

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT
PROPOSED FINAL NEGATIVE DECLARATION
FOR THE 2003-08 UPDATE TO SANTA BARBARA COUNTY
COMPREHENSIVE PLAN'S HOUSING ELEMENT
PHASE I OF COUNTY'S HOUSING ELEMENT ACTION PROGRAM**

1.0 REQUEST/PROJECT DESCRIPTION

The 2003-08 Housing Element has been prepared under a state law mandate that requires cities and counties to periodically update the Housing Elements of their general plans, on a schedule prescribed in Gov. Code §65588. The County's current Housing Element was adopted in 1993, with several relatively minor amendments since then.

The 2003-08 Housing Element is a complete revision of the 1993 Housing Element. It contains new sections on housing needs and an inventory within the unincorporated area, an analysis of constraints to the development of housing and possible ways to reduce or eliminate such constraints, an evaluation of the effectiveness of the 1993 Element's programs, and revised housing goals, quantified objectives, programs and policies, actions, and development standards. It also contains a number of appendices that contain supplemental information, including public comments received on the draft Element.

The County has split the Housing Element into two phases: Adoption and Action. The Adoption Phase includes all that is required by state law to be in the Housing Element and identifies the policies and programs to meet housing goals. All minor policy amendments proposed will take effect concurrently with the Housing Element adoption. These amendments will be evaluated as part of this Negative Declaration. All major policy amendments are action items in the Housing Element proposed for future consideration. These action items will be discussed in the Housing Element, however will not be evaluated in the Negative Declaration at this time due to their speculative nature and lack of sufficient detail to perform meaningful analysis. The action items will continue to be shaped by community input throughout the Action Phase. Once they are refined an environmental impact report will be prepared assessing any associated impacts and the decision-makers will consider the items for adoption. It is anticipated that these items will be before the Planning Commission and Board of Supervisors in Fall/Winter 2004. Together the adopted Housing Element and the Action Phase that follows will facilitate meeting the county's housing goals for the next five years.

A complete description of the goals, policies, programs and action items included in the 2003-08 Housing Element is provided in Attachment A: 2003-08 Housing Element Compendium of Goals, Policies and Programs, and is summarized below.

The Adoption Phase includes decision-maker consideration of the following items:

All factual disclosures required by state law including a housing needs assessment, inventory of available land, and analysis of constraints to housing development.

Programs & Policies

GOAL 1: Enhance Diversity and Quantity of Housing Supply

- Revisions to State Density Bonus Program consistent with state law.
- Minor policy amendments encouraging mixed use and infill development.
- Minor policy amendments encouraging the development and legalization of residential second units, including working with service districts to reduce connection fees.
- Minor policy amendments encouraging development of multi-family rental housing.
- Total countywide acreage at a range of densities that shall be considered for rezoning to allow for a variety of housing types and affordability levels. Specific sites are not identified.

The Negative Declaration for the Housing Element includes evaluation of proposed revisions to the existing Inclusionary Housing Program, however the revisions to this program will not be considered by the Board of Supervisors at the time the Housing Element is adopted. The proposed Inclusionary Program along with a revised in-lieu affordable housing fee will be brought before decision-makers within four months of adoption of the Housing Element. Additional time is required to refine the in-lieu fee and certain aspects of the Inclusionary Program.

GOAL 2: Expand Housing for Special Needs Groups

- Minor policy amendments to encourage the expansion of a housing supply that meets the needs of identified special needs households and that offers diversity in size, type, tenure, location, and affordability levels. Special Needs Groups include homeless facilities, farm employee housing, other employee housing and mobile homes.

GOAL 3: Expand Housing for Persons with Disabilities

- Minor policy amendments to encourage the expansion of a housing supply that meets the needs of persons with disabilities and their families and that offers diversity in size, type, tenure, location and affordability levels.

GOAL 4: Open and Fair Housing Opportunities

- Minor policy amendments to promote equal opportunity in all housing types (ownership and rental, market rate and assisted) and for all persons.

GOAL 5: Quality Housing Design

- Minor policy amendments to promote efficient use of land and well-designed, energy-efficient housing units in keeping with the character of surrounding neighborhoods.
- Neighborhood compatibility guidelines to encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.

GOAL 6: Preserve Affordable Housing Stock

- Minor policy amendments to preserve existing affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement, including extending affordability requirement to a 45-year period which would restart upon each resale for a maximum period of 90 years. If the first owner does not sell the unit for 45 years the affordability restriction will expire after the 45-year time frame.

GOAL 7: Cooperative Relationships

- Minor policy amendments directing county to form strong collaborative working relationships with all providers of and advocates for housing; and assist these collaborators in all feasible ways with the process of developing affordable housing.
- Continue community outreach efforts on affordable housing programs, including updates to the county's website, brochures and public workshops.
- Minor policy amendment to work with local service districts to determine whether capital improvements are necessary to eliminate service constraints to housing development.

GOAL 8: Efficient Government

- Minor policy amendments to identify and, where feasible, eliminate or reduce governmental constraints to development of affordable and/or special needs housing.
- Discretionary development incentives for projects participating in housing programs.

GOAL 9: Cultivated Financial Resources

- Minor policy amendments directing county to actively pursue funds and use various sources of revenue to assist the development, acquisition, and rehabilitation of affordable housing and provide financing assistance for first time homebuyers.
- Minor policy amendments to prioritize the provision of affordable and/or special needs housing as a priority when considering the future use of county-owned lands.

The Adoption Phase does not include decision-maker consideration of the following items:

These are identified as action items in the 2003-08 Housing Element document and will continue to be shaped by community input throughout the Action Phase. As stated above, these action items cannot be evaluated at this time as part of the Negative Declaration due to their speculative nature and lack of sufficient detail to perform meaningful analysis. Most of these items will return to decision-makers for consideration within one year following adoption of the Housing Element. An EIR will be prepared when sufficient detail exists.

GOAL 1: Enhance Diversity and Quantity of Housing Supply

- Revisions to existing Inclusionary Housing Program.
- Revisions to existing affordable housing in-lieu fee.
- Any rezones needed to meet affordable housing objectives.

- Minimum density requirements on specified sites to increase certainty and consistency in level of development permitted on residential land and to promote efficient development of the land.
- Ordinance amendments to implement Service Worker Housing Policy and associated in-lieu fee as well as amendments to allow construction of on-site service worker housing in-lieu of the fee.
- Ordinance amendments to encourage mixed use development in commercial zone districts.
- Reduced permit requirements for Residential Second Units on agricultural lands.
- A policy for a Variable Density Program which would allow “density equivalents” to count smaller units as less than one full unit when applying maximum density limits for a site.

GOAL 2: Expanded Housing for Special Needs Groups

- Reduced permit requirements for farm employee housing on agricultural lands.

GOAL 3 & 4: No action items.

GOAL 5: Quality Housing Design

- Establish residential design standards to guide future housing development countywide.
- Amendments to DR Zone District to modify requirements that serve as constraints to well-designed housing.
- Amendments to Goleta Community Plan to extend A-I land use designation to the South Patterson Agricultural Area for an additional 10 years.

GOAL 6: Preserved Affordable Housing Stock

- Revisions to maximum sales price calculation formula.

GOAL 7: Cooperative Relations

- Revisions to the Zoning Ordinance requirements for Single Room Occupancy developments to mitigate constraints of the development of housing for persons with disabilities and groups with special housing needs.

GOAL 8: Efficient Government

- Amendments to allow development standard modifications as incentives for affordable housing development, such as setback, open space and parking modifications.
- Consideration of fee reductions for certain types of development in the Orcutt Planning Area as part of beneficial project development impact fee reduction program.

GOAL 9: No action items.

2.0 PROJECT LOCATION

The Housing Element applies throughout the unincorporated area of Santa Barbara County exclusive of areas under state and federal jurisdiction, such as the University of California campus, Vandenberg Air Force Base, and federally-owned land within the Los Padres National Forest.

3.0 ENVIRONMENTAL SETTING

The unincorporated area consists of a variety of physical environments, from shorelines and coastal terraces to gently rolling hills to rugged mountains, and from concentrations of urban and suburban development to small distinct towns to semi-rural and rural areas.

Similarly, a wide variety of biological habitats exist throughout the unincorporated area. These include the offshore marine environment, coastal strand, coastal dunes, coastal estuaries, various kinds of scrub and woodland habitats, wetlands, grasslands and freshwater streams. Vast expanses of habitat areas are primarily outside of urban and suburban areas, but important biological resources also exist within primarily developed areas. Important habitats are enumerated in the Conservation Element of the county's Comprehensive Plan and in the county's various adopted Community and Area Plans.

Numerous recorded archaeological and historic sites exist throughout the unincorporated area, along with an undoubtedly large number of unrecorded and unrecognized resources.

A large range of soil types exists as well, including large areas of prime agricultural soils that are located primarily on coastal terraces, along streams, and within inland valleys. A variety of agricultural uses exist on both prime and non-prime soils, including various forms of cultivated agriculture and rangeland uses.

Surface water bodies include numerous perennial and ephemeral streams, nearly all of which drain to the ocean. The Cuyama, Sisquoc, Santa Maria, and Santa Ynez are the major rivers in the county. The only natural lakes are upper and lower Zaca Lake, located on private landholdings within the Los Padres National Forest. There are three reservoirs on the upper Santa Ynez River: Cachuma, Gibraltar, and Sheffield. Cachuma provides both water supplies and recreational uses; Gibraltar and Sheffield are water supply reservoirs only.

Santa Barbara County is bounded by San Luis Obispo County to the north, Kern County to the northeast, and Ventura County to the east. The Pacific Ocean bounds the county to the south and west.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

INTRODUCTION

The 2003-08 Housing Element is a planning document that provides updated background information and goals, quantified objectives, programs and policies, actions, and development standards. It is a text update to the 1993 Housing Element that does not in itself increase

development potential, increase the density or intensity of future development, or modify any ordinance provisions that relate to development.

