

Attachment 1 – Long Range Planning Division Work Program Project Summaries

Accessory Dwelling Units (ADUs) Local Coastal Program Amendment (LCPA) (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, 2021, 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. From early 2020 to early 2021, staff drafted zoning ordinance amendments to comply with the new State laws. On May 18, 2021, the Board adopted the ADU and JADU amendments, which went into effect in the Inland Area of the unincorporated county on June 16, 2021. Staff submitted the Local Coastal Program Amendment (LCPA) for the ADU and JADU Coastal Zoning Ordinance (CZO) amendment to the California Coastal Commission (CCC) for review and certification in August 2021. CCC staff has presented questions and requested additional information in order to continue processing the LCPA—particularly with regard to parking-requirements for ADUs. In order to respond to CCC staff’s requests, the Board must (1) authorize funding to prepare a parking analysis that CCC staff has requested, and/or (2) revise the LCPA to change the parking standards that the Board adopted for ADUs. Unless the Board directs staff to do otherwise, activity on the LCPA will resume during Fiscal Year (FY) 2023 – 2024.

Agricultural Enterprise Ordinance Amendments

The Agricultural Enterprise Ordinance Amendment 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 (described separately below), the project involves amending the LUDC and CZO to allow certain uses to support agricultural operations on rural agricultural lands (zoned Agricultural II (AG-II)) throughout the county. The Board directed that staff include the following uses in the project: incidental food service, small scale farm-to-table dinners and cooking classes, other small-scale events, and educational experiences and opportunities (such as school tours, agriculture and natural resource workshops/tours, bird/wildlife viewing, astronomy/stargazing and photography), and to develop a tiered permitting structure. 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 Gaviota Coast Plan area.

In January, 2021, staff contracted with Wood Environment & Infrastructure Solutions, Inc. to assist with stakeholder outreach and environmental review. Stakeholder outreach included a survey circulated to the general public during March, 2021, and three public workshops, as well as meetings with various stakeholders including the Agricultural Advisory Committee, Agricultural Preserve Advisory Committee, and the Land Stewardship and Carbon Farming Coalition (a subcommittee of the Santa Barbara County Climate Collaborative). Environmental review commenced in November, 2021, with issuance of a Notice of Preparation of an Environmental

Impact Report (EIR) and environmental scoping document. Staff anticipates completion of the EIR during fall 2022 and adoption hearings in 2023. As discussed in the description of the Farmstays Ordinance Amendments (below), the Farmstays Ordinance Amendments will be processed with the Agricultural Enterprise Ordinance Amendments.

Airport Land Use Compatibility Plan (ALUCP) Comprehensive Plan Consistency Amendments (Mandated)

This project involves amending the Comprehensive Plan so that it is consistent with the ALUCPs for the airports located within the county. 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 released revised documents in winter 2021/2022. Long Range Planning Division staff has begun working with SBCAG on reviewing the draft ALUCPs and IS/NDs and will continue doing so until SBCAG takes action on the ALUCPs (currently estimated to occur during summer 2022). 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 (Mandated; Partially Grant Funded)

Senate Bill (SB) 743 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.

In 2019, Caltrans awarded the County Public Works Department (Public Works) a Sustainable Communities Grant to prepare a countywide Active Transportation Plan (ATP). The ATP will serve as a master plan and policy document to guide the development and maintenance of active transportation infrastructure. In 2021, Long Range Planning Division 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 (3) solicit initial public input on the ATP. For the remainder of 2022, staff will continue public outreach and draft the ATP. Staff expects the Board to adopt the ATP during FY 2022 – 2023.

The ATP and the VMT thresholds will help LRP update the Circulation Element. The update will address traditional transportation issues, such as level of service, roadway classification, and roadway and intersection standards. The update will also address new state mandates and contemporary transportation issues, such as complete streets, transportation demand management, active transportation, and VMTs. Long Range Planning Division staff expects to select a consultant and initiate data collection for the Circulation Element during FY 2023 – 2024.

Climate Action Plan Update / Energy Element Update / CEQA Thresholds of Significance

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 2021 and early 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 2023.

In January, 2021, the Board adopted interim GHG thresholds for land use projects to be used until the 2030 CAP is adopted. The interim GHG thresholds help the County comply with CEQA Guidelines Section 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 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). County staff and CEQA practitioners will use the interim GHG thresholds until the Board adopts the 2030 CAP and corresponding final GHG thresholds. P&D staff will prepare amendments to certain elements of the Comprehensive Plan (e.g., Energy Element) to achieve consistency with, and implement, certain components of the 2030 CAP.

Coastal Resiliency Local Coastal Program Amendment (LCPA) (Sea Level Rise)

Staff prepared an LCPA 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 LCPA and submitted it to the CCC for certification. From 2019 through 2021, County staff consulted and negotiated with CCC staff on its suggested modifications to the LCPA. In September, 2021, the County withdrew the LCPA certification application due to a lack of staff funding and disagreement over a number of CCC staff's suggested modifications. The Planning Director is negotiating with the Executive Director of the CCC regarding disagreements over the LCPA. In addition, staff will be further researching, and considering applying for, an LCP local assistance grant from the California Coastal Commission to fund additional work that is required to complete this project. The specific tasks required to complete this project are contingent on County negotiations with Coastal Commission staff.

