

**COUNTY OF SAN DIEGO
BOARD OF SUPERVISORS
WEDNESDAY, FEBRUARY 10, 2021**

MINUTE ORDER NO. 4

SUBJECT: GENERAL PLAN WORKSHOP: HOUSING, SAFETY, AND ENVIRONMENTAL JUSTICE ELEMENTS AND ASSOCIATED HOUSING ELEMENT PROGRAMS 20-002; 19-GPA-001; AND 17-GPA-004 (DISTRICTS: ALL)

OVERVIEW

From time to time, the County of San Diego's (County) General Plan has to be amended to make changes to comply with State regulations. When this occurs, it is referred to as a General Plan Amendment. The Housing Element is one of the State-required components of the County General Plan that must be updated periodically. The Housing Element provides designated land, policies, and programs to increase opportunities for developing housing that meets the needs of populations at all income segments and life stages. State law requires that a jurisdiction's Housing Element be updated every eight years. The County's next Housing Element update is due April 15, 2021, with a grace period of an additional 120-days if submitted after the due date. The Housing Element update will address the unincorporated area's housing needs and accommodate growth for the period beginning June 2020 and ending April 2029 (also referred to as the sixth housing element cycle). As part of the update, the County must demonstrate the capacity to contribute to the sixth Regional Housing Needs Assessment (RHNA) (2020-29) allocated by the San Diego Association of Governments (SANDAG). In essence, the County must demonstrate it has sufficient land capacity to provide for 6,700 units of housing to be constructed before 2029.

Concurrent with revising the Housing Element, State law requires that the County also review and revise the County's Safety Element, which is also a required component of the County's General Plan. The Safety Element establishes policies related to future development that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and human-caused hazards. State law requires that the Housing Element and Safety Element be updated concurrently to ensure that safety hazards are taken into consideration during the development of any updated housing policy.

In addition, Senate Bill 1000 requires that after January 1, 2018, all jurisdictions incorporate environmental justice goals and policies into their General Plan through the establishment of an Environmental Justice Element when two elements (in this case, Housing and Safety) are updated at the same time. The Environmental Justice Element will contain goals and policies to reduce pollution in overburdened communities and ensure all people have the right to live, work, and play in a safe and healthy environment.

In response to State law, which requires that the County revise the Housing and Safety Elements and develop a new Environmental Justice Element (collectively referred to as Elements), staff will be preparing updates to the General Plan this spring. The purpose of today's workshop is to introduce the Elements and provide an opportunity for the Board of Supervisors (Board) to hear from the public, ask questions, and provide direction to staff on potential goals, objectives, policies, and implementation programs for the Elements. Staff will then incorporate applicable comments received during this

workshop into the Elements and then submit the Housing and Safety Elements to the State for review. Staff will utilize the 120-day grace period to provide for greater opportunities for public outreach for the Elements and return to the Board for the adoption of the Draft Final Elements before the date the Housing Element is due to the State for certification.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Planning & Development Services recommends that the Board of Supervisors:

1. Find in accordance with Section 15061(b)(3) that today's actions are exempt from CEQA pursuant to the common sense exemption since it can be seen with certainty that there is no possibility that today's actions may have a significant effect on the environment.
2. Receive the presentation and materials for a General Plan Update Workshop: Housing, Safety, and Environmental Justice Elements, and associated Housing Element programs, and provide direction on potential goals and objectives, policies, and implementation programs and priorities for the Housing, Safety, and Environmental Justice Elements.

FISCAL IMPACT

N/A

BUSINESS IMPACT STATEMENT

N/A

ACTION 4.1:

A motion was made by Supervisor Desmond, seconded by Supervisor Anderson, to adopt the Option 1, "RHNA Housing Site Inventory for inclusion in the updated Housing Element" in the Housing Element and Housing Related Programs:

Direct staff to maintain its current approach and identify sites demonstrating RHNA capacity based on the following criteria (for adoption in June 2021):

- Located in villages
- Spread sites throughout county communities
- Sites with few environmental constraints
- Sites with access to infrastructure and services
- Sites with existing densities that can accommodate development/no rezone needed
- Avoid sites located in high fire zones
- Additional criteria: analyze water availability

(A substitute motion was introduced.)

A substitute motion was made by Supervisor Fletcher, seconded by Supervisor Lawson-Remer, to adopt the Option 2, "RHNA Housing Site Inventory for inclusion in the updated Housing Element" in the Housing Element and Housing Related Programs:

Direct staff to modify the approach to identifying sites based on the following or other Board-directed criteria (for adoption in June 2021):

- Avoid sites located in high fire zones
- Avoid sites located in very-high fire zones

- Additional criteria:
 - analyze water availability
 - consideration of vehicle miles traveled
 - access to transit or potential transit lines
 - return to the Board with two options to achieve intentions: how best to fulfill approach without rezoning or with rezoning.