It does contain directives for future actions that could increase development potential, increase the density or intensity of future development, and modify ordinance provisions that relate to development. However, all such changes would require the future exercise of legislative discretion by the Santa Barbara County Board of Supervisors, and the nature of such changes currently is not specific enough to serve as the basis for a meaningful analysis of potential environmental effects. Subsequent environmental review will be done for all later actions to implement the Element, once those actions are defined specifically enough to allow meaningful review.

The following checklist indicates the potential level of impact and is abbreviated as follows:

Known Signif.: Known significant environmental impacts.

Unknown Poten. Signif.: Unknown potentially significant impacts which need further review to determine significance level.

Poten. Signif. and Mitig.: Potentially significant impacts which can be mitigated to less than significant levels.

Not Signif.: Impacts which are not considered significant.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case. Discussion should include reference to the previous documents, a citation of the page or pages where the information is found, and identification of mitigation measures incorporated from those previous documents. **NOTE:** Where applicable, this box should be checked in addition to one indicating significance of the potential environmental impact.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?				X	
b. Change to the visual character of an area?				X	
c. Glare or night lighting which may affect adjoining areas?				X	
d. Visually incompatible structures?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to aesthetics. It is possible that later actions to implement the Element could have indirect adverse effects, should incentives be allowed that permit reduced structural setbacks from lot lines. However, the adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.2 AGRICULTURAL RESOURCES

Will the proposal:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to agricultural resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to convert agricultural lands to non-agricultural use, or should zoning ordinance changes be approved to allow non-agricultural residential second units on agriculturally-zoned properties. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.3 AIR QUALITY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation including, CO hotspots, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?				X	
b. The creation of objectionable smoke, ash or odors?				X	
c. Extensive dust generation?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to air quality. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?				X	
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?				X	
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?				X	
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?				X	
e. The loss of healthy native specimen trees?				X	
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?				X	
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?				X	
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?				X	
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?				X	
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?				X	
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?				X	

Existing Plant and Animal Communities/Conditions: Please refer to the previous Environmental Setting section near the beginning of this Initial Study.

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to biological resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain sensitive resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?				X	
b. Disruption or removal of human remains?				X	
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?				X	
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?				X	
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?				X	
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?				X	
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to cultural resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain sensitive resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.6 ENERGY

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?				X	
b. Requirement for the development or extension of new sources of energy?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to energy resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would

involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.7 FIRE PROTECTION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?				X	
b. Project-caused high fire hazard?				X	
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?				X	
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?				X	
e. Development of structures beyond safe Fire Dept. response time?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to fire protection. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands within high fire hazard areas or where fire protection services are inadequate. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?				X	
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?				X	
c. Permanent changes in topography?				X	
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?				X	
e. Any increase in wind or water erosion of soils, either on or off the site?				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?				X	
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?				X	
j. Sand or gravel removal or loss of topsoil?				X	
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?				X	
l. Excessive spoils, tailings or over-burden?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to geologic processes. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands containing or exposed to geologic hazards. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?				X	
b. The use, storage or distribution of hazardous or toxic materials?				X	
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?				X	
d. Possible interference with an emergency response plan or an emergency evacuation plan?				X	
e. The creation of a potential public health hazard?				X	
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to hazardous materials or risk of upset. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands containing hazardous materials or exposed to appreciable risk of upset. Also, possible changes to commercial zoning district regulations to increase the permissibility of residential uses indirectly could result in the exposure of greater numbers of people to hazardous materials or conditions in mixed commercial-residential projects. However, the location and extent of such potential land use and zoning changes and prospective mixed-use projects is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to historic resources. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on lands that contain historic resources. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.11 LAND USE

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. And Mitig.	Not Signif.	Reviewed Under Previous Document
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X	
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?				X	
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to land use concerns. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential inappropriately, for example, by increasing density within an airport safety zone. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.12 NOISE

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding				X	

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
County thresholds (e.g. locating noise sensitive uses next to an airport)?					
b. Short-term exposure of people to noise levels exceeding County thresholds?				X	
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to noise. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential on land exposed to excessive noise levels, or to an extent that would generate excessive noise levels. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?				X	
b. Student generation exceeding school capacity?				X	
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?				X	
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to public facilities. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on public facilities might occur. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.14 RECREATION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?				X	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to recreation. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on recreational opportunities or facilities might result. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?				X	
b. A need for private or public road maintenance, or need for new road(s)?				X	
c. Effects on existing parking facilities, or demand for new parking?				X	
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?				X	
e. Alteration to waterborne, rail or air traffic?				X	
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?				X	
g. Inadequate sight distance?				X	
ingress/egress?				X	
general road capacity?				X	
emergency access?				X	
h. Impacts to Congestion Management Plan system?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to transportation and circulation. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes

be approved to increase residential development potential to the extent that significant effects on traffic levels and transportation facilities might occur. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?				X	
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?				X	
c. Change in the amount of surface water in any water body?				X	
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?				X	
e. Alterations to the course or flow of flood water or need for private or public flood control projects?				X	
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis?				X	
g. Alteration of the direction or rate of flow of groundwater?				X	
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?				X	
i. Overdraft or overcommitment of any groundwater basin? Or, a significant increase in the existing overdraft or overcommitment of any groundwater basin?				X	
j. The substantial degradation of groundwater quality including saltwater intrusion?				X	
k. Substantial reduction in the amount of water otherwise available for public water supplies?				X	
l. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?				X	

Impact Discussion: As a planning document, the Housing Element would not have any direct or indirect physical impacts with regard to water resources or flooding. It is possible that later actions to implement the Element could have indirect adverse effects, should land use and zoning changes be approved to increase residential development potential to the extent that significant effects on water resources might occur, or in areas where development could create or be exposed to flooding hazards. However, the location and extent of such potential land use and zoning changes is not known at this time. The adoption of such actions would involve a future exercise of discretion by

the Board of Supervisors, and an evaluation of potential impacts would be premature and unduly speculative at this time.

Mitigation and Residual Impact: No mitigations measures are required; no residual impact.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs, Other: County Housing & Community Development, County Administrator, County Counsel.

5.2 Comprehensive Plan

<u> X </u> Seismic Safety/Safety Element	<u> X </u> Conservation Element
<u> X </u> Open Space Element	<u> X </u> Noise Element
<u> X </u> Coastal Plan and Maps	<u> X </u> Circulation Element
<u> X </u> ERME	Community and Area Plans – Orcutt, Los Alamos, Goleta, Montecito, Summerland, Toro
	<u> X </u> Canyon

5.3 Other Sources

<u> </u> Field work	<u> X </u> Ag Preserve maps
<u> </u> Calculations	<u> X </u> Flood Control maps
<u> X </u> Project plans (draft Housing Element)	<u> X </u> Other technical references (reports, survey, etc.)
<u> </u> Traffic studies	<u> X </u> Planning files, maps, reports
<u> </u> Records	<u> X </u> Zoning maps
<u> </u> Grading plans	<u> X </u> Soils maps/reports
<u> </u> Elevation, architectural renderings	<u> X </u> Plant maps
<u> X </u> Published geological map/reports	<u> X </u> Archaeological maps and reports
<u> X </u> Topographical maps	Other: Negative Declarations prepared for the draft Housing Elements of San Luis Obispo County and the cities of
<u> X </u> Other: Final EIR on the 1993 Santa Barbara County Housing Element	<u> X </u> Carpinteria and Santa Barbara
	<u> </u>
	<u> </u>
	<u> </u>

6.0 PROJECT SPECIFIC (*short- and long-term*) AND CUMULATIVE IMPACT SUMMARY

As a planning document, the Housing Element would not have any direct or indirect short- or long-term physical impacts. A range of indirect site-specific and cumulative adverse impacts could result from subsequent actions to amend land use plans and zoning ordinances to implement the Housing Element. However, the specific nature and extent of such amendments is not well enough known at this time to serve as the basis for a meaningful analysis of potential environmental effects. Subsequent environmental review would be done for all later actions to implement the Element, once those actions are defined specifically enough to allow meaningful review.

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

	Known Signif.	Unknown Poten. Signif.	Poten. Signif. and Mitig.	Not Signif.	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X	
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?				X	
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				X	
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X	
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?				X	

8.0 PROJECT ALTERNATIVES

If potentially significant, adverse unmitigable impacts would result, identify potential project alternatives to minimize these effects (reduced project, alternative use, alternative site location, etc.)

Not applicable.

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

Please refer to Appendix B of the 2003-08 Housing Element (Attached).

10.0 RECOMMENDATION BY P&D STAFF

On the basis of the Initial Study, the staff of Planning and Development:

X Finds that the proposed project WILL NOT have a significant effect on the environment and, therefore, recommends that a Negative Declaration (ND) be prepared.

_____ Finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures incorporated into the REVISED PROJECT DESCRIPTION would successfully mitigate the potentially significant impacts. Staff recommends the preparation of an ND. The ND finding is based on the assumption that mitigation measures will be acceptable to the applicant; if not acceptable a revised Initial Study finding for the preparation of an EIR may result.

_____ Finds that the proposed project MAY have a significant effect on the environment, and recommends that an EIR be prepared.

_____ Finds that from existing documents (previous EIRs, etc.) that a subsequent document (containing updated and site-specific information, etc.) pursuant to CEQA Sections 15162/15163/15164 should be prepared.

