

Attachment A – Long Range Planning Division Fiscal Year (FY) 2019-2020 Work Program Project Descriptions

Section 4.4, Table 2, of the staff report for the Montecito Planning Commission hearing on February 20, 2019, lists the on-going Long Range Planning Division projects from the FY 2018-2019 work program that staff is recommending to be included in the FY 2019-2020 work program. The following provides a brief description of each on-going project.

I. Comprehensive Plan Projects

Airport Land Use Plan Consistency Amendments

The Santa Barbara County Association of Governments (SBCAG) completed the draft Airport Land Use Compatibility Plan (ALUCP) in September 2012 and then put the project on hold. In 2017 and 2018, SBCAG worked with local airports to incorporate new operational data into the draft ALUCP. SBCAG published Phase I of the development displacement analysis in March 2018, which will form part of the basis for the draft ALUCP. SBCAG expects to release Phase II of the development displacement analysis in the winter 2019 and commence with environmental review shortly thereafter. SBCAG also plans to complete environmental review and adopt the ALUCP in winter 2019/2020. In accordance with Government Code Section 65302.3, the County must amend its Comprehensive Plan to be consistent with the ALUCP or adopt findings to overrule the ALUCP, within 180 days of the plan's adoption.

Circulation Element Update

In 2018, the County initiated an update of the Circulation Element of the Comprehensive Plan. The update will strive for a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways for safe and convenient travel. Additionally, the update will focus on greenhouse gas emissions reduction.

Senate Bill (SB) 743 changes 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). Lead agencies have until July 1, 2020, to develop VMT-based metrics and environmental thresholds for evaluating projects under CEQA. To implement SB 743, the County will need to determine appropriate VMT methodologies, thresholds, and feasible mitigation measures. In 2018, staff began researching the state-mandated requirements and travel demand models. In 2019, the County will select a transportation consultant to estimate baseline VMT for the unincorporated areas, prepare environmental thresholds, and evaluate effective mitigation measures for reducing VMT generated by proposed projects. Staff will use the results of the consultant's VMT analysis to help update the Circulation Element.

Coastal Resiliency Project

The Coastal Resiliency Project evaluates the impacts of sea level rise and related coastal hazards along the county's entire 110-mile long coastline. In 2018, the County amended its Local Coastal Program (LCP) to prepare for, mitigate, and respond to threats resulting from current and reasonably foreseeable future sea level rise and coastal hazards. Staff presented the LCP amendment to the Montecito Planning Commission, County Planning Commission, and Board of Supervisors in 2018. The Board of Supervisors adopted the LCP amendment in December 2018.

At the May 2019 California Coastal Commission hearing, California Coastal Commission staff will be requesting additional time to certify the LCP amendment and, if granted, will have until May 2020 to do so.

Energy and Climate Action Plan (ECAP) Implementation

In 2018, the County continued implementing its 2015 ECAP. Throughout the year, staff collected data to track the County's progress implementing the ECAP. In June, 2018, the Long Range Planning Division completed the *2016 Greenhouse Gas Emissions Inventory Update and Forecast*. Notable greenhouse gas emissions reduction efforts included the initiation of a solar energy project (Cuyama Solar Project), implementation of a resource recovery project (Tajiguas Landfill Resource Recovery), completion of bike paths (San Jose Creek Bike Path and Goleta Beach Bridge), and continued work on a feasibility study for a "community choice energy" electric utility. The County also continued community outreach regarding residential and commercial energy efficiency programs.

In December, 2018, the Community Services Department, Sustainability Division (Sustainability Division) presented the results of the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* to the Board of Supervisors in a public hearing. At that hearing, the Board of Supervisors directed staff to (1) update the ECAP to achieve a new greenhouse gas (GHG) reduction target of 50% below 1990 baseline emission levels by the year 2030, and (2) employ a regional approach to addressing climate change as part of the update. These efforts will involve the development of an interim CEQA threshold to be used when evaluating a project's GHG emissions, given the results of the *2016 Greenhouse Gas Emissions Inventory Update and Forecast* and the current thresholds' reliance on the ECAP for evaluating a project's contribution to cumulative impacts associated with GHG emissions.

