensive Plan Amendments to Allow Ministerial Development/Uses & Changes to Residential/Commercial Development Standards

The Board added a new project to the Long Range Planning Division FY 2022 – 2023 Work Program that consists of preparing ordinance amendments to:

- Relax the permitting requirements for certain uses/development to allow under a ministerial permit
- Modernize the commercial zone districts to allow residential mixed use development in all commercial zones and to ensure conformance with new state law (AB 2011 – Wicks and SB 6 – Caballero)
- Either rezone to another commercial designation, or substantially revise/update the regulations that apply to, property that is located in the Shopping Center (SC) zone
- Modernize the Design Residential (DR) zone and Planned Residential Development (PRD) zone development standards to incentivize residential development for very low and low income categories
- Develop countywide outdoor lighting standards that address light pollution, energy efficiency, site security, community character, etc.
- Comprehensively update the County’s sign regulations

During the first three quarters of FY 2023 – 2024, staff prepared zoning ordinance amendments for relatively non-complex subjects that do not involve preparation of an environmental impact report for decision-makers consideration. This included (1) Board adoption of the Shopping Center rezones, which eliminated the Shopping Center zone and rezoned all properties to C-2, (2) drafted amendments to the lighting and sign regulations in preparation for decision maker hearings in Q4, and (3) conducted outreach and other activities to develop the project description for the more complex subjects that likely require preparation of a PEIR. Next steps include (1) conducting public outreach, drafting the amendments, and initiating the PEIR during FY 2024-2025, (2) conducting decision-maker hearings for those amendments not requiring environmental review during FY 2024 – 2025, (3) completing the PEIR and conducting decision-maker hearings for the more complex amendments in FY 2025 – 2026, and (4) submitting the amendments to the Local Coastal Program to begin the Coastal Commission certification process during spring 2026.

Environmental Justice Element (Mandated)

Government Code Section 65302(h) requires the County to adopt an environmental justice element (or related goals, policies, and objectives integrated in other elements) that identifies

disadvantaged communities within the unincorporated county, as well as objectives and policies which achieve the following:

- Reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity;
- Promote civic engagement in the public decision-making process; and
- Prioritize improvements and programs that address the needs of disadvantaged communities.

P&D staff completed an internal draft environmental justice element, met with staff from 12 other County departments to review draft policies and implementation strategies, and continued public outreach and engagement in 2023. P&D staff worked with community leaders in the Promotores Network to facilitate meetings with community members. By summer 2024, staff will present the environmental justice element to the Board for consideration.

Safety Element Update (Grant Funded; Mandated)

In 2018, the Board directed staff to update the Seismic Safety and Safety Element (Safety Element) of the Comprehensive Plan. Planned updates are driven, in part, by State legislation (e.g., SB 379, SB 1035, AB 747, SB 99, and AB 1409), updates to Government Code Section 65302(g), and comments and recommendations received previously from the State Board of Forestry on the County's Safety Element.

In July of 2023, the Board adopted wildfire-related amendments to the Safety Element. The Project Team worked closely with County Fire and CAL FIRE staff to update mapping, information, policies, and implementation measures on wildfire in the Safety Element. These updates ensure the Safety Element's policies reflect current code and State standards and regulations to make sure they are uniformly applied to all development projects. These amendments also included adoption of the updated 2022 Multi-Jurisdictional Hazard Mitigation Plan into the Safety Element by reference consistent with AB 2142.

In November 2021, the County completed work on a Climate Change Vulnerability Assessment (CCVA) as the first step to improving regional resiliency by analyzing how climate change may harm the community. The assessment looks at how severe the effects of climate change hazards are likely to be for the county's people and assets and identifies which groups of people and assets face the greatest potential for harm. The County is using the results to prepare a Climate Adaptation Plan and update the Safety Element to development County-led strategies to increase resiliency throughout the unincorporated county. The County is working with a consultant team and an interdepartmental advisory group to establish the critical issues the County faces with respect to climate change and strategies aimed at addressing them. The Project Team will take the Draft

Adaptation Strategies to the Board in summer of 2024, conduct environmental review, and bring the Final Adaptation Plan to the Board in spring 2025.

Another concurrent phase of the Safety Element involves the preparation of an Evacuation Route Plan. The Project Team was awarded a grant from the California Fire Safe Council to conduct an Evacuation Modeling and Planning Project. The project is intended to inform updates needed to the Safety Element to meet statutory requirements and improve evacuation processes, tools, and infrastructure in the unincorporated county. P&D Staff will continue to coordinate with County and external agencies when convening its Evacuation Advisory Group to seek input data as well as feedback on project analysis. The Project Team has hired a consultant to assist with evacuation modeling and mapping and the preparation of the Evacuation Route Plan. The project is anticipated to be completed in fall or winter 2024.

The Project Team will use the results of the Adaptation Plan and Evacuation Route Plan to inform policy updates in the Safety Element.