Potentially significant unavoidable adverse impact areas:

_____ With Public Hearing X Without Public Hearing

PREVIOUS DOCUMENT:

PROJECT EVALUATOR: Greg Mohr **DATE:** January 15, 2004

11.0 DETERMINATION BY ENVIRONMENTAL HEARING OFFICER

- _____ I agree with staff conclusions. Preparation of the appropriate document may proceed.
- _____ I DO NOT agree with staff conclusions. The following actions will be taken:
- _____ I require consultation and further information prior to making my determination.

SIGNATURE: _____ **INITIAL STUDY DATE:** _____

SIGNATURE: _____ **NEGATIVE DECLARATION DATE:** _____

SIGNATURE: _____ **REVISION DATE:** _____

SIGNATURE: _____ **FINAL NEGATIVE DECLARATION DATE:** _____

12.0 ATTACHMENTS

- Attachment A: 2003-08 Housing Element Compendium of Goals, Programs and Policies
- Attachment B: Appendix B of the 2003-08 Draft Housing Element
- Comments received on draft ND

ATTACHMENT A: HOUSING ELEMENT COMPENDIUM OF GOALS, PROGRAMS, AND POLICIES

This attachment is arranged in the following format with the hierarchy of the goals, policies, actions and development standards, consistent with the structure of the county’s Comprehensive Plan:

Goal:

A goal is an ideal future end, condition, or state related to the public safety or general welfare toward which planning efforts are directed. A goal is a general expression of community values and, therefore it is abstract in nature. Santa Barbara County has nine long-range housing goals.

Program Name

Policy: A policy is a specific statement that guides decision-making that is based on the Comprehensive Plan’s goals and objectives as well as the analysis of data. Policies should be clear and unambiguous.

Development Standards: Development standards are measures that shall be incorporated into development projects where applicable to provide consistency with certain policies of the Housing Element. Not all policies require development standards.

Actions: An action is a one-time or ongoing act, program or procedure that carries out general plan policy. Actions include time frames for implementation.

Timing:
Date

Responsible Department:
Department(s) accountable for ensuring a program or policy is carried out. Usually Planning and Development (P&D), County Housing and Community Development (CHCD), General Services, or County Counsel.



Goal 1: Enhance Diversity and Quantity of Housing Supply

Promote the development of new housing with a diversity of types, sizes, tenures, densities, and locations in the necessary quantities to meet the needs of all economic segments of the community.

Density Bonus Program

Policy 1.1: The county shall grant a density bonus and incentives to developers of residential projects of five or more units who agree to provide very low income, low income, moderate income, or “qualifying resident” (senior) housing pursuant to Government Code §§ 65915-65918 or successor statute(s). Density Bonus projects shall comply with the requirements set forth in the Housing Element Implementation Guidelines, and the Development Standards at right.

Development Standard 1.1.1: For eligible projects, a density bonus of at least 25% over base density shall be provided if the project includes at least:

- 10% of total units for very low income households with rents or sales prices targeted to 50% of area median income (AMI), or
- 20% of total units for low income households with rents or sales prices targeted to 60% of AMI, or
- 50% of total units for senior citizens (“qualifying residents” as defined in Government Code §65915) without regard to affordability.

Development Standard 1.1.2: For eligible condominium projects, a density bonus of at least 10% shall be provided if the project includes at least 20% of total units for moderate income households with sales prices targeted to 120% of AMI.

Development Standard 1.1.3: All price restricted units developed under this program are subject to the requirements of Policy 6.1 (Mechanisms for Maintaining Affordability) of this Element and must remain affordable for a minimum of 10 years for moderate condominium income units and 30 years for all other units or longer if permitted by Government Code §§65915-65918.

Development Standard 1.1.4: Projects eligible for a density bonus on the basis of providing units for qualifying senior citizen residents are subject to other applicable affordable housing programs including the Inclusionary Housing Program. Projects eligible for a density bonus on the basis of providing price restricted affordable units are exempt from the Inclusionary Housing Program.

Development Standard 1.1.5: Projects participating in this program are eligible for fast track permit processing, and the county will market the affordable units. In addition, projects may choose one of the incentives listed below. Discretionary incentives may be requested but are subject to decision-maker approval.

Category	Incentive
Additional density increase	Discretionary increase over 25%.
Reduced common open space	Discretionary modification from 40% to a minimum of 25% of gross acreage in DR Zone District.
Reduced parking requirements	Detached units: Tandem parking allowed, Attached units: Discretionary reduction.
Reduced front setback	Discretionary modification down to 10 feet. ¹
Reduced side yard setback	Discretionary modification down to zero lot line. ¹

¹Quality design with appropriate massing will be required.

Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.

Responsible Department(s):
P&D

NOTE: The following program will not be considered by the Board of Supervisors at the time the Housing Element is adopted, however, it was analyzed as part of the Negative Declaration on the Housing Element. The county’s financial consultant required additional time to complete the financial analysis to determine appropriate fees. This Inclusionary Program will be brought before decision-makers within six months of adoption of the Housing Element.

**Inclusionary Housing Program
(to be considered after HE adoption)**

Policy 1.2: To increase the supply of price restricted affordable housing, the county shall require the provision of units, the donation of land, and/or the payment of fees for specified types of discretionary residential projects. Projects shall comply with the requirements set forth in the Housing Element Implementation Guidelines and the following Development Standards.

Development Standard 1.2.1: This policy shall apply to all market-priced residential developments of two or more net new lots or primary units including lot sale land divisions, divisions of agriculturally designated land not under Williamson Act contract, projects that qualify for the Density Bonus Program on the basis of providing housing for seniors (“qualifying residents” per Government Code §65915-65918) without regard to affordability, and conversions of two or more existing residential rental units to condominiums, stock cooperatives, or community apartments.

The following projects are exempt from the Inclusionary Housing Program:

- Duplexes on a single lot,
- Projects that qualify for the Density Bonus Program by providing price restricted affordable units,
- Mixed use projects including a residential use,
- Projects that are 100% rental and built at a density of 10 units per gross acre or greater, and
- Projects in the Cuyama HMA.

Development Standard 1.2.2: In the South Coast and Santa Ynez HMAs the following requirements shall apply to the projects identified in Development Standard 1.2.1:

- 5% very low income units, and
- 5% low income units, and
- 10% moderate income units, and
- 10% workforce income units.

Development Standard 1.2.3: In the Santa Maria and Lompoc HMAs the following requirements shall apply to projects identified in Development Standard 1.2.1:

- 5% very low income units, and
- 5% low income units, and
- 10% moderate income units.

Development Standard 1.2.4: If the number of units required for a project includes a fraction of a unit or if the project includes fewer than 10 total units, the developer shall provide either a whole unit or pay a pro-rated fee for the fractional unit.

Development Standard 1.2.5: Outside the Coastal Zone, very low and low income unit requirements may be met by building units on-site, donating land, or paying in-lieu fees. Developers of for sale housing, however, are only allowed to satisfy the moderate and workforce Inclusionary requirements through the payment of in-lieu fees if they can demonstrate that providing these units on site would be economically infeasible.

Action 1: Within one year of adoption of this Element, the county shall consider adopting guidelines for determining the feasibility of a project.

Timing:

Spring 2005

Responsible Department(s):

P&D, CHCD

**Inclusionary Housing Program
(to be considered after HE adoption)**

Development Standard 1.2.6: In the Coastal Zone, pursuant to Government Code § 65590-65590.1, the inclusionary requirements must be met by building on-site. Where this is not feasible, the inclusionary requirements must be met in the county within the Coastal Zone or within three miles thereof. In rare and limited circumstances, where neither of these is feasible, such projects may meet the inclusionary requirements by paying fees.

Development Standard 1.2.7: Projects that meet moderate or workforce inclusionary requirements by building units on-site will receive a density increase of 10% over base density. Projects that meet both moderate and workforce requirements on-site will receive a density increase of 20% over base density.

Development Standard 1.2.8: If price restricted rental units are built on-sites to meet inclusionary requirements they must be managed by a professional property management company and have an on-site manager.

Development Standard 1.2.9: Existing legal units or lots in a project shall not be counted toward application of the inclusionary requirement, except where the rental units are being converted to ownership units such as condominiums, stock cooperatives, or community apartments, except as may be provided in the Local Coastal Plan for Isla Vista (Local Coastal Plan Policy 5-10).

Development Standard 1.2.10: Where the donation of land option is chosen in lieu of meeting inclusionary requirements on-site, the donation is subject to approval by the county Housing and Community Development Department. Approval is based on but not limited to the following criteria:

- The land must be donated to the County Housing Authority or a county-approved non-profit or for-profit developer that is willing to accept it and will work diligently toward the development of affordable housing on the site.
- The land must be capable of producing a feasible project that is at least equal to the number of units that the inclusionary requirement would otherwise warrant.
- The developer(s) must provide evidence that no hazardous materials on the land exist that would preclude residential development.
- The donated land must be in the same HMA as the proposed development.
- Developers may pool land to meet inclusionary requirements for multiple developments subject to county approval.
- The county shall hold a covenant on the land that includes a provision granting the county a right to purchase the property for \$1.00 if the property has not been developed within a specified period of time to be determined on a case-by-case basis but not to exceed five (5) years unless otherwise approved for extension by the county.

Action 2: The county shall require projects in the Lompoc and Santa Maria HMAs to meet workforce inclusionary requirements as follows: If the median market price of housing, as reported by the Santa Barbara Association of Realtors for a six month period, exceeds the sales price for a three-bedroom house at which a household earning 200% of AMI would be paying over 50% of their income for housing in either the Lompoc or Santa Maria areas, projects in that HMA shall be required to include the inclusionary requirement for the workforce income category as specified in Development Standard 1.2.2. The formula for calculating the median market price that would trigger this requirement shall be included in the Housing Element Implementation Guidelines.

