



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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First District

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Second District

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Third District

NATHAN FLETCHER
Fourth District

JIM DESMOND
Fifth District

DATE: February 10, 2021

04

TO: Board of Supervisors

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.

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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

ADVISORY BOARD STATEMENT

N/A

BACKGROUND

The County of San Diego's (County) General Plan is the blueprint that guides development within the unincorporated area. It provides a consistent framework for land use and development decisions consistent with an established community vision. Prior to recent State laws, there were seven legally required General Plan elements, including Land Use, Housing, Circulation (Mobility), Conservation, Open Space, Safety, and Noise. The County addresses these seven elements within six chapters of its General Plan by combining Conservation and Open Space.

The only element of the General Plan that must be updated on a specific schedule is the Housing Element. California Government Code (Government Code) Section 65580-65589.8 requires that the Housing Element be updated every eight years. These periodic updates ensure that the County

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continues to adopt land use plans and implements regulations that provide housing development opportunities. As part of the update, the County is required to assess the unincorporated area's housing needs and develop goals, policies, and programs to address them. The County also must demonstrate development capacity to contribute to the sixth Regional Housing Needs Assessment (RHNA) (2020-29) allocated by the San Diego Association of Governments (SANDAG).

As part of the process, the County must provide the Draft Housing Element to the State for a 60-day review period. The State may also request a second 60-day review period to ensure that their comments were incorporated into the Draft Element. The Final Housing Element is required to be adopted by the Board of Supervisors (Board) no later than August 13, 2021. If the County does not adopt the Housing Element by the statutory deadline, including the grace period, it will be considered out of compliance and be required to conduct two additional four-year housing element updates before it can participate again in an eight-year housing element update cycle.

In accordance with Section 65302(g)(3) of the Government Code, the County must also review and update the Safety Element concurrently with the Housing Element update to ensure that safety hazards are taken into consideration during the development of the housing policy. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards.

In 2016, Senate Bill 1000 (SB 1000) was approved to require local governments in California with any "disadvantaged communities" to incorporate environmental justice-related goals, policies, and objectives into their general plans on or after January 1, 2018. Furthermore, SB 1000 requires that upon the adoption of two general plan elements at the same time, these environmental justice goals and policies be integrated into the General Plan.

Environmental Justice (EJ) is defined by State law as the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies (CA Government Code Section 65040.12). SB 1000 defines "disadvantaged communities" as "an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or an area that is a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation." SB 1000 defines a "low-income area" as "an area with household incomes at or below 80 percent of the statewide median income or with household incomes at or below the threshold designated as low income by the Department of Housing and Community Development's list of state income limits adopted pursuant to Section 50093." The development of an EJ Element will enable equitable development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

The County began updating the Housing Element in 2020 to meet the State's mandated eight-year cycle. The County also initiated an update to the Safety Element to comply with State law. Since the County is proposing to concurrently revise and adopt updates to both the Housing and Safety Elements, it must also develop an Environmental Justice Element to comply with SB 1000.

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This item includes an introduction to the three elements and provides an opportunity for the Board to hear from the public, ask questions, and provide direction to staff on potential goals and objectives, policies, and implementation programs and priorities for the Elements. The Draft Final Elements will be presented to the Board in the Summer of 2021.

Housing Element Update

The Housing Element is a comprehensive assessment of current and projected housing needs of the unincorporated County communities, including special needs populations (homeless, military personnel, senior, farmworkers, persons with disabilities, and others) and populations from all economic segments. As part of the Housing Element update, the County is required to conduct an existing housing needs assessment and develop goals, policies, and programs to address these needs. The County is also required to prepare a Site Inventory that includes sites with development capacity to accommodate its RHNA allocation. During today's workshop, staff will explain the RHNA compliance requirements and request the Board's direction on the options for the Site Inventory and the Housing Element Implementation Programs. A Housing Element Summary and Options Table describing the options staff is requesting Board direction on can be reviewed in Attachment B.