State Housing and Density Bonus Law Implementation (Grant Funded)

In 2019 the County initiated the Housing Bill Implementation Project in order to satisfy the requirements of the 2015-2023 Housing Element Program 1.4 and to bring the County Code into compliance with an array of new state housing laws. Work on this Project paused while staff focused on completion of the Housing Element Update. Staff resumed work on the Project in the spring of 2023 and included additional state laws passed since the project was initiated into the associated County Code amendments. Staff drafted proposed amendments to all three zoning ordinances related to State Density Bonus Law, By-Right Supportive Housing, Objective Design Standards for Multi-Family and Mixed-Use Housing, Qualifying Housing Streamlined Review, and Low Barrier Navigation Centers. Staff then brought the proposed amendments to the Montecito Planning Commission on December 20, 2023 (passed 3-0); to the County Planning Commission on January 20, 2024 (passed 5-0); and to the Board of Supervisors on February 13, 2024. The next step for this Project is to continue working with the California Coastal Commission for approval of the Coastal Zoning Ordinance amendments.

Utility Scale Solar Ordinance Amendments

Currently, utility-scale solar photovoltaic facilities, defined as facilities developed purely to sell electricity to the wholesale market, are allowed within a zoning overlay that applies to the Cuyama Valley Rural Region. Facilities are limited to no more than 600 acres of AG-II (Agriculture II) zoned land. The limited allowance for utility-scale solar is due to the fact that the Cuyama Valley was the first region in the county that developers determined was suitable for utility-scale solar development, due to its high solar intensity and duration. However, with falling solar costs, more areas are financially viable for utility-scale solar development.

Therefore, in August 2019, the Board adopted the County's Strategic Energy Plan that sets forth recommendations regarding amendments to the zoning ordinances and other County Comprehensive Plan documents, to facilitate utility-scale solar development in areas of the county

besides the Cuyama Valley. At the Board's July 13, 2021, hearing, the Board revised the direction provided in the County's Strategic Energy Plan with specific direction regarding consideration of utility-scale solar development on certain property (Mariposa Reina) located along the Gaviota Coast, in certain zones, and on lands with prime soils. The Board's direction expanded the areas for consideration of utility-scale solar development beyond the areas recommended for consideration in the County's Strategic Energy Plan.

During the first three quarters of FY 2023 – 2024, staff selected a consultant to prepare the Comprehensive Plan Amendments and programmatic environmental impact report (PEIR) for this project after a second RFP, and completed the project kick-off meeting after confirming availability of funds. Staff also coordinated with the consultant to conduct background research and initiate draft amendments. Next steps are to complete draft amendments in fall 2024 and initiate preparation of the PEIR.

Delayed Projects

Short Term Rentals (STRs) Ordinance

In October 2017, the Board approved zoning ordinance amendments to (1) allow STRs in certain commercial zones and a new, STR Coastal Zone Historic Overlay Zone, (2) prohibit STRs in residential, agricultural, mixed-use, resource protection, industrial, and certain special purpose zones, and (3) allow homestays in residential and certain agricultural zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the CCC in December 2017, and the CCC denied the proposed LCPA at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

In June 2023, the Board directed staff to delay work on the Coastal Zone STR Ordinance in order to prioritize other state-mandated projects. This program may continue to be delayed for another year depending on priorities to complete other existing and pending work.

Coastal Resiliency Project (Grant Funded)

Staff prepared amendments to the County's Local Coastal Program (LCP) to help mitigate and respond to threats from current and reasonably foreseeable future sea level rise and coastal hazards. In December 2018, the Board adopted the LCP amendment (LCPA) and submitted it to the CCC for certification. County staff consulted and negotiated with CCC staff on its suggested modifications to the LCPA from 2019 through 2021. In September 2021, the County withdrew the LCPA certification application due to a lack of staff funding and an inability to come to an agreement with regard to certain CCC staff-suggested modifications. The Planning Director and representatives of the Board began negotiations with Coastal Commission staff regarding potential compromises for areas of disagreement. Consistent with staff's recommendation, the Board elected to delay work on the Coastal Resiliency Project during FY 2023 – 2024. The Board may delay work on the project again or may provide additional funding and direct that P&D staff conduct additional work on this project during FY 2024-2025. P&D staff could apply for a State Coastal Conservancy noncompetitive grant (maximum \$100,000) to at least partially pay for this work. In addition, the Climate Adaptation Plan that staff is preparing as part of the Safety Element

Update must address coastal resiliency. If for whatever reason the CCC does not certify an LCPA that addresses coastal resiliency by the time that the Board must act on the Safety Element Update, which appears increasingly likely, the Safety Element Update could include components of the Board-adopted (December 2018) LCPA as part of the Safety Element—that way, the Safety Element Update would comply with State’s climate adaptation requirements for safety elements, and staff could implement the Board-adopted coastal resiliency policies and development standards until the time that the CCC certifies an LCPA to address coastal resiliency.