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

FISCAL YEARS 26-27 THROUGH 28-29 WORK PROGRAM

Board of Supervisors
Hearing on April 7, 2026

Presentation Outline

- **FY 25 – 26 accomplishments**
- **Work Program Considerations**
- **Staff’s Work Program recommendations**
- **Recommended actions**



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FY 25-26 Accomplishments

- **Housing Element Update (HEU) Implementation**
 - Coastal Commission certification of the coastal rezones
 - RHNA and No Net Loss Tracking
 - Pre-approved Accessory Dwelling Units
 - Local Preference Program
 - Initiated Density Bonus amendments to incentivize moderate-income units
- **Agricultural Enterprise Ordinance (AEO) Amendments**
 - Developed procedures for implementation and a website
 - Coordinated with Coastal Commission staff on review of LCPA submittal
 - Adopted minor amendments to clarify certain provisions



FY 25-26 Accomplishments Cont.

- **Environmental Justice Element**

- Finalized Draft EJ Element
- Three Planning Commission hearings
- Board approval on March 10, 2026

- **Utility Scale Solar Ordinance Amendments**

- Completed Draft and Final EIR
- Finalized draft amendments
- Presented to Montecito Planning Commission (5-0 approval) and County Planning Commission (continued)
- Board adoption anticipated in summer 2026



FY 25-26 Accomplishments Cont.

- **Open Space Element Update**
 - Obtained Board direction on options for update, met with stakeholders, began drafting text amendments
- **Circulation Element Update**
 - Worked with consultant on traffic modeling and data collection in support of update
- **Safety Element Update**
 - Completed Evacuation Modeling and Planning Project
 - Continued drafting and refining Climate Adaptation Plan strategies and actions
 - Applied for grant funding to support sea level rise adaptation planning
- **Airport Land Use Compatibility Plan Ordinance Amendments**
 - Adoption anticipated in Fall 2026



FY 25-26 Accomplishments Cont.

- **Ordinance Streamlining Amendments**

- Process Streamlining and Housing Accommodation Amendments – Board adopted January 2026
- Board briefing on Ministerial Streamlining – May 2026

- **Zoning Ordinance Amendment Packages**

- Telecommunications amendments - Coastal Commission certification
- Cannabis Odor Control ordinance amendments - Coastal Commission certification
- Senior Mobile Home Parks Overlay and amendments – Board adoption summer 2025
- General Clean Up Package – Board adoption February 2026

- **Oil and Gas Phaseout Amendments**

- Received Board direction on October 21, 2025
- PC Hearing on Phase 1 Amendments – April 8th





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WORK PROGRAM CONSIDERATIONS

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Work Program Considerations

- **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
- **Board-Requested Projects**
- **County-Sponsored Projects:** Provide support to other departments on Work Program-related projects (e.g., CAP and Recreation Master Plan)
- **P&D Budget:** Available staff and funding sources for Work Program projects
 - 13 or 14 FTEs
 - Funding sources: County general fund, grants, GP maintenance fee
 - On-going vs one-time funding
 - Limited new grant opportunities



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STAFF RECOMMENDATIONS

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Staff Recommendations



Required Services	14 FTEs	13 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 Progress Report		
Consultants List Maintenance		
SBCAG Review/Participation		
Required Services Total	1.5	1.5

Staff Recommendations



Business Operations	14 FTEs	13 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 and Supervision		
Business Operations Total	4.0	4.0

Staff Recommendations



Work Program Projects – State Mandated	14 FTEs	13 FTEs
Airport Land Use Compatibility Plans (ALUCPs) Consistency Amendments & Coastal Commission Certification	0.2	0.2
Circulation Element Update (1980)	0.7*	0.7
Open Space Element (1979)	0.6*	0.6
Environmental Justice Element Implementation	0.2	0.2
Housing Element Update Program Implementation/State Law Mandates	2.0	2.0
Safety Element Update	1.3*	1.3
Short-Term Rentals LCPA (Mandated under Housing Element Update Program 19)	0.2	0.2
Objective Standards – LCPA (CCC Mandated)	0.1	0.1
Mandated Projects Total	5.3	5.3

* Involves use of consultant services

Staff Recommendations



Work Program Projects – County Initiated	14 FTEs	13 FTEs
Agricultural Enterprise Ordinance Amendments - Coastal	0.2	0.2
Climate Action Plan Implementation	0.1	0.1
Zoning Ordinance Amendments to Allow Ministerial Development	0.9*	0.7
Recreation Master Plan - Comprehensive Plan Consistency Amendments	0.1	0.1
Oil and Gas Phaseout Ordinance Amendments – Phase 2 (EIR)	0.5	0.3
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	0.3	0.2
Potential Zoning Ordinance Amendments Packages (Level of Effort)		
Farmworker Housing (M/H)		
Special Events (M/H)		
HLAC Updates (L)	1.1	0.6
Equestrian Facilities (L/M)		
General Package (L)		
Non-Mandated Total	3.2	2.2
New, On-Going FY 25-26, and Delayed Projects Total	8.5	7.5

* Involves use of consultant services

Project Timelines



LRP Work Program Project	FY 26 - 27				FY 27 - 28				FY 28 - 29			
	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)	Draft Amendments			Hearings								
Circulation Element Update (Mandated)	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 Streamlining Amendments (FY 22 - 23 Expansion Project)	Phase II CC Certification / Phase III Draft Amenments and Hearings		Phase II and III CC Certification									
Recreation Master Plan - Comprehensive Plan Consistency Amendments	Support CSD Parks				CC Certification							
Environmental Justice Element (Mandated)	EJ Element Implementation											
Oil and Gas Phaseout Amendments	Phase 1 CC Cert + Ammortization Support			Phase 2 CEQA				Phase 2 Amendments + Hearings		Phase 2 CC Certification		
Housing Element Update + Implementation (Mandated)	Housing Element Program Implementation + CC Certification											
Safety Element Update (Mandated)	Adaptation Plan + Safety Element Amendments					Hearings						
Short-Term Rentals LCPA	Draft Amendments			Hearings	CC Certification							
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	Hearings		CC Certification									
Annual Zoning Ordinance Amendments Package	FY 25 - 26 OAs CC Cert. / FY 26 - 27 OAs Package				FY 26 - 27 OAs CC Cert. / FY 27 - 28 OAs Package				FY 27 - 28 OAs CC Cert. / FY 28 - 29 OAs Package			

High level of effort
 Low level of effort



Future Ordinance Amendment Options

- Farmworker Housing/Ag Employee Dwelling Streamlining
- Special Events
- HLAC Updates
- Equestrian Facilities
- General Package
- Others Directed by Board



Future Project Options

- Coastal Resiliency LCPA (likely eligible for grant funding to support effort)
- Sustainable Groundwater Management Act-related Comprehensive Plan amendments
- Other Comprehensive Plan updates:
 - Conservation Element (2010 – mandated by 2028)
 - Environmental Resources Management Element (1991)
 - Noise Element (1997)
 - Agricultural Element (1991)
- CEQA Environmental Thresholds (e.g., Groundwater Thresholds)
- IV Master Plan (2007)
- Odor control for outdoor Cannabis operations



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RECOMMENDED ACTIONS

Board of Supervisors
Hearing on April 7, 2026



Recommended Actions

- Receive this report on the LRP FY 26 – 29 Work Program
- Provide direction regarding the allocation of staff resources for FY 26 – 27
- Provide direction regarding future Work Program projects for FY 27-29
- 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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