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. The Housing Element Update very likely will require corresponding amendments to the Land Use Element. The concurrent amendment of these two, State-mandated general plan elements will require the adoption of a new Environmental Justice Element. Staff anticipates completing the draft Environmental Justice Element, environmental document, and decision-maker hearings during Fiscal Year 2022 – 2023.

Farmstays Ordinance Amendments

The Farmstays Ordinance Amendments project involves amending the LUDC and CZO to allow farmstays countywide on AG-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. Currently, farmstays are only allowed in the Gaviota Coast Plan area.

LRP staff conducted two virtual public workshops in winter and spring 2021 to receive public comment and input which helped inform the draft ordinance amendments which were developed by staff in spring/summer 2021. Preliminary environmental review of the Farmstays Ordinance Amendments revealed that adoption of the Farmstays Ordinance Amendments will result in a significant impact related to VMTs. Therefore, an EIR must be prepared for this project. Given that (1) the Farmstays Ordinance Amendments were originally part of the Agricultural Enterprise Ordinance Amendments and (2) the Agricultural Enterprise Ordinance Amendments involve preparation of an EIR, the Farmstays Ordinance Amendments are going to be processed as part of the Agricultural Enterprise Ordinance Amendments. As stated above, staff anticipates completion of the Agricultural Enterprise Ordinance Amendments—with the Farmstays Ordinance Amendments—EIR during fall 2022 and adoption hearings in 2023.

Housing Element Update (HEU) (Mandated; Grant Funded)

In December, 2019, SBCAG initiated a process to allocate Santa Barbara County's 6th cycle RHNA (June 30, 2022, to February 15, 2031) among the eight incorporated cities and the unincorporated County. The California Department of Housing and Community Development (HCD) approved SBCAG's Regional Housing Needs Allocation Plan 6th Cycle 2023-2031 (RHNA Plan) in February 2021 and SBCAG adopted the RHNA Plan in July, 2021. The RHNA Plan assigned to the County a total RHNA of 5,664 units, of which 4,142 units must be located within the South Coast subregion and 1,522 units must be located within the North County subregion.

The County is now proceeding with updating the 2015-2023 Housing Element in order to accommodate the new RHNA and comply with State housing element law. These efforts began in early 2021, staff began preparing a sites inventory which shows the number and location of sites available to accommodate its RHNA for lower and moderate-income levels in the South Coast and North County. The initial results of the sites inventory show that the County does not have sufficient land zoned to accommodate its lower and moderate-income RHNA. Therefore, the County must identify sites for rezoning and other strategies to meet its RHNA.

Staff hired a consultant team that has initiated the following tasks: collect data and draft analyses for the HEU; develop and implement a public outreach strategy; analyze governmental constraints to the development of housing; and prepare a Programmatic EIR that analyzes the environmental impacts of the HEU.

The deadline for the County to submit the Housing Element Update to State HCD for review is February 15, 2023. Upon receipt of the Housing Element Update, State HCD will implement an iterative process with the County to review and, if needed, revise the Housing Element Update so that State HCD can conditionally accept it on or before June 2023. After State HCD's conditional acceptance of the Housing Element Update, the County will have one year or three years to rezone property in accordance with the Housing Element Update.

Recreation Master Plan-Related Comprehensive Plan Amendments

During processing of the Agricultural Enterprise Ordinance, 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 Enterprise Ordinance. 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, concerts, and 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 with which the Long Range Planning Division has been assisting, and is anticipated to be complete in FY 2023 – 2024. Upon adoption of the Recreation Master Plan, Long Range Planning Division staff will initiate the processing of Comprehensive Plan amendments that are required to actualize the goals and implement the policies that 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 Enterprise Ordinance, will be considered as part of the Recreation Master Plan-related Comprehensive Plan amendments.

Seismic Safety and Safety Element (collectively, "Safety Element") Update (Mandated; Partially 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 Request for Proposals and a scope for consultant services to prepare a Climate Change Vulnerability Assessment (CCVA). The Draft CCVA was released for public review and comment in September of 2021, and the Final CCVA was completed in November. The CCVA summarizes climate change projections and the effects that climate change will have on hazards such as flooding, wildfire, debris flows, coastal erosion, and sea level rise. The CCVA identifies relevant populations and assets and evaluates the extent of vulnerability by analyzing the severity of climate impacts and their ability to adapt, given existing resources and conditions. The next phase of the project will involve the preparation of a Climate Change

Adaptation Plan that will involve the development and prioritization of adaptation strategies that address the vulnerabilities identified in the CCVA. The CCVA will also 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 will use consultant services to conduct outreach and prepare the Climate Change Adaptation Plan. The Project Team will continue to collaborate with the stakeholder advisory group consisting of County Departments to provide technical input and vetting of project concepts and work products. The draft Climate Change Adaptation Plan and updates to the Safety Element are anticipated to be complete by spring 2023, followed by environmental review and, ultimately, decision-maker hearings during winter 2023/2024 and spring 2024.