Timing:
When triggered

Responsible Department(s):
P&D, CHCD

In-lieu Fees

Policy 1.3: Fees paid in lieu of providing affordable housing pursuant to the Inclusionary Housing Program shall be deposited in the county's Housing Trust Fund and used for the development and/or rehabilitation of affordable housing and special needs housing within the HMAs from which they are collected.

Development Standard 1.3.1: Projects that are eligible and elect to meet inclusionary requirements by paying fees shall do as described in the Housing Element Implementation Guidelines adopted November 1993 and revised in 2000 and 2002.

Action 1: Within four months of the adoption of this Element, the county shall complete a study of in-lieu fee calculation methods and consider adopting an updated in-lieu fee in conjunction with a revised Inclusionary Program.

Timing:
Summer 2004

Responsible Department(s):
P&D, CHCD

Service Worker Housing Policy

Policy 1.4: The county shall require that new construction of primary single dwelling units over 5,000 square feet and additions of 500 square feet or more that increase the total square footage of a house to over 5,000 square feet, in the South Coast and Santa Ynez HMAs, pay a fee to offset the disproportionate demand for low wage service workers that dwelling units this size are likely to create.

Action 1: Within one year of adoption of this Element, the county shall consider adopting an ordinance that implements the service worker housing policy and establishes the service worker housing fee.

Timing:
Spring 2005

Responsible Department(s):
P&D, CHCD

Action 2: Within one year of adoption of this Element, the county will consider amending the Zoning Ordinance to allow the construction of an on-site service worker housing unit in lieu of paying the service worker housing fee.

Timing:
Spring 2005

Responsible Department (s):
P&D, CHCD

Action 3: The fees shall be deposited in the county's Housing Trust Fund and used for the development and/or rehabilitation of affordable housing within the HMA from which they are collected.

Timing:
Ongoing

Responsible Department (s):
P&D, CHCD

Other Employee Housing

Policy 1.5: The county shall support the efforts of employers in the development of on- or near-site employee housing.

Action 1: The county shall maintain active membership in the Coastal Housing Partnership and other non-profit employer housing organizations.

Timing:
Ongoing

Responsible Department(s):
P&D

Action 2: Within the South Coast and Santa Ynez HMAs, the county shall encourage and support the construction of "workforce" affordable housing for households earning up to 200% of median income, through the Inclusionary Housing Program and other feasible means.

Timing:
Ongoing

Responsible Department(s):
P&D

Action 3: The county shall encourage the development of residential units in commercial zones (i.e. mixed use development) that may provide employee housing opportunities through the Mixed Use Development Policy (Policy 1.8) and other feasible means.

Timing:
Ongoing

Responsible Department(s):
P&D

2003-2008

Residential Second Units

Policy 1.6: The county shall encourage the development of both attached and detached residential second units.

<p>Action 1: Within one year of the adoption of this Element, the county shall consider amending the Zoning Ordinance to allow residential second units with a ministerial permit on parcels not under an agricultural preserve contract in all agricultural zone districts.</p>	<p>Timing: Spring 2005 Responsible Department(s): P&D</p>
<p>Action 2: The county shall encourage the legalization of existing detached and attached illegal residential second units that have been built and used without proper permits.</p>	<p>Timing: Ongoing Responsible Department(s): P&D</p>
<p>Action 3: In order to make residential second units more feasible, the county will work with water and sewer providers to reduce connection fees for residential second units.</p>	<p>Timing: Ongoing Responsible Department(s): P&D</p>

Note: The county has adopted amendments to the Zoning Ordinance to encourage the development of attached and detached residential second units consistent with the provisions set forth in AB 1866.

Rental Housing

Policy 1.7: The county shall encourage the development of multi-family rental housing as this housing type can be affordable by design.

Development Standard 1.7.1: The county shall offer the following incentives to multi-family housing developments that are 100% rental and developed at a density of 10 units per gross acre or greater.

Category	Incentive
Fast track permit processing	All program participants are eligible.
Reduced common open space	Discretionary modification from 40% to a minimum of 25% of gross acreage in the DR Zone District.
Reduced parking	Detached units: Tandem parking allowed, Attached units: Discretionary reduction.
Reduced front setback	Discretionary reduction down to 10 feet. ¹
Reduced side yard setback	Discretionary reduction down to zero lot line. ¹

¹Quality design with appropriate massing will be required.

Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.

Mixed Use Development

Policy 1.8: The county shall promote development with a mix of complementary land uses including housing, retail, office, commercial services and civic uses.

Development Standard 1.8.1 To provide flexibility in the siting and design of new developments and to encourage redevelopment, mixed use commercial projects including residential units are eligible for discretionary reductions in parking requirements and or shared parking.

Development Standard 1.8.2: The county shall encourage development of low, moderate and workforce income housing at medium to higher densities on commercially zoned sites by:

- a. Strongly supporting development of medium to higher density residential uses on commercial sites in a manner that contributes to a mixed use district, while respecting environmental constraints and protecting neighborhood compatibility;
- b. Providing priority permit processing for mixed use projects that include an affordable, special needs, or rental housing units. The housing could be above or adjacent to existing structures and/or above existing surface parking lots where feasible (candidate sites for the latter could include commercial development, schools, and churches).

Action 1: Within one year of adoption of this Element, the county shall consider amending the Zoning Ordinance to allow residential development to be permitted as a primary use in the Limited Commercial (C-1), Retail Commercial (C-2), Neighborhood Commercial (CN) and Shopping Center (SC) Zone Districts with the requirement that ground floor street frontage development be a commercial use.

Timing:
Spring 2005

Responsible Department(s):
P&D

Action 2: Within one year of adoption of this Element, the county will consider adopting a mixed use overlay or overlays which would define the character of future development in designated areas. Overlays could include:

- Old Town/Main Street Districts to encourage commercial and/or mixed use development with storefront character in the historic downtown or main street areas.
- Neighborhood Center Districts to connect residential neighborhoods with small (1 to 3 acre) neighborhood serving commercial and mixed use development.
- Community Commercial Districts to encourage mixed use within centrally located community or regional market areas that have access to transit.
- Corridor Commercial Districts to support infill and redevelopment along existing commercial corridors with various auto dependent and pedestrian uses. These districts would respect transportation functions and safety along the corridor and ensure auto and pedestrian connections to adjacent neighborhoods.

Timing:
Spring 2005

Responsible Department(s):
P&D

Action 3: When preparing or updating the community plans, the county should identify appropriate commercial or mixed use areas where residential units should be encouraged.

Timing:
Ongoing

Responsible Department(s):
P&D

In-fill Development

Policy 1.9: The county shall promote moderate to higher density residential or mixed use development on in-fill sites within the urban boundaries of the county to encourage efficient use of land and existing infrastructure.

Development Standard 1.9.1: To Provide flexibility in the siting and design of new development and redevelopment that responds to changes in the marketplace, in-fill projects including residential units are eligible for discretionary reductions in parking space requirements and/or shared parking.

Development Standard 1.9.2: The county shall encourage development of low, moderate and workforce income housing at medium to higher densities on the limited remaining urban in-fill sites by:

- Strongly supporting development of medium to higher density residential uses at or near the maximum designated densities, on urban in-fill sites while respecting environmental constraints and protecting neighborhood compatibility;
- Encouraging development of Density Bonus projects on urban in-fill sites with limited constraints;
- Providing priority permit processing for development on in-fill sites that include affordable, special needs, or rental housing units.

Development Standard 1.9.3: The county shall encourage and facilitate the construction of multi-family affordable housing on underutilized urban sites, the housing could be above or adjacent to existing structures and/or above existing surface parking lots where feasible (candidate sites for the latter could include commercial development, schools, and churches).

Action 1: When updating the Land Use Element, the Coastal Land Use Plan, and/or the community plans, the county shall promote residential in-fill within the urban boundaries of the county prior to expanding residential development into rural areas.

Timing: Ongoing
Responsible Department(s): P&D

Accommodate Fair Share Housing Needs

Policy 1.10: The county shall ensure adequate sites zoned at densities that accommodate the county's "fair share" housing needs for the current planning period (January 2001-July 2008) at all income levels and in all HMAs as defined by the Regional Housing Needs Assessment (RHNA) for Santa Barbara County (adopted December 2002).

<p>Action 1: Within one year of the adoption of this Element the county shall consider rezoning land to allow for a variety of housing types and affordability levels as follows:</p> <ul style="list-style-type: none"> • 45 acres rezoned to 14 to 20 DU/A • 32 acres rezoned to 10 to 16 DU/A • 32 acres rezoned to 8 to 12 DU/A <p style="text-align: center;">109 Total</p>	<p>Timing: Spring 2005</p>
	<p>Responsible Department(s): P&D</p>
<p>Action 2: Within one year of adoption of this Element, the county shall consider applying an overlay to appropriate sites which would establish a minimum allowed density for those sites to increase certainty and consistency in the level of development permitted on residential land.</p>	<p>Timing: Spring 2005</p>
	<p>Responsible Department(s): P&D</p>
<p>Action 3: Within one year of the adoption of this Element, the county shall consider adopting zoning ordinance amendments to implement a variable density program to encourage the construction of greater numbers of smaller units.</p>	<p>Timing: Spring 2005</p>
	<p>Responsible Department(s): P&D</p>
<p>Action 4: The Isla Vista Master Plan will address potential rezones to accommodate current and future housing needs in the Isla Vista Planning Area. The plan has been initiated and is expected to be adopted by the county by Winter 2004.</p>	<p>Timing: Fall/Winter 2004</p>
	<p>Responsible Department(s): P&D</p>
<p>Action 5: The Santa Ynez Community Plan will address potential rezones to accommodate current and future housing needs in the Santa Ynez Community Planning Area. The community plan is expected to be adopted by the county by Summer 2005.</p>	<p>Timing: Summer 2005</p>
	<p>Responsible Department(s): P&D</p>

Make Housing a Priority in County Policies and Programs

Policy 1.11: Before adopting or updating community plans or other plans or programs that reduce build out on a community-wide or regional basis, the county shall make the finding that the proposed reduction in build out potential will not compromise the county's ability to accommodate its fair share of regional housing needs.