Regional Housing Needs Assessment and Compliance

As part of the Housing Element Update, the County will accommodate its share of the RHNA by developing an inventory of land suitable for development. The RHNA process starts with the California Department of Housing and Community Development (State HCD), estimating the region's housing need for all income groups (very-low, low, moderate, and above-moderate) for the upcoming eight years. The estimate is based on existing and future housing needs resulting from population, employment, and household growth. State HCD provides each Metropolitan Planning Organization (MPO) with their RHNA allocation. San Diego Association of Governments (SANDAG) functions as the MPO for the San Diego region. In July 2018, SANDAG received the final RHNA determination from State HCD, allocating 171,685 new units to the region for the period beginning in June 2020 and ending in April 2029. SANDAG, along with the County and cities, worked to develop a plan that guided the allocation of the final RHNA determination number to each jurisdiction. The unincorporated area's portion of the RHNA is a total of 6,700 homes spread across the very-low, low, moderate, and above-moderate income categories.

The County must demonstrate it has enough sites suitable for development by identifying and maintaining a Site Inventory. The State requires that the sites be close to infrastructure and not environmentally constrained but does not provide specific guidance. Staff has identified sites for inclusion in the Site Inventory that allow densities for each income category, have a high potential for development and are not constrained by severe slopes, sensitive animal habitats, and other environmental constraints, and are served by water and wastewater systems. Although the RHNA requirement only mandates development capacity and not the production of units, there is an increasing emphasis in recent state legislation on housing production. These new requirements include:

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- Senate Bill (SB) 35, 2017: Requires local governments that are behind in showing RHNA progress to process certain housing developments without a discretionary review (by-right).
- Assembly Bill (AB) 72, 2017: Allows State HCD to refer any violations of State housing laws to the Attorney General if it determines the action taken is inconsistent with the adopted housing element.
- SB 166, 2016: Requires that the County continually evaluate its ability to meet the RHNA obligations for all income levels throughout the eight-year Housing Element cycle. This is commonly referred to as the “No Net Loss” provision. To ensure compliance with SB 166, the County’s Site Inventory identifies additional sites to accommodate the County’s RHNA obligation for lower- and moderate-income. When a development that is not affordable for lower- and moderate-income households is proposed on one of the RHNA sites, these additional sites will serve as a cushion so that the County continues to comply with SB 166.
- AB 1397, 2017: Requires that the County develop a program that would allow affordable housing development on RHNA sites listed in previous housing site inventories or that need to be rezoned to meet the RHNA requirement to be processed by-right.

Housing Element Update and the Draft Site Inventory

The Site Inventory is an inventory of land suitable and available for residential development to meet the County’s RHNA. Staff has conducted a preliminary analysis to identify potential sites for the inventory. The preliminary findings show that the County has enough capacity to accommodate its RHNA contribution without increasing densities of any properties. However, there is an alternative approach to meeting the County’s RHNA contribution. This alternative approach would increase densities of other sites to meet the requirements of SB 166 and AB 1379. Staff is seeking Board direction to either continue with the approach to accommodate RHNA without increasing densities, or to take an alternative approach. The approach listed below was utilized by staff during this analysis:

- Relist lower-income sites that were listed in previous housing inventories and develop a program to allow housing developments that reserve 20% of their units for lower-income households to be processed by-right.
- Establish a minimum density for multifamily sites at 70% of the maximum allowable density.
- Review the County’s development regulations for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones.

Housing Element Implementation Programs

The County’s RHNA contribution of the sixth housing element cycle significantly decreased compared to the previous RHNA allocation (fifth cycle: 22,241; sixth cycle: 6,700). However, the proportion towards the goal for lower-income housing is much higher in the sixth cycle (42%) than in the prior cycle (16%). There are three areas of focus that may assist the County in achieving the production of its lower- and moderate-income RHNA goal: (1) Accessory Dwelling Units and

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Junior Accessory Dwelling Units, (2) a Middle-Income Density Bonus, and (3) a GPA Inclusionary Housing Ordinance and Affordable Housing Program.

Accessory Dwelling Units and Junior Accessory Dwelling Units:

An Accessory Dwelling Unit (ADU) is an attached or detached residential dwelling unit with a maximum floor area of 1,200 square feet that provides complete independent living facilities for one or more persons. A Junior Accessory Dwelling Unit (JADU) is a completely independent living facility that is no more than 500 square feet in size and is contained entirely within an existing or proposed home. Production of ADUs and JADUs is important to support the County's sixth housing element cycle. Since 2019, the number of County permits issued for ADU and JADU construction significantly increased. The number of ADU and JADUs permitted in 2019 (137 units) increased by 42% compared to 2018 (79 units) and 85% compared to 2017 (52 units). From January 2020 to November 2020, the County issued 322 new permits for ADU and JADU construction. ADUs and JADUs represent approximately 17% of all the County's building permits currently underway for housing development.