Environmental Thresholds Guidelines – Amendments to Quality of Life Thresholds

The State CEQA Guidelines (§ 15382) define a "significant effect on the environment" as follows:

*...a substantial, or potentially substantial, adverse change in any of the **physical conditions** within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. **An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant** (emphasis added).*

The "quality of life thresholds" that are set forth in the County's *Environmental Thresholds and Guidelines Manual* (Revised July 2015) have caused confusion with regard to how these sorts of social and economic impacts should be evaluated in initial studies. This is due mainly to the fact that the quality of life thresholds do not make it clear that the quality of life impacts—which are social and economic impacts—are not significant effects on the environment pursuant to CEQA; however, they should be evaluated to the extent that they are related to a physical change in the environment that may be significant.

This project will involve minor amendments to the “quality of life thresholds” to clarify that the physical change in the environment—rather than the social or economic impact—is the impact that must be evaluated and, if found to be significant, mitigated, pursuant to CEQA.

“Rodeo Drive”/Union Valley Parkway Extension

As part of the FY 2018-2019 work program, the Board of Supervisors directed staff to amend the Orcutt Community Plan to show a new connection between the Union Valley Parkway/U.S. Highway 101 interchange and the adjoining frontage road on the east side of U.S. Highway 101. A primary purpose of the connection is to address traffic circulation problems that occur during events at the Elks Unocal Event Center. In 2018, staff worked with Public Works and Caltrans to evaluate potential options for connecting to Union Valley Parkway. In 2019, staff will consult with interested parties and select a consultant to prepare conceptual roadway plans and conduct environmental review for the project.

Safety Element Update

In 2018, the County initiated an update to 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), 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 2018, 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 (AP). 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. Staff will evaluate these projected changes in hazards with respect to the county’s existing and projected changes in its natural resources and built environment. The CCVA will inform revisions to the County’s hazard maps and inform policy updates and implementation actions within the Safety Element. Public outreach, consultant procurement, and development of the CCVA and AP will occur in 2019.

Santa Claus Lane Beach Access, Parking, and Street Improvements

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 component includes a pedestrian at-grade rail crossing to provide safe and legal access to Padaro Beach. The streetscape component will provide additional parking, restrooms, bike lanes, crosswalks, sidewalks, and landscaping. It also includes a roundabout at the intersection of Santa Claus Lane and Sand Point Road.

In 2018, staff completed wetland mitigation studies, received approval for construction of the railroad crossing, presented conceptual restroom plans to the South Board of Architectural Review, and coordinated with the Local Agency Formation Commission (LAFCO) and the local sanitary and water districts to extend services to the proposed restrooms. Staff also helped with a

Local Coastal Program (LCP) amendment to create new wetland policies, standards, and mitigation measures for this and a nearby Caltrans project that will affect wetlands. The California Coastal Commission approved the LCP amendment in December 2018. Lastly, staff worked with the Public Works Department to complete 65 percent construction plans for the project. In 2019, staff will update the landscape plans, conduct additional public outreach, complete environmental review, and process coastal permits for the project.

II. Ordinance Amendments

Advanced Meter Zoning Ordinance Amendment

The Land Use and Development Code (LUDC) and Montecito Land Use and Development Code (MLUDC) consider advanced meter facilities for natural gas utilities to be telecommunication facilities and, therefore, subject to discretionary review and permitting requirements. The Southern California Gas Company (SoCalGas) is proposing new facilities to support its Advanced Meter Program. SoCalGas requested that the County process zoning ordinance amendments to create zoning permit exemptions for the data collection unit components of its planned advanced meter facilities. The County has hired a consultant to serve as adjunct staff to process the amendments for the Board of Supervisors' consideration in fall/winter 2019.

Agricultural Tiered Permitting

The Agricultural Tiered Permitting project proposes to amend the 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. The project will evaluate permit procedures that were developed and approved as part of the Gaviota Coast Plan 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 countywide and into the CZO for the Gaviota Coast Plan area. Staff expects to complete draft amendments and commence public outreach in spring 2019, and begin preparing a draft environmental impact report (EIR) in summer 2019.

Cannabis Land Use Ordinance

On February 27, 2018, the Board of Supervisors adopted zoning ordinance amendments to establish zoning regulations regarding the personal use of cannabis and commercial cannabis activities. In November 2018, the California Coastal Commission completed the certification process for the CZO amendments. These zoning regulations complement a commercial cannabis business-licensing ordinance, which the Board of Supervisors adopted in May 2018, and Measure T2018, a commercial cannabis taxation measure that the voters approved in June 2018. Staff is currently implementing and enforcing the recently adopted regulations. In addition, on January 29, 2018, the Board of Supervisors directed staff to prepare amendments for the planning commissions' and Board of Supervisors' consideration, which would prohibit all cannabis cultivation on properties zoned AG-I-20, AG-I-10, and AG-I-5, or on properties zoned

AG-I-5 and AG-I-10, as well as on properties of 20 acres or less in the AG-I zone. In addition, the Board of Supervisors directed staff to prepare amendments to the LUDC and CZO to provide noticing for all properties in Existing Developed Rural Neighborhoods when a Conditional Use Permit is required. Staff has commenced with the preparation of these amendments and will present the amendments to the planning commissions in spring/summer 2019 and Board of Supervisors in fall 2019.