Responsible Department: Planning and Development

Goal 2: Expand Housing for Special Needs Groups

Encourage the expansion of a housing supply that meets the needs of identified special needs households and that offers diversity in size, type, tenure, location, and affordability levels.

Homeless Facilities

Policy 2.1: The county shall encourage the construction or conversion of existing facilities to emergency shelters, transitional housing, and single room occupancy units to meet the needs of the homeless population.

Development Standard 2.1.1: Homeless facility projects shall be eligible for fast track permit processing.

Development Standard 2.1.2: Emergency shelters, transitional housing, and single room occupancy units designed to serve the homeless population shall be exempt from the Inclusionary Housing Program.

Action 1: The county shall continue to work in cooperation with area cities, through the HOME Consortium, to address the needs of the homeless population on a regional basis and work toward the development of homeless facilities. These efforts will be described in the county's Consolidated Plan and updated every five years.	Timing: Ongoing
	Responsible Department(s): CHCD
Action 2: The county will continue to support the Housing Advisory Committee-Homeless Subcommittee, which will conduct research and advise the Board of Supervisors on the needs for homeless facilities in the county.	Timing: Ongoing
	Responsible Department(s): CHCD
Action 3: Within two months of the adoption of this Element, the county will complete a point-in-time survey of the homeless population in the county and provide results to SHCD.	Timing: May 2004
	Responsible Department(s): CHCD
Action 4: CHCD will continue to administer the HUD Continuum of Care Program and will annually solicit McKinney-Vento Homeless Assistance funding for transitional and permanent supportive housing.	Timing: Annually
	Responsible Department(s): CHCD
Action 5: CHCD will continue to provide support to applicants seeking funding from the federal Emergency Shelters Program. This support may include but is not limited to providing technical assistance, local gap funding, or written support letters.	Timing: Ongoing
	Responsible Department(s): CHCD

Farm Employee Housing

Policy 2.2: The county shall promote and facilitate development of farm employee housing on agriculturally zoned land (including single family dwellings, mobile homes, and group quarters such as bunk houses or dormitories). Developers of such projects shall not be limited to farm worker employers.

Action 1: Within one year of adoption of this Element the county shall consider amending the Zoning Ordinance to require only a ministerial permit for up to four (4) farm employee units and a minor conditional use permit for five (5) or more farm employee units in the Agriculture I and II (AG-I and AG-II) Zone Districts except where preempted by California Health and Safety Code §17021.6.	Timing: Spring 2005
	Responsible Department(s): P&D
Action 2: Within two years of adoption of this Element the county shall conduct a countywide survey of farm worker housing needs. The results of the survey will be presented at a public hearing and made available on the county's housing web page.	Timing: Spring 2006
	Responsible Department(s): CHCD
Action 3: CHCD will continue to seek CDBG funding for farm employee housing annually as this group is automatically eligible for funding consideration.	Timing: Annually
	Responsible Department(s): CHCD
Action 4: CHCD will continue to provide support to applicants seeking state and federal farm worker housing funds. This support may include but is not limited to providing technical assistance, local gap funding, or written support letters.	Timing: Ongoing
	Responsible Department(s): CHCD
Action 5: The county will continue to support the Housing Advisory Committee-Farmworker Subcommittee, which will conduct research and advise the Board of Supervisors on the housing needs for farm employees in the county.	Timing: Ongoing
	Responsible Department(s): CHCD
Policy 2.3: The county shall work cooperatively with cities within the county to provide housing within urban areas that meets the needs of farm employees.	
Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.	

Mobile Homes

Policy 2.4: The county shall expand opportunities for mobile home living as this type of housing can be affordable by design.

Action 1 When developing community plans, the county shall apply the MHP and MHS zone districts wherever appropriate in order to provide opportunities for development of new mobile home parks.	Timing: Ongoing
	Responsible Department(s): P&D
Action 2 Where feasible and as opportunities arise, the county shall seek federal or state funding to assist individuals proposing to develop mobile home parks. Such funding may be used to assist in the design, permitting, and/or construction of mobile home parks and related facilities or the design, permitting, construction, and/or maintenance of needed infrastructure (e.g., water systems, septic systems, and/or private sewer systems).	Timing: Ongoing
	Responsible Department(s): CHCD, P&D



Goal 3: Expand Housing for Persons with Disabilities

Encourage the expansion of a housing supply that meets the needs of persons with disabilities and their families and that offers diversity in size, type, tenure, location, and affordability levels.

Persons with Disabilities

Policy 3.1: In order to provide opportunities for persons with disabilities and their families in need of a variety of affordable housing options, the county shall encourage the expansion, construction, conversion, and retrofit of new or existing projects into a variety of housing types that include amenities, physical attributes, and/or services to persons with disabilities as defined by the Americans with Disabilities Act.

Development Standard 3.1.1: The following incentives may be available to qualifying housing projects for persons with disabilities:

Category	Incentive
Fast track permit processing	All program participants may be eligible.
Reduced common open space	Discretionary modification from 40% to a minimum of 25% of gross acreage in the DR Zone District.
Reduced parking	Parking requirement modification based on type of disability.
Reduced front setback	Discretionary modification down to 10 feet. ¹
Reduced side yard setback	Discretionary modification down to zero lot line. ¹

¹Quality design with appropriate massing will be required.

Development Standard 3.1.2: When evaluating specific project proposals including housing for persons with disabilities, the county will be supportive of and work collaboratively with applicants, recognizing the need for housing for persons with disabilities in the county.

Development Standard 3.1.3: Projects including housing for persons with disabilities are subject to the regulations of the Inclusionary Housing Program unless preempted by applicable state and federal laws.

Development Standard 3.1.4: The requirements of applicable county zoning ordinances shall be waived by the Director of Planning and Development, if necessary, to comply with federal and/or state fair housing and disability laws relating to accommodations for persons with disabilities.

Action 1: Within one year of adoption of this Element, the county shall consider revisions to the Zoning Ordinance requirements for Single Room Occupancy (SRO) developments to mitigate constraints to the development of housing for persons with disabilities and groups with special housing needs. Until that time, development standard modifications will be considered on a case-by-case basis.	Timing: Spring 2005
	Responsible Department(s): P&D
Action 2: CHCD will continue to provide support to applicants seeking state and federal housing funds for persons with disabilities. This support may include but is not limited to providing technical assistance, local gap funding, or written support letters.	Timing: Ongoing
	Responsible Department(s): CHCD
Action 3: The county will continue to support the Housing Advisory Committee-Special Needs Subcommittee, which will conduct research and advise the Board of Supervisors on the needs for housing for persons with disabilities in the county.	Timing: Ongoing
	Responsible Department(s): CHCD
Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.	

Goal 4: Open and Fair Housing Opportunities

Promote equal opportunity in all housing types (ownership and rental, market rate and assisted) and for all persons.

Fair Housing

Policy 4.1: The county shall promote equal opportunity in housing for all persons by identifying and pursuing methods of providing information on housing programs to minority and other special needs groups and shall work toward meeting and achieving a better understanding of their needs.

<p>Action 1: The county shall seek federal or state funding through Community Development Block Grant (CDBG) or other programs, to establish a program to assist individuals seeking to construct special needs housing by providing assistance in the construction of housing and related facilities or the construction and/or maintenance of needed infrastructure. This program may include the development and distribution of bilingual materials, production of public service announcements, and participation in meetings of various community organizations.</p>	<p>Timing: Ongoing</p>
	<p>Responsible Department(s): CHCD</p>
<p>Action 2: The county shall continue to identify and pursue non-discriminatory use of county funds for programs that promote equal opportunity housing.</p>	<p>Timing: Ongoing</p>
	<p>Responsible Department(s): CHCD</p>

Policy 4.2: The county shall comply with all federal and state fair housing laws. No goal, program, or policy in this Housing Element shall be interpreted in a way that would prohibit or discriminate against any residential development or emergency shelter because of the method of financing or the race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, or disability of the owners or intended occupants of the residential development or emergency shelter.

Policy 4.3: An affordable or market rate housing project shall not be denied due to neighborhood incompatibility based solely on prospective occupants' ability, ethnicity, and/or socioeconomic levels, differences, or considerations.

Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.

Goal 5: Quality Housing Design

Promote efficient use of land and well-designed, energy efficient housing units in keeping with the character of surrounding neighborhoods.

Neighborhood Compatibility and Improvement

Policy 5.1: The county shall encourage compatibility of new construction, rehabilitation or renovation of existing housing units with surrounding structures and their setting in an effort to maintain or enhance harmony and balance in the community.

Development Standard 5.1.1: Affordable units shall be architecturally compatible in bulk and scale with any market rate units in the same development and in harmony with any surrounding residential development. Projects should integrate and disperse affordable units throughout the development .

Development Standard 5.1.2: The county shall encourage compatibility with the surrounding area by identifying the best qualities, including materials and details, of the surrounding neighborhood and blending these characteristics within the project.

Development Standard 5.1.3: The design of new single-family and multi-family dwellings should recognize the setting and character that define the adjacent neighborhoods. Innovative and creative residential design concepts should be used to enhance the social and aesthetic qualities of the community.

Development Standard 5.1.4: The bulk and scale of new structures should be compatible with adjoining properties with transition between established neighborhoods and newer ones. Design features should reduce visual prominence.

Development Standard 5.1.5: Front, side and rear yard setbacks should be compatible with adjoining neighborhoods transitioning to other standards in portions of projects that may be denser.

Development Standard 5.1.6: The county shall take into account public view sheds when considering new developments.

