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

FISCAL YEARS 23-24 THROUGH 25-26 WORK PROGRAM

Board of Supervisors
Hearing on March 21, 2023

Presentation Outline

- **FY 22 – 23 accomplishments**
- **Considerations regarding the Work Program**
- **Staff's Work Program recommendations**
- **Recommended actions**



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FY 22 – 23 ACCOMPLISHMENTS

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FY 22 – 23 Q1-Q3 Accomplishments



- **Housing Element Update (HEU)** - completed Draft HEU for public review and submittal to State Housing and Community Development Department (HCD) review
- **Agricultural Enterprise Ordinance (AEO) Amendments** – preparation of programmatic environmental impact report
- **Land Use and Development Code (LUDC) Amendments** –
 - completed cannabis permitting ordinance amendments
 - prepared Childcare Facilities Zoning Ordinances Amendments Package for Board consideration and submitted Local Coastal Program Amendment for certification (FY 21- 22 PIII expansion)
- **2022 Comprehensive Plan Annual Progress Report (APR)** – completed (required by April 1, 2023)
- **Disadvantaged Unincorporated Communities (DUCs) Land Use Element Amendments** – completed

FY 22 – 23 Q1-Q3 Accomplishments



- **Environmental Justice (EJ) Element** – completed DUCs outreach
- **Responsible Agency Reviews (RARs)/Local Agency Formation Commission (LAFCO) Reportbacks** – 12 RARs and 9 LAFCO reportbacks
- **Safety Element Update** – prepared draft wildfire-related amendments, received a Fire Safe Council grant for evacuation modeling, and began Climate Adaptation Plan
- **Zoning Ordinance and other Comprehensive Plan Amendments (Modernization of Multi-Family/Commercial Zone Districts; Ministerial Development)** – completed consultant selection process; initiated research and public outreach (FY 22 – 23 Sup Planner/consultant expansion)
- **Utility Scale Solar Ordinance Amendments** – prepared/published a request for proposals (FY 22 – 23 Sup Planner/consultant expansion)
- **Zoning Ordinance Maintenance and Amendment Packages** – reviewed zoning ordinance publication proofs (FY 21 – 22 PIII expansion)

Remaining Tasks for Q4 FY 22 – 23



- **Housing Element Update (HEU)** – complete State HCD review process and Programmatic EIR to present the HEU to the Board in late summer/early fall 2023 and rezones by winter 2024
- **AEO Amendments** – complete draft Programmatic EIR for publication during summer 2023 and decision-maker hearings during fall 2023
- **Circulation Element Update** – assist Public Works with completion of the Active Transportation Plan
- **EJ Element** – prepare draft EJ Element and initiate environmental review (if required)
- **Safety Element Update** – present wildfire-related amendments to the Board and prepare draft Climate Adaptation Plan
- **Zoning Ordinance and Other Comprehensive Plan Amendments** – continue public outreach and begin drafting ordinance amendments (FY 22 – 23 Sup Planner/consultants expansion)

Remaining Tasks for FY Q4 22 – 23



- **Zoning Ordinance Maintenance and Amendment Packages –**
 - Complete on-line publication of zoning ordinances
 - Begin amendments:
 - Accessory Dwelling Units
 - Senate Bill (SB) 9 (2022) ministerial design and approval standards
 - Certain telecommunications regulations (FY 22 – 23 PIII expansion)



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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 and Federal Mandates:** Recent State and Federal legal 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., ATP, 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 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	2.0

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 On-Going FY 22 - 23 and Delayed Projects from Past Work Programs	FTEs
Airport Land Use Compatibility Plans (ALUCPs) Consistency Amendments & Coastal Commission Certification – Delay until FY 24 - 25	0
Circulation Element Update	1.3*
Environmental Justice Element	0.5*
Housing Element Update	2.0*
Safety Element Update	1.3*
On-Going FY 22 - 23 and Delayed Projects from Past Work Programs Total	5.1