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 zones. These amendments went into effect in the Inland Area in November 2017. Staff submitted the CZO amendment to the California Coastal Commission in December 2017, and the California Coastal Commission denied the proposed LCP amendment at a hearing in May 2018 due to findings that the proposed amendment limited coastal access.

Given the California Coastal Commission's action on the LCP amendment, the Board of Supervisors directed staff to present options to the Board of Supervisors. On August 28, 2018, staff presented the options to the Board of Supervisors and the Board of Supervisors directed staff to prepare ordinance amendments to allow: (1) those who operated a STR and paid their Transient Occupancy Tax (TOT) during the period of October 3, 2012, to October 3, 2017, to continue to operate the STR subject to a permit or license that must be reviewed annually until the property is sold; (2) STRs on certain commercially-zoned lots; and (3) allow homestays on residentially-zoned properties. During summer 2019, staff will schedule this project for planning commission hearings, in order to receive guidance from the planning commissions regarding specific items that the Board of Supervisors requested. Based (in part) on this guidance, staff will develop ordinance amendments during late summer/early fall 2019, in order to commence with planning commission hearings during late fall 2019/winter 2019-2020 and Board of Supervisors' hearings in late spring 2020, followed by submittal of the amendments to the Coastal Commission in summer 2020.

State Housing and Density Bonus Law Amendments

In 2018 and 2019, several bills went into effect which amended State Density Bonus Law (SDBL) and the Housing Accountability Act (HAA). In part, the SDBL legislation expanded eligibility and streamlined the permit process for qualifying projects; the HAA legislation elevated the evidentiary standard necessary for local jurisdictions to deny, conditionally approve, or reduce the density of certain affordable housing development projects. In FY 2019-2020, the County will update its zoning ordinances to be consistent with the new legislation.

In addition, the County also plans to amend its zoning ordinances in accordance with SB 35, which creates a streamlined, ministerial approval process for qualifying housing projects in jurisdictions that are behind on meeting their RHNA targets. The County has not met its pro-rata share of very low- and low-income housing thus far in its 2015-2023 housing element cycle and, therefore, is currently subject to this SB 35 streamlining requirement. To plan for potential SB 35 development, staff is processing zoning ordinance amendments to create objective design

standards for SB 35 projects as part of the current Fiscal Year (FY) 2018-2019 and Fiscal Year 2019-2020 Work Programs.

Utility Grade Solar Ordinance Amendments

In June 2018, during the Fiscal Year 2018-2019 budget workshops, the Board of Supervisors directed the Planning & Development Department to create an ordinance to enable utility-scale solar development countywide. Development of the ordinance will be based largely on a complementary feasibility study for the implementation of utility grade solar facilities which the Community Services Department, Sustainability Division is currently preparing. The feasibility study is estimated to be complete in spring 2019; following publication of the study in summer 2019, staff will commence with the preparation of the draft zoning ordinance amendments which will serve as the basis of environmental review that will commence in fall 2019. Although it cannot be determined with certainty at this time, this project likely will require the preparation of an environmental impact report and, if so, Planning Commission hearings will likely commence in late summer 2020 and Board of Supervisor hearings will likely commence in late fall/early winter 2020.

Zoning Ordinance Amendments (Minor and Administrative Amendments)

This project involves the preparation of zoning ordinance amendments that are unrelated to the individual projects that are included in the Long Range Planning Division Work Program. Given that the individual ordinance amendments tend to be relatively minor and do not rise to the level of being included as separate projects in the work program, they are combined and processed together as one set of ordinance amendments. The amendments will include: removal of uncertified Coastal regulations set forth in the Land Use and Development Code; provisions to explicitly allow the recordation of certain documents; integrating the regulations of Articles I (Sign Regulations) and V (Road Names and Address Numbers) into the zoning ordinances, and deleting Articles I and V from the County Code; and correcting minor typos, incorrect cross-references, and other minor formatting errors in the zoning ordinances.