Development Standard 5.1.7: The county shall take into account solar and daylight access and views when considering new developments.

Development Standard 5.1.8: The county shall take into account the rhythm of the streetscape between existing and new developments when considering new development.

Development Standard 5.1.9: The county shall consider preservation and incorporation of unique and/or historical features of the area in the design of projects when considering new development.

Development Standard 5.1.10: Projects are encouraged to incorporate universal design standards to accommodate persons with disabilities.

Responsible Agency: Planning and Development

Residential Design Standards

Policy 5.2: The county shall promote quality residential design standards to guide residential development countywide.

Action 1: Within one year of adoption of this Element, the county shall consider adopting residential design standards. The residential design standards would guide future housing development countywide, and would include prototypes on site design, housing types, mixed use, and preferred development styles and configurations.

Timing:
Spring 2005

Responsible Department(s):
P&D

Resource Conservation

Policy 5.3: The county shall encourage well-designed, energy efficient units in new residential development that will minimize maintenance costs over time. All projects shall comply with the Development Standard at right.

Development Standard 5.3.1: All fixtures, mechanical components, roofing, and siding utilized in all newly constructed units shall meet the standards of the Uniform Building Code as adopted by the county and shall meet the standards of Title 24 for energy conservation.

Action 1: The county shall provide information to interested persons regarding energy conservation in site and building design, through the Innovative Building Review Program and other appropriate means. Minimizing the operational energy costs of affordable units shall be strongly encouraged.

Timing:
Ongoing

Responsible Department(s):
P&D, IBRC

Policy 5.4: The county shall balance residential and agricultural uses in urban areas by making preservation of agricultural uses on the largest urban agricultural blocks a priority. If urban agricultural lands are considered for conversion, smaller agricultural lands that have access to municipal and other services (e.g. schools, transit, commercial services, etc) shall be considered first.

Development Standard 5.4.1 If urban lands zoned for agriculture are considered for conversion to a non-agricultural use, the conversion shall maximize the public benefit (e.g., affordable housing, public services, or recreation). Depending on the location and existing constraints, densities should be medium to high to ensure converted lands are used as efficiently as possible

Development Standard 5.4.2 Any rezones of urban agricultural land located on major transportation corridors in close proximity to jobs and commercial uses shall include affordable, special needs, multi-family, and rental housing as the highest priority uses.

Action 2: Within one year of adoption of this Element, the county shall consider amending the Goleta Community Plan to ensure the parcels known as the South Patterson Agricultural Area, south of Hollister Avenue and west of Patterson Avenue have a land use designation of A-I for at least ten years from the adoption of this Element.

Timing:
Spring 2005

Responsible Department(s):
P&D

Policy 5.5: The county shall continue to encourage development within existing urban boundaries of the county and the preservation and/or protection of rural land uses outside the urban boundaries.

Goal 6: Preserve Affordable Housing Stock

Preserve existing affordable housing stock, maintain its affordability, improve its condition, and prevent future deterioration and resident displacement.

Mechanisms for Maintaining Affordability

Policy 6.1: Where affordable housing is to be provided, required Agreements to Provide Affordable Housing for Sale and/or Rent shall be signed by the project applicant prior to map recordation (or in the case of the development of rental units where no subdivision of property has occurred, prior to land use clearance). In addition, for subdivisions, restrictive covenants shall be recorded against the title of the affected properties at the time of first sale that shall:

- Require that affordable units produced under the Inclusionary Housing Program be rented or sold at affordable levels for at least a 45-year period beginning from the date of occupancy clearance unless Policy 9.4 applies. In such cases, the time period of the agreement shall be no less than the maximum allowed by the government program. The 45-year period restarts with each resale of an owner occupied affordable unit for a maximum period of 90 years if the owner sells the unit before the end of the 45 year period.
- Be consistent with the conditions of project approval and the provisions of this Housing Element.
- Permit institutional financing and refinancing with reasonable terms and conditions, as determined by the director of CHCD.
- Subordinate to the rights of an institutional lender that is the maker of a loan secured by a deed of trust recorded in first priority in the event of foreclosure.

The Housing Element Implementation Guidelines include economic and other personal hardship provisions. The hardship provisions include information describing how and when the county will relax the standard restrictive covenant or deed restriction to accommodate specific problems

Action 1: The county or its designee shall continue to conduct income certifications on both rental and for sale units to ensure affordability and eligibility requirements are met.	Timing: Ongoing
	Responsible Department(s): CHCD
Action 2: The county shall seek funding to develop a program to assist owners of affordable units secure low interest loans for structural repair and maintenance, examples include plumbing, roof repair, electrical, heating systems.	Timing: Ongoing
	Responsible Department(s): CHCD

Policy 6.2: All existing Agreements to Provide Affordable Housing for Sale and/or Rent, restrictive covenants, and deed restrictions between the county and other parties that were established prior to the effective date of this Housing Element shall remain in effect in accordance with those agreements unless otherwise specified in the hardship provision section in the Housing Element Implementation Guidelines.

Policy 6.3: The county shall extend the duration of existing affordability agreements whenever feasible if such extension is consistent with requirements of other applicable laws, regulations or programs and county policies.

Mechanisms for Maintaining Affordability

Action 4: Where feasible when an affordable unit subject to a county affordability covenant is for sale, the county shall exercise its first right of refusal to acquire the unit. Once acquired and prior to reselling the unit, the county shall update the affordability provisions and encumber these units for at least 45 years. The 45 years shall be re-started with each re-sale from the date of the transfer, if affordability terms have not expired, for a maximum period of 90 years, unless Policy 8.6 applies. Inclusionary units for sale shall be sold consistent with the provisions of Policies 8.1 and 8.6. The county shall use in-lieu housing funds, federal and state loans and grants, and other county or private funds, as available and appropriate, to exercise its first right of refusal. Where Policy 8.6 applies, the time period shall be consistent with the period for affordability restrictions specified by the government program or, if no period is specified, not less than the maximum allowed by the county's program.

Timing:
Ongoing

Responsible Department(s):
P&D, CHCD

Policy 6.4: The county shall encourage the retention of housing specifically designed to serve the disabled population to the greatest extent feasible. The county shall use in-lieu housing funds, federal and state loans and grants, and other county or private funds, as available and appropriate, for these purposes.

Demolishing and Converting Affordable Housing

Policy 6.5: Demolition and conversion of affordable housing in the Coastal Zone shall comply with the provisions of the county's Local Coastal Plan.

Responsible Department: Planning and Development

Mobile Home Park Closures

Policy 6.6: When approving an application to close an existing mobile home park, the county shall apply mitigation measures that will fully cover the reasonable costs of relocation for all tenants as permitted by Government Code §65863.7(e) or as may be amended.

Responsible Departments: Planning and Development, County Counsel

Condominium Conversions	
<p>Policy 6.7: Impacts of tenant displacement shall be minimized upon conversion of apartments to condominiums as defined in Civil Code §783, stock cooperatives as defined in Business and Professions Code §11003.2, or community apartments as defined in Business and Professions Code §11004 (but excluding limited equity housing cooperatives). Condominium conversion projects shall comply with the Development Standards identified to the right.</p>	<p>Development Standard 6.7.1: Residents who fail to receive notice as required by Government Code §66452.8 and who do not purchase his or her unit pursuant to Government Code §66427.1(d) shall be entitled to the amount of financial assistance specified in Government Code §66452.8(c), as may be amended, or, if the county adopts an ordinance specifying a different amount of financial assistance, that amount specified by county ordinance.</p> <p>Development Standard 6.7.2: The conversion of existing buildings into condominium projects or stock cooperatives shall be subject to Government Code §§66473.5 and 66474.</p>
<p>Responsible Departments: Planning and Development, County Counsel</p>	

Isla Vista Area
<p>Policy 6.8: The county shall support efforts by the County Redevelopment Agency to develop housing programs that provide rehabilitated and new affordable housing in Isla Vista.</p>
<p>Responsible Departments: Planning and Development, County Redevelopment Agency</p>

Rehabilitation	
<p>Policy 6.9: The county shall pursue housing rehabilitation programs as funding permits based on designated need. Such programs shall encourage private and public capital participation, preserve the residential opportunities of existing residents, and provide new opportunities for low and moderate income households.</p>	
<p>Also See Policy 7.1: Community Relations for information regarding web site, brochures and Housing Element Implementation Guidelines.</p>	<p>Responsible Department(s): P&D</p>

Goal 7: Cooperative Relationships

Form strong collaborative working relationships with the public and all providers of and advocates for housing; and assist these collaborators in all feasible ways with the process of accessing and/or developing affordable housing.

Community Outreach

Policy 7.1: The county shall continue to conduct community outreach efforts that encourage support for affordable and special needs housing projects and compact development and address public concerns. These efforts may include, but are not limited to, producing public information materials, developing and distributing bilingual materials, updating the county's housing web page, participating in meetings of various community organizations and otherwise promoting housing policies and programs.

Action 1: The county shall update its web page and publish public information materials that provide information on the Housing Element programs, policies and related information including:

- The Density Bonus Program,
- The Inclusionary Program,
- The In Lieu Fee Program,
- Housing and assistance opportunities for Farm Employees and other Special Needs Groups,
- Housing and assistance opportunities for Persons with Disabilities,
- Fair Housing Practices,
- Funds for rehabilitation,
- Beneficial project development impact fee reduction programs,
- The assistance programs and incentives that may be available for new residential developments that include affordable and special needs units, and
- Any other programs that may be of interest or assistance to the public or developers of affordable housing.

The web page will be updated within six months of adoption of this Element, and printed public information materials will be available within one year of adoption of this Element. Both will be updated annually or as necessary.

