



Planning and Development Department (P&D)  
Long Range Planning Division

## FISCAL YEARS 25-26 THROUGH 27-28 WORK PROGRAM

Board of Supervisors  
Hearing on April 8, 2025

# Presentation Outline



- **FY 24 – 25 accomplishments**
- **Considerations regarding the Work Program**
- **Staff's Work Program recommendations**
- **Recommended actions**

Board of Supervisors  
Hearing on April 8, 2025



Planning and Development Department (P&D)  
Long Range Planning Division

## FY 24 – 25 ACCOMPLISHMENTS

Board of Supervisors  
Hearing on April 8, 2025

# FY 24 – 25 Q1-Q3 Accomplishments



- **Housing Element Update (HEU) Implementation**

- LCPA Submittal
- RHNA Tracking Tool
- Initiated Pre-Approved ADU program, Local Preference program, Density Bonus for Moderate income, Zoning Code Amendments
- Emergency Shelters Ordinance
- Housing Bills Ordinance Amendments
- Support CSD with IHO Amendment, Prohousing Designation, and Workforce Housing Study

- **Agricultural Enterprise Ordinance (AEO) Amendments**

- Completed 8 hearings at Planning Commission
- Board adopted AEO – December 10, 2024
- LCPA Submittal

- **Annual Zoning Ordinance Maintenance and Amendment Packages**

- SB 9 and Telecommunication ordinance amendments – Board adoption February 2025
- Cannabis Odor Control Regulations – Board adoption March 2025
- ADU updates

# FY 24 – 25 Q1-Q3 Accomplishments



- **Environmental Justice (EJ) Element** – Finalize draft EJ Element, interdepartmental coordination
- **Safety Element Update** – Grant-funded Evacuation Modeling Study, preparation of Climate Adaptation Plan
- **Zoning Ordinance and other Comprehensive Plan Amendments** – Lighting and sign regulation update, draft amendments to streamline permit processes and modernize commercial and residential zones
- **Utility Scale Solar Ordinance Amendments** – Prepare draft amendments, secured \$100K grant, initiated PEIR
- **Circulation Element** – Select traffic consultant to initiate traffic modeling
- **Open Space Element** – Research state requirements, developed scope of work options to complete project
- **2024 Comprehensive Plan Annual Progress Report (APR)**
- **Responsible Agency Reviews (RARs)/Local Agency Formation Commission (LAFCO) Reportbacks** – 18 RARs and nine LAFCO reportbacks



## Remaining Tasks for Q4 FY 24 – 25

- **Housing Element Update (HEU) Implementation** – Obtain completeness determination from CCC staff on rezone LCPA, continue other implementation efforts
- **AEO Amendments** – LCPA submittal and implementation efforts
- **Circulation Element Update** – Traffic modeling study, complete background research on scope of Element updates
- **Open Space Element** – Continue research, finalize scope of work direction
- **EJ Element** – Finalize EJ Element and initiate decision maker hearings
- **Safety Element Update** – Complete draft Adaptation strategies for Climate Adaptation Plan



## Remaining Tasks for FY Q4 24 – 25

- **Mobile Home Park Overlay** – Complete draft amendments and initiate decision maker hearings
- **Zoning Ordinance and Other Comprehensive Plan Amendments** – Complete drafting streamlining and zone district amendments and public outreach
- **Annual Zoning Ordinance Maintenance and Amendment Packages** – Complete LCPA submittal for zoning code amendments; Rental Inspection Ordinance Amendment
- **Airport Land Use Compatibility Plan Amendments** – Complete draft amendments



Planning and Development Department (P&D)  
Long Range Planning Division

## CONSIDERATIONS REGARDING THE WORK PROGRAM

Board of Supervisors  
Hearing on April 8, 2025



# Considerations Regarding the Work Program



- **Multi-Year Projects:** Require continued commitment of resources to complete
- **State Mandates:** Recent State mandates, orders, etc., affect the Comprehensive Plan
- **Comprehensive Plan:** Implementation of existing programs
- **County-Sponsored Projects:** Provide support to other departments on Work Program-related projects (e.g., CAP and Recreation Master Plan)
- **Non-Mandated Board-Requested Projects**
- **P&D Budget:** Available staff and funding sources for Work Program projects
  - 15 FTEs
  - Funding sources: Building Permit General Plan Maintenance Fee, grants, County General Fund
  - On-going vs one-time funding
  - Limited new grant opportunities



Planning and Development Department (P&D)  
Long Range Planning Division

## STAFF RECOMMENDATIONS

Board of Supervisors  
Hearing on April 8, 2025

# Staff Recommendations



Required Services	FTEs
Grant Research and Applications	
Ag Preserve Processing and APAC Support	
Regional and Inter-Agency Coordination	
Technical Support to other Departments	
Legislative Review	
General Plan Consistency Review and Maintenance	
Responsible Agency Review and LAFCO Reportbacks	
CIP Conformity Review	
General Plan Annual Report	
Consultants List Maintenance	
SBCAG Review/Participation	
Required Services Total	1.5