Based on staff's analysis of permits issued for ADUs and JADUs, an average of 250 ADUs and JADUs per year is projected to be issued over the eight-year cycle (2,000 units total). Also, considering that 12% of total ADU and JADU developments have been for units under 500 square feet, staff can estimate that 240 units would meet low-income eligibility. These assumptions will be used to support the Housing Element Site Inventory. Currently, the County's Draft Site Inventory does not need to rely on ADUs and JADUs to show compliance with RHNA. However, ADUs and JADUs will support the Site Inventory by providing a buffer to ensure that the County continues to provide opportunities for the development of its unmet RHNA requirement during the entire housing element cycle. This will avoid shortfalls resulting from housing developments proposing less density than anticipated in the Site Inventory, which would result in the need to increase densities of other sites to offset these potential shortfalls.

The increase in ADU and JADU approvals is related to the Board's actions to incentivize ADU construction. Since 2019, the Board has approved updates to the ADU and JADU Ordinance, adopted an ADU and JADU fee waiver program, and adopted ADU and JADU pre-approved plans. The Board also directed staff to develop an ADU subsidy program. This program will encourage the construction of ADUs to serve vulnerable populations such as seniors, veterans, and/or low-income households. The program is currently being developed by the County Health and Human Services Agency, Housing & Community Development Services, and options for the program will be provided to the Board for consideration at the end of 2021. The ADU and JDUA subsidy program will be included as part of the Housing Element Implementation Plan.

Middle-Income Density Bonus:

The County's existing Density Bonus Program is codified in Sections 6350 to 6399 and 7400 to 7449 of the Zoning Ordinance. The Density Bonus Program provides private developers with additional density and incentives and deviations from local development standards in exchange for the development of affordable housing units. This can be an important tool to help the County meet its lower- and moderate-income RHNA targets during the sixth housing element cycle. On

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February 27, 2019 (2), the Board adopted revisions to the Density Bonus Ordinance to increase the number of incentives beyond what is required by State law. Since the approval of the new ordinance, more applicants began including affordable housing components in their proposals. Currently, staff is processing five projects that include a density bonus component. These projects will potentially produce 56 affordable units during the sixth RHNA cycle.

In response to a Board direction received on October 10, 2018 (2) as part of the Housing Affordability Strategy (Attachments H and I), staff prepared an Economic Analysis (Attachment C) to inform a possible expansion of the County's existing Density Bonus program to provide additional housing opportunities for middle-income individuals and families earning up to 135% of the Area Median Income (AMI). The Economic Analysis determined that the market could already produce middle-income housing and that a Middle-Income Density Bonus Program would offer developers greater density and deviations in exchange for housing at largely market prices.

The purpose of the Density Bonus Program is to provide incentives to offset the costs of providing affordable housing. Considering that the market already profits when producing middle-income housing, expanding the program's applicability to middle-income housing may divert resources away from other affordable income tiers that need the incentives under the Density Bonus program to be produced. As a result, staff is not currently recommending a Middle-Income Density Bonus Program. Instead, staff recommends that the Board direct staff to continue monitoring the existing program to assess potential needs for enhancing the existing program. This will help the County provide opportunities for lower- and moderate-income housing development (up to 120% of the AMI), which are the affordable housing tiers defined by the State and require incentives to be produced by housing developers.

GPA Inclusionary Housing Ordinance and Affordable Housing Program:

The General Plan includes Policy H-1.9, Affordable Housing Through General Plan Amendments, which requires developers to provide an affordable housing component when requesting a General Plan Amendment (GPA) for a large-scale residential project when it is legally permissible. However, since no criteria have been developed to implement Policy H-1.9, the County cannot require projects to provide an affordable housing component in exchange for a GPA approval absent a project-specific impact study. On October 10, 2018 (2), the Board directed staff to prepare an Economic Analysis and return to the Board for consideration for an Affordable Housing Program or Inclusionary Housing Ordinance that would apply to GPA projects with 50 or more units.