Action 2: The county shall distribute public information materials promoting housing policies and programs at public workshops and community organization meetings and shall make information available on a web page and at Planning and Development offices.

Action 3: By Summer 2005 the county will update the Housing Element Implementation Guidelines (HEIG) further explain and give examples for the county's affordable housing programs and policies. The HEIG will be available to the public on the internet and at Planning & Development offices.

Timing:
Fall 2004
Spring 2005
Ongoing

Responsible Department(s):
CHCD, P&D

Timing:
Ongoing

Responsible Department(s):
CHCD, P&D

Timing:
Summer 2005

Responsible Department(s):
P&D

Cooperation with Other Jurisdictions

Policy 7.2: In order to accommodate its regional share of affordable and special needs housing, the county shall work with private developers, the County Housing Authority, non-profit housing sponsors, affordable housing advocacy organizations, and incorporated cities.

<p>Action 1: The county shall work to develop joint programs between the county and the other jurisdictions in order to share funding and RHNA credits toward units constructed and rehabilitated, and to provide special needs housing.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD, P&D</p>
<p>Action 2: The county shall assist affordable and special needs housing developers and non-profit sponsors by:</p> <ul style="list-style-type: none"> • Providing information and technical assistance throughout the development review process and fast-track processing when applicable; • Allowing developers to apply for reduced or waived impact fees or deferred payment of permit processing fees when applicable; • Suggesting and arranging other project incentives where appropriate, possibly including but not limited to predevelopment loans, permanent financing subsidies, and development standard modifications; • Providing competitive opportunities for developers to receive project financing through various federal, state and local programs including the HOME Investment Partnerships Program available through participation in the Santa Barbara County HOME Consortium; and • Allowing applicants to include supportive services and training opportunities for residents as part of their operating budget. 	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD, P&D</p>

Service District Constraint Mitigation

Policy 7.3: The county will continue to work with local service districts to help determine what capital improvements are necessary to eliminate service constraints to housing development.

Responsible Department: Planning and Development, County Housing and Community Development

State and Federal Facilities

Policy 7.4: The county shall encourage and support efforts by the state and federal governments to mitigate impacts to existing affordable housing supply resulting from the expansion of state and federal facilities.

Responsible Department: County Housing and Community Development

Goal 8: Efficient Government

Identify and, where feasible, eliminate or reduce governmental constraints to the development of affordable and/or special needs housing.

Make Affordable Housing Projects a Priority

Policy 8.1: The county shall give high priority and/or provide exemptions for the development of affordable housing when preparing and amending land use and/or community plans, the zoning ordinance, and growth management plans, particularly with regard to policies and development standards related to the allocation of limited services and resources, including but not limited to water, sewage treatment capacity, and roadway and intersection capacity.

Action 1: Within one year of the adoption of this Element, the county shall consider amending housing policies in the Local Coastal Plan to ensure consistency with the Housing Element.	Timing: Spring 2005
	Responsible Department(s): P&D
Action 2: Within one year of the adoption of this Element, the county shall consider revising the formula used to establish maximum affordable sales prices. The formula would continue to limit monthly housing costs to approximately 30% of AMI and could consider factors including down payment amount, mortgage insurance, property taxes, insurance and homeowner's association dues.	Timing: Spring 2005
	Responsible Department(s): P&D
Action 3: Within two years of the adoption of this Element, the county shall consider adopting a development impact fee reduction program for beneficial projects in the Orcutt Planning Area. Beneficial projects may include but are not limited to multi-family projects, residential second units, housing for people with disabilities, emergency shelters, mobile homes, and mixed use projects.	Timing: Spring 2006
	Responsible Department(s): County Administrator
Action 4: When preparing and amending growth management ordinances or other limitations on residential growth rates, the county shall continue to provide exemptions, high priority for permit allocations, and other compensating incentives to affordable housing projects.	Timing: Ongoing
	Responsible Department(s): P&D
Policy 8.2: During the development or update of any community plan and/or the zoning ordinance, the economic consequences of design guidelines and/or development standards for affordable and special needs housing projects shall be considered.	
Action 5: Within 18 months of adoption of this Element, the county will consider revisions to the Design Residential (DR) zone district to reduce or eliminate unnecessary constraints to the development of well-designed affordable housing.	Timing: Fall 2005
	Responsible Department(s): P&D
Action 6: Within 18 months of adoption of this Element, the county shall consider ordinance revisions suggested by the Permit Improvement Team (PIT) that improve permit process efficiency, remove redundancy, or otherwise reduce permit processing time and cost or eliminate unnecessary constraints to the development of affordable, special needs, and rental housing.	Timing: Fall 2005
	Responsible Department(s): P&D

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Make Affordable Housing Projects a Priority

Action 7: The county shall strongly encourage the provision of affordable, special needs, multi-family, and rental housing. Recognizing the difficult economies of such housing:

- The county shall consider entering into a development agreement, rezone or other technique to allow construction of for-sale attached homes, commercial components or other land use options to improve the economics of projects.
- The county shall provide priority processing, design modifications and other incentives consistent with the Housing Element to facilitate such projects.

If these methods are insufficient to facilitate the construction of a particular affordable, special needs, multi-family, or rental housing project, the county should consider reducing impact fees based on the public benefit of the project (e.g. percentage of affordable units, other public amenities) and based on available grants to offset the loss of such fees. Prior to any reduction in fees or change of the Housing Element affordable housing program requirements, the county shall find that all other options to facilitate the project have been exhausted.

Timing:
Ongoing

Responsible Department(s):
CHCD, P&D

Timing:
Ongoing

Responsible Department(s):
CHCD, P&D

Marketing Periods and Lotteries for New Affordable For Sale Units

Policy 8.3: For all new projects that include affordable units, the county or its designee shall compile a list of potentially eligible applicants who are interested in purchasing or renting an affordable unit in that project by conducting a Marketing Period for that project. If there are more applicants for a project than available units upon closure of the Marketing Period, the county or its designee shall conduct a lottery to determine which of the interested parties will be the first to be reviewed for income eligibility to purchase or rent the available affordable units. Marketing Periods and lotteries shall be conducted in a manner consistent with the project's Board of Supervisors approved Agreement to Provide Affordable Housing. Applications to purchase or rent an affordable housing unit shall be screened in a manner consistent with the county's Income Certification Guidelines.

Development Standard 8.3.1: To minimize adverse traffic and air quality impacts, the county should give preference to households that include individuals working within a specified geographic area adjacent to the project site when conducting lotteries for affordable housing. Preference decisions shall be compliant with applicable Federal and State Fair Housing Law.

Responsible Department: County Housing and Community Development

Development Incentives

Policy 8.4: The county shall continue to develop incentives to encourage the provision of affordable, special needs, and rental housing. Application of these incentives to specific housing programs is detailed in the Development Standard at right.

Development Standard 8.4.1: The following incentives may be available to projects participating in county Housing Element programs. Details on the incentives are described under the specific programs.

Program	Density Increase	County Marketing of Affordable Units	Fast-track Permit Processing	Inclusionary Program Exemption or Reduced Requirements	Design Standard Modifications
Density Bonus Program	X	X	X	X	X
Inclusionary Housing Program	X				
Mixed Use Development Policy				X	X
In-fill Development Policy					X
Persons with Disabilities Policy			X		X
Rental Housing Policy			X		X
Homeless Policy			X	X	

Action 1: Within one year of adoption of this element, to provide greater certainty in the permitting process for developers of affordable, special needs, and rental housing, the county will consider permanently modifying some development standards that are currently considered on a case-by-case basis by decision-makers. These could include but are not limited to common open space, parking, and setback requirements. The county will document any development standard modifications in the Zoning Ordinance and the Housing Element Implementation Guidelines.

Timing:
Spring 2004

Responsible Department(s):
P&D

Policy 8.5: Applicable county departments shall provide incentives for the development of affordable, special needs, and rental housing.

Development Standard 8.5.1: Other county departments shall encourage the development of affordable, special needs, and rental housing through incentives may include but are not limited to the reduction, modification or deferral of application, processing and/or impact fees and the modification or waiver of development standards.

State or Federal Programs Supercede County Programs

Policy 8.6: For projects or portions of projects that are financed, make use of financial incentives and/or are regulated by federal or state programs, the requirements of the applicable program or regulation shall, as determined by the county, supersede any conflicting county definition for time period of affordability or subordination, maximum rent level or sales price, eligible household type, household income, occupancy, unit size or distribution, or dwelling unit quality.

Responsible Department(s): Planning and Development, County Housing and Community Development

Annual and Periodic Reports

Policy 8.7: The county shall annually prepare a report documenting residential development trends and the effectiveness of housing programs identified in the Housing Element in accordance with Government Code § 65400 and County Annual Report Guidelines.

Policy 8.8: The county shall prepare a residential land survey to determine whether an adequate amount of residential vacant or underdeveloped land exists in all residential density categories as needed.

<p>Action 1: Planning and Development shall update the residential land inventory for the unincorporated portion of each HMA as needed. The report shall contain the following:</p> <ul style="list-style-type: none"> • A table for each HMA depicting the amount of vacant residential land in acres by Comprehensive Plan designation and the maximum number of residential units that could be developed; • A table for each HMA depicting the amount of underdeveloped residential land in acres by Comprehensive Plan designation and the maximum number of residential units that could be developed. 	<p>Timing: Ongoing</p> <hr/> <p>Responsible Department(s): P&D</p>
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Policy 8.9: In the event that the terms of a litigation settlement agreement between a developer and the county do not comply with the requirements of the county's affordable housing programs (e.g. AHO, Density Bonus, Inclusionary programs), then the project that is the subject of such agreement shall be developed in accordance with terms and conditions set forth in such settlement agreement and any amendments agreed to by the parties.