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 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 completed required research for the project before the project was put on hold to prioritize other planning work during FY 2021-2022. Staff will resume work on this project during FY 2023 – 2024.

State Housing and Density Bonus Laws Implementation (Grant Funded)

As stated in the summary of the ADUs Ordinance Amendments (above), in 2019 the County initiated the Housing Bill Implementation Project in order to satisfy the requirements of Housing Element Program 1.4. More specifically, from 2016 to 2021, the State passed several bills amending sections of the Government Code related to planning and housing. In 2021 alone, the State adopted over 30 housing-related laws that now are effective [e.g., SB 9, Atkins Housing Opportunity and More Efficiency Act (HOME)]. As described in these project summaries, the County is working on the Housing Element Update, will resume work on the ADUs LCPA, and will be working on zoning ordinance amendments regarding residential development standards; all of these projects are intended to facilitate greater housing production in compliance with State housing laws. Staff will resume work on the implementation of State housing and density bonus laws, after completion of the Housing Element Update.

Utility-Scale Solar Ordinance, Comprehensive Plan, and Uniform Rules 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 GHG emissions reduction goals, and improve the resiliency of the local electric grid. The SEP contains several recommendations for the Planning and Development Department (e.g., amend the zoning ordinances and Local Coastal Program to allow and promote utility-scale solar within unincorporated areas of Santa Barbara County).

Staff initiated the zoning ordinance amendment in fall 2019 as recommended, in part, by the SEP. In June, 2020, the Board delayed the project in order for staff to complete other ongoing projects. Staff re-initiated work on the ordinance amendments in winter 2020/spring 2021 and confirmed the scope-of-work with the Board in July, 2021. The scope-of-work includes amendments to the zoning ordinances, amendments to the Local Coastal Program, amendments to the Energy Element, and amendments to the Uniform Rules for Agricultural Preserves to allow for utility-scale solar. During FY 2022 – 2023, staff will publish a request-for-proposals for consultant services to prepare the draft ordinance amendments and EIR for the project; select a consultant; and begin drafting the ordinance amendments and conduct public outreach. During FY 2023 – 2024, staff and the consultant team will complete the draft ordinance amendments and prepare the EIR for the project. During FY 2024-2025, staff will prepare the project for decision-maker hearings and submit the LCPA to the Coastal Commission for certification.

Zoning Ordinance Amendments Regarding Residential and Commercial Development Standards

This project involves the following ordinance amendments:

- *Ministerial Entitlements*: Amend the zoning ordinances to allow more development and/or uses with the approval of a ministerial land use entitlement. This project would reduce permit processing time, reduce permit application processing costs, and create greater capacity for staff to process more complex current planning projects.
- *Update Multi-Family and Commercial Zoning Regulations*: This project would: (1) create flexibility in the multi-family residential zones (e.g., update development standards in the Design Residential zones, and allow greater densities for very low- and low-income housing); and (2) allow for greater opportunities for housing (mixed use development) in certain commercial zone districts, simplify permitting requirements in certain commercial zones (e.g., update, or eliminate and rezone properties subject to, Shopping Center zone regulations).

This project would involve the following activities over the next three fiscal years:

- hiring a Planner III on a half-time basis to manage a consultant team;
- using consultant services to draft the ordinance amendments, conduct public outreach, and prepare the environmental document for the project;
- decision-maker hearings; and
- preparing/submitting an LCPA for Coastal Commission certification.

Zoning Ordinance Management

The Work Program includes staff time associated with processing relatively minor zoning ordinance amendments that are not associated with a particular project in the Work Program. 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.

During the first quarter of FY 2021-2022, the Board directed staff to process the following ordinance amendments in this fiscal year:

- Relax the permitting and development standards regarding childcare facilities, as well as update the zoning ordinances to reflect current State law regarding childcare facilities; and
- Require a conditional use permit (CUP) for cannabis cultivation located within the Inland Area of the county.

The ordinance amendments regarding childcare facilities will be combined with a number of minor zoning ordinance amendments to create an ordinance amendments package for decision-makers' consideration during fall 2022. The ordinance amendments regarding cannabis cultivation are being processed separately and will be presented to the Board in late spring or summer 2022.

The Board also identified as unfunded priorities, the following ordinance amendments:

- [Certain amendments](#) to the oil and gas regulations; and
- Amendments to telecommunication regulations regarding back-up generators for macrocell towers and aesthetic design standards for small wireless telecommunication facilities.

The Board may provide funding to begin processing these currently unfunded amendments during FY 2022 – 2023, after completion of the Board-requested ordinance amendments package described above.

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 P&D [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 publish the currently unpublished portions of the zoning ordinances with the County Code by fall 2023.