Staff conducted an Economic Analysis (Attachment C) and developed two options for Board consideration and direction: an Affordable Housing Program (Option 1) or an Inclusionary Housing Ordinance (Option 2). The Affordable Housing Program would not include a mandatory minimum set-aside requirement. This would be negotiated with developers during the GPA process. On the other hand, the Inclusionary Housing Ordinance would include a minimum affordable set-aside of 10% low-income and 5% moderate-income, or 5% very-low-income and 5% Low-Income. Developers would be able to choose either one of these set-asides available under Option 2. The Board can also direct staff to expand these programs' applicability to other housing

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projects that do not seek a GPA. Attachment D provides additional information about these options, including potential project applicability criteria, program components, thresholds, and compliance alternatives.

Safety Element Update

The Safety Element addresses the county’s natural hazards and human activities that may pose a threat to public safety. The Safety Element was comprehensively updated in 2011 as a part of the larger General Plan update. It was subsequently amended in 2017 to address new State fire regulations and in 2020 to update a reference to make the County eligible for full disaster funding from state and federal programs. California Government Code Section 65302(g)(6) requires the Safety Element to be reviewed and updated along with the update of either the jurisdiction’s Housing Element or Local Hazard Mitigation Plan. The proposed amendment of the Safety Element includes updated hazard mapping, modification of certain existing goals and policies, the addition of climate adaptation and resiliency goals and policies, and updated evacuation route data and analysis.

At this Board workshop, staff will focus on the new climate adaptation and resiliency portion of the Safety Element update. Detailed data and analysis of this new topic area are within the Draft Vulnerability Assessment and Adaptation Report (Attachment G). The Draft Vulnerability Assessment and Adaptation Report identifies how climate change is forecast to impact the county’s unincorporated areas and summarizes climate adaptation plans and programs currently already in place. It also evaluates anticipated climate change impacts to the people and physical assets in the county’s unincorporated areas and assesses the capacity to adapt to these impacts.

Staff is seeking Board input on the vulnerability assessment findings and the preliminary adaptation goals developed through the assessment process. Those vulnerabilities with the highest severity of impact and the least capacity to adapt include:

- Increased demand for electricity generation during extreme heat events;
- Increased human health risk (i.e., poor air quality, infectious diseases, mental health concerns, limited access to potable water, heat-related illnesses);
- Increased exposure of people to wildfires;
- Lack of electricity during Public Safety Power Shutoffs implemented during times of high wildfire risk;
- Reduction in available water supply;
- Loss of vegetation and habitat; and
- Increased exposure of emergency responders to heat-related sickness, smoke inhalation, and infectious disease.

Preliminary goals to address or mitigate these vulnerabilities include:

1. Increase community resilience to climate change and protection of vulnerable populations.
2. Increase the resilience of transportation systems and protection of critical transportation infrastructure from climate change.

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3. Increase the resilience of energy resources and protection of critical energy infrastructure and systems from climate change.
4. Protect water resources vulnerable to climate change and ensure a safe and reliable supply of water.
5. Protect biodiversity and habitat vulnerable to climate change.
6. Ensure that emergency services have adequate capacity to address increased needs due to climate change-related impacts.

The Board has the discretion to direct staff to include any number of considerations. Based on revisions made to the draft Safety Element in response to input from the public, stakeholders, and the Board, a revised draft Safety Element will be provided to the California Board of Forestry and Fire Protection and California Geological Survey for state compliance review. Recommendations from these State agencies will then be included in the materials presented to the County Board of Supervisors for consideration in Summer 2021.

The draft Safety Element also includes new evacuation route data, analysis, and policies in response to state laws, including SB 99 (2019) relating to identifying hazard areas with limited emergency access and AB 747 (2019) relating to the viability of identified evacuation routes. Because the Safety Element is paired to the Housing Element update cycle, San Diego County is one of the first jurisdictions in the state to conduct these additional analyses. There is currently no supplemental guidance from the State in interpreting the plain text of the statute, although further guidance is expected based on information from the California Board of Forestry and Fire Protection and the California Office of Planning and Research. No timeline has been established for the release of this guidance. The State is also developing plans to conduct statewide evacuation route surveys that, once conducted, will provide additional evacuation route data for local jurisdictions to include in their Safety Elements. The proposed Safety Element includes policies encouraging on-going coordination between County departments, the County Fire Protection District, the Office of Emergency Services, and the State related to evacuation route data sources, policy guidance, and best practices.