Responsible Department: Planning and Development

Preliminary Assessment of Housing Requirements

Policy 8.10: Prior to or upon determination of a complete project application, the county shall provide the applicant with a preliminary assessment of the on-site affordable housing units and/or in-lieu fees that may be required as part of the project pursuant to this Housing Element. The preliminary assessment shall include information on the number and type of affordable residential units and/or in-lieu fees that may be required and the options available under the affordable housing programs of this Element. It shall be made clear that the required number of units on an approved project may differ from the preliminary assessment based on the final determinations of the decision makers.

Responsible Department: Planning and Development

Goal 9: Cultivate Financial Resources

Participate in available federal and state housing subsidy and assistance programs and use the county's own powers and resources in order to obtain maximum amounts of funding for the provision of affordable housing.

State and Federal Funding

Policy 9.1: The county shall actively pursue and use various sources of revenue in order to assist the development, acquisition, and rehabilitation of affordable housing and provide financing assistance to first time homebuyers.

<p>Action 1: The county shall actively pursue federal, state, and local funding and assistance for the purpose of producing, rehabilitating, converting, and/or retrofitting affordable housing and housing for persons with disabilities.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD</p>
<p>Action 2: The county shall continue to work with incorporated cities within the county in order to form a qualifying consortium to obtain Home Investment Partnership Act (HOME) and Community Development Block Grant (CDBG) funds in order to retain and expand the supply of affordable housing.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD</p>
<p>Action 3: The county shall prepare and update as necessary any studies and/or program documents required by the federal or state government in order to qualify for federal and state funding for housing programs (e.g., Consolidated Plan).</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD</p>
<p>Action 4: The county shall support the efforts of the County Housing Authority and non-profit supporters of affordable housing and housing for persons with disabilities to actively pursue federal and state housing funds.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD</p>

Mortgage Revenue Bonds

Policy 9.2: The county shall evaluate the existing mortgage revenue bond program periodically and recommend a program to provide assistance for first time homebuyers, and fund development of rental and special needs housing if feasible.

Responsible Department: County Housing and Community Development

Affordable Housing Funds	
<p>Policy 9.3: The county shall maintain a Housing Trust Fund that shall consist of funds from the Community Development Block Grant program, Socioeconomic Impacts Mitigation Program, collected in-lieu fees, and other sources of governmental, philanthropic, and permit fee income for affordable housing. This fund shall not be used for general fund or general government purposes, but exclusively for the development and/or rehabilitation of affordable housing.</p>	<p>Development Standard 4.3.1: In-lieu fees collected from a project within any given HMA shall be used only within the same HMA.</p>
<p>Action 1: The county shall maintain guidelines that will be used to determine appropriate uses of the affordable housing funds.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD</p>
<p>Action 2: The county shall continue to provide support to housing developers seeking funding to reduce development costs for eligible projects. This support may include but is not limited to providing technical assistance, local gap funding or written support letters. Possible funding sources include but are not limited to: CDBG, BEGIN, Cal HOME, county in-lieu funds.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): CHCD</p>

County-Owned Lands	
<p>Policy 9.4: The county shall make the provision of affordable and/or special needs housing a priority when considering the future use or sale of county-owned land.</p>	
<p>Action 1: The county shall periodically review its inventory of county-owned land for potential sites to dedicate for affordable and/or special needs housing. The county shall consider offering identified sites to governmental, non-profit or for-profit sponsors of affordable housing for the sole purpose of developing new affordable and/or special needs housing units.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): P&D, General Services</p>
<p>Action 2: During the planning and design of any new county facility, the county shall consider incorporating affordable and/or special needs housing into the project. This may include developing affordable and/or special needs housing in conjunction with other existing or new county facilities, e.g., parking structures.</p>	<p>Timing: Ongoing</p> <p>Responsible Department(s): P&D, General Services</p>

ATTACHMENT B: HOUSING ELEMENT CONSISTENCY WITH PLANS AND POLICIES

California law requires that General Plans contain an integrated and internally consistent set of policies. Santa Barbara County compared the programs and policies in this Housing Element with regional planning goals, all other Comprehensive Plan elements, county zoning ordinances and sub-division regulations, and the Congestion Management Plan. This Housing Element recommends actions that may result in amendments to existing policies and ordinances to ensure consistency and to support the programs of the Housing Element. Those amendments will be completed after Housing Element adoption, during the action phase.

Regional Planning Goals

Santa Barbara County's Land Use Element contains four regional planning goals:

- *Environment: Environmental constraints on development* shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.*
- *Urbanization: In order for the county to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the county shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.*
- *Agriculture: In the rural areas, cultivated agriculture shall be preserved and, where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.*
- *Open Lands: Certain areas may be unsuited for agricultural uses due to poor or unstable soil conditions, steep slopes, flooding or lack of adequate water. These open lands have importance as grazing, watershed, wildlife habitat, mineral resources, recreation, and scenic qualities. These lands are usually so located that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.*

This Housing Element contains language recognizing the need to balance affordable housing goals and objectives with other important community goals, objectives, and priorities. Affordable housing needs to be sustainable, be located near available services and resources, and must respect site constraints.

* "Development" means any man-made change to improved or unimproved real property including but not limited to buildings or structures, mining, dredging, filling, grading, excavation, or drilling operations. Sand and gravel operations may be allowed in the same sense as flood control operations are allowed. Agricultural improvements are not development within the meaning of this Element.

Comprehensive Plan Elements

The Housing Element is most affected by development polices contained within the Land Use Element, but it is also affected by policies in other elements which limit residential development in certain areas due to noise impacts, geology, public safety, agricultural land, and habitat protection. These include the Noise, Safety, Agriculture, Open Space, and Conservation elements as well as the Community Plans. The Housing Element is also affected by policies in the Circulation Element, which ensures that adequate transportation and access exist to serve area development. Policies that limit development due to constraints may increase development costs on sites where such resources exist, but these policies are not inconsistent with the Housing Element. Where a site is severely constrained, in-lieu fees may be paid or land may be donated as an alternative method for meeting the broad purposes of the Housing Element. See Section III: Constraints and Mitigating Opportunities for a complete discussion.

The county amended a number of Land Use, Circulation Element, and Local Coastal Plan (LCP) policies during or after the adoption of the 1993 Housing Element to make affordable housing a priority when resources are limited. This included amending LCP Policy 2-6 and Land Use Policy 4.0 to make affordable housing development a priority. Policy 4.0 currently states:

Prior to issuance of a development permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. Affordable housing projects proposed pursuant to the Affordable Housing Overlay regulations, special needs housing projects or other affordable housing projects which include at least 50% of the total number of units for affordable housing or 30% of the total number of units affordable at the very low income level shall be presumed to be consistent with this policy if the project has, or is conditioned to obtain all necessary can and will serve letters at the time of final map recordation, or if no map, prior to issuance of land use permits. (Amended by 93-GP-10, Res. 93-624, 11/23/93)

The policy analysis in the 1993 Housing Element EIR concluded that the Housing Element was consistent with all elements of the county's Comprehensive Plan and the Local Coastal Plan. Affordable housing projects will continue to be given priority among resource allocations.

County Zoning Ordinances

The county will consider amendments to county zoning ordinances after Housing Element adoption. If adopted, these may further to promote new and existing Housing Element programs and further reduce constraints to affordable and special needs housing. Refer to action items in the Mixed Use, In-fill Development, Second Residential Units, and Farm Employee Housing programs in Section V of this Element.

Growth Management Ordinances

The Montecito Growth Management Ordinance (MGMO) applies to the community of Montecito in the South Coast HMA. This ordinance is a tool for basing the rate of growth in the community over time on the availability of adequate services and resources. Permits for development are allocated on a point system that rewards projects that limit impacts to services and resources and which provide public benefit. The following are among the exemptions from the Montecito GMO: 1) second residential units, 2) housing for supervised seniors, persons with disabilities, or group housing, and 3) replacement and rehabilitation of existing units. In addition, up to eight affordable units per year may receive high priority and will not count against the annual allocation; affordable units in excess of eight per year and market rate units that are part of a 50 percent or greater affordable project are subject to the yearly allocation cap but exempt from the point allocation system. Since the adoption of the MGMO, Montecito has not exceeded the exemption threshold for affordable units. The ordinance is designed to be modified when: 1) resource and service conditions change (such as when new water supplies become available and roadway and intersection improvements are completed); and 2) when the community's fair share housing needs are not met due to the restrictions of the ordinance. For these reasons, the MGMO is consistent with the Housing Element. Montecito is a very small portion of the South Coast HMA, its population represents approximately 6.3 percent of the unincorporated area population, 2.5 percent of the county's population.

County Subdivision Regulations (Santa Barbara County Code, Chapter 21)

The county's Subdivision Regulations specify technical and process requirements for land divisions and lot line adjustments, condominium conversions, etc., including fee requirements for flood control, drainage works, and park/recreation facilities (Quimby fees). The Housing Element is consistent with the county's existing Subdivision Regulations. Article V of Chapter 21 promotes the Housing Element's goals for affordable rental housing of different types by establishing tenant displacement protection for residential condominium conversions, as well as a prohibition against mobile home park condominium conversions.

Congestion Management Program

State Proposition 111 requires each urban county to prepare, adopt, and biennially update a Congestion Management Program (CMP). SBCAG adopted the CMP for the county in 1992. The program addresses congestion problems on state highways and principal arterials in a coordinated manner between affected jurisdictions and responsible agencies. The CMP includes a land use program to ensure the impacts of land development on the CMP system are documented, assessed, and mitigated.

The county's Housing Element has policies and action items in place to promote the development of housing which is affordable to all income levels in each HMA. Policies also include directives to work cooperatively with other jurisdictions to ensure general consistency among housing goals. This Housing Element is in compliance with the requirements specified in the county's Congestion Management Program.