



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

FISCAL YEARS 24-25 THROUGH 26-27 WORK PROGRAM

Board of Supervisors
Hearing on April 2, 2024

Presentation Outline

- **FY 23 – 24 accomplishments**
- **Considerations regarding the Work Program**
- **Staff’s Work Program recommendations**
- **Recommended actions**



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FY 23 – 24 ACCOMPLISHMENTS

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FY 23 – 24 Q1-Q3 Accomplishments



- **Housing Element Update (HEU)**

- HEU Adoption December 2023 and State HCD compliance
- Program EIR
- Initiated Rezone Hearings

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

- Program EIR
- Draft ordinance amendments
- 5 PC hearings and returning in May for final PC recommendation

- **Zoning Ordinance Maintenance and Amendment Packages**

- ADU ordinance amendments, including CCC certification of CZO
- Draft SB 9 and telecommunication ordinance amendments
- Municode

- **Housing Bills Implementation Ordinance Amendments** – comply with state housing laws

FY 23 – 24 Q1-Q3 Accomplishments



- **2023 Comprehensive Plan Annual Progress Report (APR)**
- **Environmental Justice (EJ) Element** – draft EJ Element, public outreach and interdepartmental coordination
- **Safety Element Update** – Wildfire-related amendments July 2023, grant-funded evacuation modeling, and continued preparation of Climate Adaptation Plan
- **Zoning Ordinance and other Comprehensive Plan Amendments (Modernization of Multi-Family/Commercial Zone Districts; Ministerial Development)** – initiated amendments, eliminated Shopping Center zone district, lighting and sign regulation update pending
- **Utility Scale Solar Ordinance Amendments** – initiated draft amendments
- **Responsible Agency Reviews (RARs)/Local Agency Formation Commission (LAFCO) Reportbacks** – 5 RARs and 2 LAFCO reportbacks

Remaining Tasks for Q4 FY 23 – 24



- **Housing Element Update (HEU)** – complete rezones and accompanying amendments in spring 2024
- **AEO Amendments** – complete PC hearings and initiate Board hearings in summer 2024
- **Circulation Element Update** – prepare scope of work and initiate RFP process for consultant selection
- **EJ Element** – draft EJ Element and present at decision maker hearings in spring/summer 2024
- **Safety Element Update** – complete Evacuation Modeling and Planning Project; complete draft Adaptation strategies for Climate Adaptation Plan

Remaining Tasks for FY Q4 23 – 24



- **Zoning Ordinance and Other Comprehensive Plan Amendments** – public outreach, hearings on updated lighting and sign regulations, and drafting other amendments
- **Energy Element/GHG CEQA Thresholds** – along with Climate Action Plan, present Energy Element amendment and GHG emissions thresholds to the Board
- **Zoning Ordinance Maintenance and Amendment Packages** –
 - Complete LCPA for Childcare Facilities Zoning Ordinance Package
 - Complete draft amendments:
 - Senate Bill (SB) 9 (2022) ministerial design and approval standards
 - Certain telecommunications regulations



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CONSIDERATIONS REGARDING THE WORK PROGRAM

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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
 - Potential funding sources (CEO authorization required): Building Permit General Plan Maintenance Fee, grants, cannabis tax revenue, County General Fund
 - On-going vs one-time funding
 - Deadlines for grant-funded projects and limited new grant opportunities



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STAFF RECOMMENDATIONS

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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	

Staff Recommendations



Mandated New, On-Going FY 23 - 24 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)	1.1*
Open Space Element (1979)	1.0 *
Environmental Justice Element Implementation	0.3*
Housing Element Update Implementation	2.5*
Safety Element Update	1.2*
On-Going FY 23 - 24 and Delayed Projects from Past Work Programs Total	6.4

Staff Recommendations



Non-Mandated New, On-Going FY 23 - 24 and Delayed Projects from Past Work Programs	FTEs
Agricultural Enterprise Ordinance Amendments	0.3
Coastal Resiliency Local Coastal Program Amendment (LCPA) – Potential Delay until FY 25 - 26	0*
Climate Action Plan Implementation	0.4
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	0.5*
Zoning Ordinance Amendments Packages SB 9 Telecommunication Facilities (Small Wireless Facilities and Generators) Oil and Gas Cannabis Odor Requirements Special Events Clean-up Package	0.7
New, On-Going FY 23 - 24 and Delayed Projects from Past Work Programs Total	3.1

* Involves use of consultant services

Project Timelines



LRP Work Program Project	FY 24 - 25				FY 25 - 26				FY 26 - 27			
	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 + Farmstays Ordinance Amendments	Hearings	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)	RFP, Consultant Technical Studies and Draft Amendments				EIR		Hearings		CC Certification			
Coastal Resiliency LCPA - Delay	CCC Negotiations		Revisions	Hearings	CC Certification							
Climate Action Plan Comprehensive Plan Amendments	Implementation of CAP Programs											
Comprehensive Plan Amendments (FY 22 - 23 Expansion Project)	Phase I OAs + CC Certification / Phase II 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 HAA and SHDBL OAs)	CC Certification											
Housing Element Update + Implementation (Mandated)	Housing Element Program Implementation + CC Certification											
Safety Element Update (Mandated)	Adaptation Plan + EIR + Amendments				Hearings	CC Certification						
Short-Term Rentals LCPA	Draft Amendments		Hearings	CC Certification								
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	Draft Amendments		EIR		Hearings	CC Certification						
Zoning Ordinance Amendments Package: ADUs, SB 9, Telecom OAs, oil and gas	FY 23 - 24 OAs CC Cert. / FY 24 - 25 OAs Package				FY 24 - 25 OAs CC Cert. / FY 25 - 26 OAs Package				FY 25 - 26 OAs CC Cert. / FY 26 - 27 OAs Package			

Potential Future Projects



- Sustainable Groundwater Management Act-related Comprehensive Plan amendments
- IV Master Plan (2007)
- CEQA Environmental Thresholds (1995-2021)
- Other Comprehensive Plan updates:
 - Agricultural Element (1991)
 - Environmental Resources Management Element (1991)
 - Noise Element (1997)
 - Conservation Element (2010)



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RECOMMENDED ACTIONS

Board of Supervisors
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Recommended Actions



- Receive this report on the LRP FY 24 – 27 Work Program
- Provide direction regarding the LRP FY 24 – 27 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)]





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QUESTIONS ?

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