Environmental Justice Element

Developing a stand-alone Environmental Justice (EJ) Element or integrating environmental justice goals and policies within the General Plan became mandatory for jurisdictions with identified “disadvantaged communities” with the passage of SB 1000 in 2016. SB 1000 includes a framework for the development of a standalone element or integrated EJ goals and policies and must include: (1) identification of “disadvantaged communities” within the jurisdictional area, (2) identification of objectives and policies to reduce unique or compounded health risks in “disadvantaged communities,” (3) identification of objectives and policies to promote civic engagement in public decision making, and (4) identification of objectives and policies to prioritize improvements and programs to address the needs of “disadvantaged communities.” Additionally, within the framework for unique or compounded health risks, local governments are encouraged to include five environmental topic areas: (1) reducing pollution exposure and improving air quality, (2) promoting public facilities, (3) promoting food access, (4) promoting safe and sanitary homes, and (5) promoting physical activity.

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SB 1000 allows for identifying “disadvantaged communities” by either using the State’s identified methodology or by developing a customized identification method. Staff proposes using a customized “disadvantaged community” identification method for developing the County’s EJ Element. Staff also proposes to use the term Environmental Justice Community (EJ Community) rather than “disadvantaged community” to eliminate any negative association with the word “disadvantaged” and to differentiate the County’s EJ Communities from other common applications of the term “disadvantaged community.” The proposed methodology includes data from the following:

- CalEnviroScreen 3.0: Criteria for environmental conditions in the case of pollution burden indicators, as well as health and vulnerability factors for characteristic population indicators.
- *Live Well* Communities: Localized data defining what it means to live well in San Diego by capturing the collective impact of programs, services, and interventions so that all San Diego County residents can be healthy, safe, and thriving.

The customized methodology uses a layering system that identifies census tracts that are shared in the data sets of CalEnviroScreen and *Live Well San Diego*. The customized identification method includes, but is not limited to, the following indicators:

- Pollution Exposure: Air Quality Particulate Matter, Diesel Particulate Matter, Drinking Water Contaminants, Pesticide Use, Toxic Releases from Facilities, Traffic Density.
- Environmental Effects: Cleanup Sites, Groundwater Threats, Hazardous Waste Generators and Facilities, Impaired Waterbodies, and Solid Waste Sites and Facilities.
- Sensitive Population: Asthma, Cardiovascular Disease, and Low Birth Weight Infants;
- Socioeconomic Factors: Educational Attainment, Housing Burden, Linguistic Isolation, Poverty, and Unemployment.

The EJ Communities identified using the indicators above include 17 census tracts and span the unincorporated and incorporated (city) areas.

Since the County’s General Plan only applies to the unincorporated area, the goals, policies, and programs of the EJ Element only apply to the unincorporated area. However, the County’s approach to the proposed EJ Element includes coordination with adjacent cities’ EJ policies and programs and the broader *Live Well* Vision since environmental challenges and solutions are not constrained by jurisdictional boundaries. The intent of Environmental Justice is to address long-standing inequities, disparities, and disproportionality in these geographic areas by focusing on key interventions that will engage the community, strengthen existing services, and improve outcomes.

Through public engagement, the community and stakeholders have recommended considering additional criteria to be used in expanding EJ Communities. These requests decouple health and wellness data from environmental pollution and include the consideration of proximity to renewable energy facilities, lands zoned General Impact Industrial, lack of access to the internet, and identified low-income areas. Of the 17 identified census tracts, 11 also align with the

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California Healthy Places Index, a tool used to inform public health policies. The Board could direct staff to include all communities identified by the California Healthy Places Index with less healthy conditions as a stand-alone criterion.

Staff requests that the Board (1) consider and direct staff to determine if additional criteria, such as those noted above, should be considered after adopting the 2021 EJ Element, and (2) consider providing direction on future updates to the EJ Element upon adoption. If directed to include additional identifying criteria, staff will conduct further engagements with interested parties to craft the desired criteria, identify sources of data for the criteria, develop a method to apply the criteria countywide, and return to amend the adopted Environmental Justice Element as necessary.