* Involves use of consultant services

Staff Recommendations



Non-Mandated On-Going FY 22 - 23 and Delayed Projects from Past Work Programs	FTEs
Agricultural Enterprise Ordinance Amendments	0.6*
Coastal Resiliency Local Coastal Program Amendment (LCPA) – Potential Delay until FY 24 - 25	0.4*
Climate Action Plan Comprehensive Plan Amendments	0.3
Zoning Ordinance Amendments to Allow Ministerial Development/Uses & Changes to Residential/Commercial Development Standards	0.5*
Housing Bill Implementation (including Housing Accountability Act (HAA) and State Density Bonus Law (SDBL) Ordinance Amendments	
Grant-Funded Ordinance Amendments	0.5
Objective Design Standards <u>not</u> Included in January, 2023 Ordinance Amendments (See below for SB 9 Ordinance Amendments)	
Recreation Master Plan - Comprehensive Plan Consistency Amendments	0.2
Short-Term Rentals LCPA – Delay until FY 24 - 25	0
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	0.5*
Zoning Ordinance Amendments Packages	
Accessory Dwelling Units Ordinance Amendments LCPA and State Law Update	
SB 9	0.7
Telecommunication Facilities (Small Wireless Facilities and Generators)	
Oil and Gas	
On-Going FY 22 - 23 and Delayed Projects from Past Work Programs Total	3.7

* Involves use of consultant services

Project Timelines



LRP Work Program Project	FY 23 - 24				FY 24 - 25				FY 25 - 26			
	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)	SUMMER (Q1)	FALL (Q2)	WINTER (Q3)	SPRING (Q4)
Accessory Dwelling Units Ordinance Amendments LCPA	(See FY 23 - 24 OAs Package, below)				CC Certification							
Agricultural Enterprise + Farmstays Ordinance Amendments	EIR	Hearings			CC Certification							
Airport Land Use Plan Consistency Amendments (Mandated) - Delay					Draft. Amends.		Hearings		CC Certification			
Circulation Element Update (Mandated)	SOW	RFP / Consultant Contract		Draft	Amends.	EIR				Hearing		CC Cert.
Coastal Resiliency LCPA	CCC Negotiations			Revisions	Hearings	CC Certification						
Climate Action Plan Comprehensive Plan Amendments	Assist CSD				Implementation of CAP Programs							
Comprehensive Plan Amendments (FY 22 - 23 Expansion Project)	Phase I OAs / Phase II Scoping				Phase I CC Certification / Phase II Project Desc. + EIR				EIR	Hearings		CC Cert.
Recreation Master Plan - Comprehensive Plan Consistency Amendments	Support CSD Parks											
Environmental Justice Element (Mandated)	Hearings											
Housing Bill Implementation (including HAA and SHDBL OAs)	Draft Amendments		Hearings		CC Certification							
Housing Element Update (Mandated)	HCD Review / Hearings		Rezoning		CC Certification							
Safety Element Update (Mandated)	Adaptation Plan				EIR			Hearings		CC Certification		
Short-Term Rentals LCPA - Delay					Draft. Amends.		Hearings		CC Certification			
Utility Scale Solar General Plan, Ordinance, Williamson Act Amendments	RFP/Consultant Contract		Comp Plan Amendments		EIR			Hearings		CC Certification		
Zoning Ordinance Amendments Package: SB 9, Telecom OAs, oil and gas, and ADUs	FY 22 - 23 OAs CC Cert. / FY 23 - 24 OAs Package				FY 23 - 24 OAs CC Cert. / FY 24 - 25 OAs Package				FY 24 - 25 OAs CC Cert. / FY 25 - 26 OAs Package			

Potential Future Projects - FY 24-25 & FY 25-26



- Comprehensive Plan Programs:
 - Housing Element implementation (e.g., study local preference program)
 - Safety Element
- By 2026, update Open Space Element to address climate change resilience
- Sustainable Groundwater Management Act-related Comprehensive Plan amendments
- Program to incentivize the development of rental housing
- Other Comprehensive Plan updates:
 - Open Space Element (1991)
 - Environmental Resources Management Element (1991)
 - Agricultural Element (1991)
 - Noise Element (1997)
 - Conservation Element (2010)
 - CEQA Environmental Thresholds (2021)



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RECOMMENDED ACTIONS

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Recommended Actions



- Receive this report on the LRP FY 23 – 26 Work Program
- Provide direction regarding the LRP FY 23 – 26 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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