And, prepare and return for the Board’s consideration rezoning program to be implemented within three years following the adoption of the Housing Element (after June 2021).

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

ACTION 4.2:

ON MOTION of Supervisor Vargas, seconded by Supervisor Lawson-Remer, the Board of Supervisors adopted the Affordable Housing Program and Inclusionary Housing Program (not part of Housing Elements Update) Option 2, to direct staff to develop an Inclusionary Ordinance (pre-determined set aside) based on options for an Inclusionary Ordinance applicable to all housing projects of all sizes above a minimum threshold including options for incentives and reforms to help facilitate construction of affordable housing.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

ACTION 4.3:

ON MOTION of Supervisor Lawson-Remer, seconded by Supervisor Fletcher, the Board of Supervisors adopted the Middle-Income Density Bonus Program (not part of the Housing Elements Update) Option 2, to direct staff to monitor the progress of the existing low-income density bonus program and not develop an expanded Density Bonus Program for middle-income families.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

ACTION 4.4:

ON MOTION of Supervisor Desmond, seconded by Supervisor Vargas, the Board of Supervisors adopted the Overview Preliminary Adaptation Goals based on the Vulnerability Assessment for inclusion in the Safety Element Update Option 1, to direct staff to maintain its current approach and draft adaptation goals for the Board’s consideration based on the following (for adoption in June 2021):

	Vulnerability Goal Category	Preliminary Topics Covered	Dept/Partner Agencies
1	Populations	<ul style="list-style-type: none"> • Heat-related illnesses • Establish resilience hubs • Health equity 	HHSA, PDS, OES, SDCFPD
2	Transportation	<ul style="list-style-type: none"> • Resiliency during/after extreme events • Update maintenance protocols for climate change effects 	PDS, DPW, SANDAG, MTS, CalTrans
3	Energy Infrastructure	<ul style="list-style-type: none"> • Protect utility infrastructure • Structural strengthening • Energy efficiency upgrades 	PDS, DPW, SDG&E
4	Water	<ul style="list-style-type: none"> • Stormwater infrastructure capacity • Water supply systems 	SDCWA, AWM, DEH, DGS, PDS, DPW

		<ul style="list-style-type: none"> • Sewage/solid waste management 	
5	Biodiversity and Habitat	<ul style="list-style-type: none"> • Watershed restoration areas • Conserve land suitable for habitats/species of concern • Replant bare or disturbed areas after wildfires or landslide 	DPR, DPW, DEH, PDS
6	Emergency Services	<ul style="list-style-type: none"> • Identify community safety locations for temporary shelter • Improve warning systems focused on those without internet or cell phone access and non-English speakers 	OES, DPW, SDCFPD, Local Hospitals

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

ACTION 4.5:

ON MOTION of Supervisor Vargas, seconded by Supervisor Fletcher, the Board of Supervisors adopted the Criteria to identify Environmental Justice Communities for inclusion in the Environmental Justice Element Option 1, to direct staff to continue using CalEnviroScreen3.0 to identify Environmental Justice Communities and satisfy State requirements (for adoption in June 2021) and direct staff to continue using Live Well to identify Environmental Justice communities in addition to CalEnviroScreen3.0 (for adoption in June 2021). The Board also directed staff, after completion of Option 1, to move forward with Option 3: Direct staff, after community engagement, to expand the identification of Environmental Justice communities and return to the Board with options (for completion after June 2021) based on:

- California Department of Water Resources DACs
- California’s Healthy Places Index
- State Low-income Communities
- Feedback such as proximity to waste facilities, lands zoned General Industrial, or lack of access to the internet
- Modification of existing data sources such as CalEnviroScreen 3.0, etc.,
- Incorporation of new data sources

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

ACTION 4.6:

ON MOTION of Supervisor Fletcher, seconded by Supervisor Vargas, the Board of Supervisors adopted the following:

1. Found in accordance with Section 15061(b)(3) that today’s actions are exempt from CEQA pursuant to the commonsense exemption since it can be seen with certainty that there is no possibility that today’s actions may have a significant effect on the environment.
2. Received the presentation and materials for a General Plan Update Workshop: Housing, Safety, and Environmental Justice Elements, and associated Housing Element programs, and provided direction on potential goals and objectives, policies, and implementation programs and priorities for the Housing, Safety, and Environmental Justice Elements.

AYES: Vargas, Anderson, Lawson-Remer, Fletcher, Desmond

State of California)
County of San Diego) §

I hereby certify that the foregoing is a full, true and correct copy of the Original entered in the Minutes of the Board of Supervisors.

ANDREW POTTER
Clerk of the Board of Supervisors



Signed
by Andrew Potter