Public Input and Outreach Effort

The Housing and Safety Elements update and development of an Environmental Justice Element included a robust public outreach process. The outreach strategy included webinars, fact sheets, a project website, focus group meetings, and a survey applicable to the Housing Element update. Six webinars were held in November 2020 to inform the public of the project and obtain comments and input. Also, staff conducted outreach specifically focused on the economic analysis prepared for the Middle-Income Density Bonus Program, the General Plan Amendment (GPA) Inclusionary Housing Ordinance, and Affordable Housing Program. Between November 2020 and January 2021, staff provided virtual presentations to the Land Development Technical Working Group, Building Industry Association, San Diego Association of Realtors, Wildlife Habitat Conservation Coalition (Coalition), the chairs of the Community Planning Groups (CPG) and Community Sponsor Groups (CSG) during their quarterly meeting, five CPG and CSG monthly meetings, and the Climate Action Campaign/San Diego Green New Deal Alliance (Alliance). Between February 2021 and the Summer of 2021, staff will coordinate with the Alliance, Coalition, CPGs/CSGs, and other community/environmental justice groups to schedule meetings in order to continue a robust stakeholder engagement process with diverse stakeholder groups. In addition to meetings, webinars will be held for each element. Staff will also collaborate with cities that have land use jurisdiction over disadvantaged communities that cross into the unincorporated areas, such as the cities of El Cajon, La Mesa, and Lemon Grove.

ENVIRONMENTAL STATEMENT

Accepting the presentation related to the Housing Element update, Safety Element update, and development of an Environmental Justice Element and obtaining direction from the Board of Supervisors (Board) is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines as it would have no potential for resulting in a physical change to the environment, directly or indirectly. Accepting these items will not commit the County to any definitive course of action and would have no potential for resulting in significant physical change or effect on the environment, directly or indirectly. Subsequent actions would be reviewed pursuant to CEQA and presented to the Board for consideration before implementation. Therefore, it can be seen with certainty that there is no possibility that today's action may have a significant effect on the environment and that the actions are exempt or not subject to CEQA.

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LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN

Today's actions support the County of San Diego's (County) 2021-2026 Strategic Plan of Building Better Health, Living Safely, Operational Excellence, and Sustainable Environments/Thriving by identifying the housing needs for the Unincorporated County, promoting the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. Today's actions also support the Strategic Plan by addressing safety considerations in the planning and decision-making process through establishing 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-made hazards, and threading with County, and regional partners to capture the diverse needs of the residents in the region.

Respectfully submitted,



SARAH E. AGHASSI
Deputy Chief Administrative Officer

ATTACHMENT(S)

Note: Due to the size of the attachments, the documents are available online through the Clerk of the Board's website at www.sandiegocounty.gov/content/sdc/cob/bosa.html.

- Attachment A – Public Outreach Summary
- Attachment B – Housing Element Summary and Options Table
- Attachment C – Inclusionary Housing and Middle-Income Housing Study
- Attachment D – Affordable and Inclusionary Housing Requirements for General Plan Amendment Project
- Attachment E – Middle-Income Density Bonus Program Summary
- Attachment F – Environmental Justice Summary and Options Table
- Attachment G – Draft Vulnerability Assessment and Adaptations Report
- Attachment H – Report on Options to Improve Housing Affordability
- Attachment I – Minute Order from October 10, 2018 (Housing Affordability Strategy)

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)

AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

 Yes No

PREVIOUS RELEVANT BOARD ACTIONS:

October 10, 2018 (2), Receive the Report on Option to Improve Housing Affordability in the Unincorporated Area; March 15, 2017 (4), Housing Element Update and Safety Element Update; General Plan April 24, 2013 (1), Housing Element Update; General Plan Amendment 12-009

BOARD POLICIES APPLICABLE:

N/A

BOARD POLICY STATEMENTS:

N/A

MANDATORY COMPLIANCE:

N/A

ORACLE AWARD NUMBER(S) AND CONTRACT AND/OR REQUISITION NUMBER(S):

N/A

ORIGINATING DEPARTMENT: Planning & Development Services

OTHER CONCURRENCE(S): Air Pollution Control District
County of San Diego Fire Authority
Department of General Services
Department of Public Works
Department of Environmental Health
Department of Parks and Recreation
Health and Human Services Agency
Office of Emergency Services
San Diego County Sheriff's Department

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)

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