# Staff Recommendations



Business Operations	FTEs
Budget Development and Implementation	
Public Information (e.g., Public Records Act), Referrals, Website, and Outreach	
Staff Meetings and Training	
Process Improvement / Strategic Plan	
Evaluation and Performance Reviews	
Division Administration	
Business Operations Total	4.0

# Staff Recommendations



Mandated New, On-Going FY 24-25 and Delayed Projects from Past Work Programs	FTEs
Airport Land Use Compatibility Plans (ALUCPs) Consistency Amendments & Coastal Commission Certification	0.3
Circulation Element Update (1980)	0.8*
Open Space Element (1979)	0.8*
Environmental Justice Element Implementation	0.3
Housing Element Update Implementation	2.0*
Safety Element Update	1.3*
Objective Standards – LCPA (CCC Mandated)	0.4
Mandated Projects Total	5.9

\* Involves use of consultant services

# Staff Recommendations



Non-Mandated New, On-Going FY 24 - 25 and Delayed Projects from Past Work Programs	FTEs
Agricultural Enterprise Ordinance Amendments - Coastal	0.2
Climate Action Plan Implementation	0.2
Zoning Ordinance Amendments to Allow Ministerial Development/Uses & Changes to Residential/Commercial Development Standards	0.6*
Recreation Master Plan - Comprehensive Plan Consistency Amendments	0.2
Short-Term Rentals LCPA	0.4
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	0.6*
Potential Zoning Ordinance Amendments Packages	1.4
Completing Mobile Home Park Overlay (Underway)	
Additional Cannabis Ordinance Updates - Inland	
Farmworker Housing	
ADUs – Separate Conveyance	
Special Events	
General Package	
Non-Mandated Total	3.6
New, On-Going FY 24-25, and Delayed Projects Total	9.5

\* Involves use of consultant services

# Project Timelines



LRP Work Program Project	FY 25 - 26				FY 26 - 27				FY 27 - 28			
	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)
Agricultural Enterprise Ordinance Amendments	CC Certification											
Airport Land Use Plan Consistency Amendments (Mandated)	Draft Amends + Hearings		CC Certification									
Open Space Element (Mandated)	SOW/Draft Amendments			CEQA		Hearings						
Circulation Element Update (Mandated)	Consultant Tech Studies + Draft Amendments			CEQA			Hearings	CC Certification				
Objective Standards - LCPA	CCC Coordination + Draft Amendments				Hearings		CC Certification					
Climate Action Plan Comprehensive Plan Amendments	Implementation of CAP Programs											
Comprehensive Plan Amendments (FY 22 - 23 Expansion Project)	Phase I/II OAs + CC Certification / Phase III Project Desc. + EIR						Hearings	CC Certification				
Recreation Master Plan - Comprehensive Plan Consistency Amendments	Support CSD Parks				CC Certification							
Environmental Justice Element (Mandated)	Hearings	EJ Element Implementation										
Housing Bill Implementation (including SB 35/423 OA)	CC Certification											
Housing Element Update + Implementation (Mandated)	Housing Element Program Implementation + CC Certification											
Safety Element Update (Mandated)	Adaptation Plan + EIR + Amendments					Hearings						
Short-Term Rentals LCPA	Draft Amendments			Hearings		CC Certification						
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	Draft Amendments + EIR		Hearings		CC Certification							
Annual Zoning Ordinance Amendments Package	FY 24 - 25 OAs CC Cert. / FY 25 - 26 OAs Package				FY 25 - 26 OAs CC Cert. / FY 26 - 27 OAs Package				FY 26 - 27 OAs CC Cert. / FY 27 - 28 OAs Package			

# Potential Ordinance Amendment Projects



- Farmworker Housing/Ag Employee Dwelling Streamlining
- Additional Cannabis Ordinance Updates - Inland
- ADUs – Separate Conveyance
- Special Events
- Equestrian Facilities
- General Package
- Others Directed by Board





## Potential Future Projects

- Sustainable Groundwater Management Act-related Comprehensive Plan amendments
- CEQA Environmental Thresholds (1995-2021)
- IV Master Plan (2007)
- Coastal Resiliency LCPA
- Other Comprehensive Plan updates:
  - Agricultural Element (1991)
  - Environmental Resources Management Element (1991)
  - Noise Element (1997)
  - Conservation Element (2010 – update mandated by 2028)



Planning and Development Department (P&D)  
Long Range Planning Division

## RECOMMENDED ACTIONS

Board of Supervisors  
Hearing on April 8, 2025

# Recommended Actions



- Receive this report on the LRP FY 25 – 28 Work Program
- Provide direction regarding the LRP FY 25 – 28 Work Program
- Determine that the Board's actions are not a “project” subject to the State California Environmental Quality Act (CEQA) Guidelines [§ 15378(b)(5)]



Planning and Development Department (P&D)  
Long Range Planning Division

QUESTIONS ?

Board of Supervisors  
Hearing on April 8, 2025