



COUNTY OF SAN DIEGO

LAND USE AGENDA ITEM

BOARD OF SUPERVISORS

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DATE: February 14, 2018

01

TO: Board of Supervisors

SUBJECT

COUNTY OF SAN DIEGO CLIMATE ACTION PLAN AND GENERAL PLAN AMENDMENT; POD15-002; GPA16-007 (DISTRICTS: ALL)

OVERVIEW

Today's request is for the Board of Supervisors (Board) to approve an achievable, enforceable, and measurable Climate Action Plan (CAP), which includes measures to reduce greenhouse gas (GHG) emissions from County of San Diego (County) local government operations and from activities within the unincorporated county.

The State of California (State) has emphasized reducing GHG emissions and preparing for the associated weather changes that can affect sea-level rise, wildfires, water supply, and other risks. In 2005, the State set a goal to reduce statewide emissions to 80% below 1990 GHG emissions levels by 2050. Since then, two sets of legislation codified statewide GHG reduction targets to reduce emissions to 1990 levels by 2020 and to 40% below 1990 levels by 2030.

In addition to the State mandate, the 2011 General Plan Update (2011 GPU) Program Environmental Impact Report adopted several mitigation measures to minimize the significant effects of climate change in connection with the build out of the General Plan, including the development of a CAP to reduce GHG emissions consistent with State targets applicable at that time. The initial CAP approved by the Board on June 20, 2012 (4) (2012 CAP) was subsequently challenged in court and invalidated. After litigation concluded, the Board rescinded the 2012 CAP and staff began preparing an entirely new CAP on April 8, 2015 (9).

To meet State targets, the County must reduce total GHG emissions by 520,703 metric tons of carbon dioxide equivalent (MTCO_{2e}) by 2020 and 1,796,692 MTCO_{2e} by 2030. The County is on track to meet its 2020 target. For the 2030 target, State legislation and actions will help reduce GHG emissions locally by 899,547 MTCO_{2e}, leaving the County responsible for reducing the remaining 897,145 MTCO_{2e}.

On August 10, 2017, the County released, for public review, a draft: CAP (August 2017 CAP); Supplemental Environmental Impact Report (SEIR); General Plan Amendment; Guidelines for Determining Significance for Climate Change that included a draft Greenhouse Gas Threshold of Significance; Report Format and Content Requirements for Climate Change; and Climate Action

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Plan Consistency Review Checklist. The August 2017 CAP identified GHG emissions, projections, and reduction targets for the county's unincorporated areas and County operations, and included reduction measures to ensure the County meets the State 2020 and 2030 targets.

Based on comments received during the public review period, at informational meetings held throughout the region, and at Planning Commission meetings, staff has revised the August 2017 CAP to create a draft Final Climate Action Plan (draft Final CAP). The draft Final CAP includes 30 measures that address opportunities and constraints of the region's diverse landscape of open spaces, rural villages, and agricultural lands. It is structured to advance and build upon the 2011 GPU's vision and guiding principles to promote health, sustainability, environmental stewardship, vitality of the local economy, and individual character of existing communities. It also aligns with the County's existing plans and programs, such as the County's Strategic Energy Plan and the Strategic Plan to Reduce Waste.

This is a request for the Board to receive the draft Final CAP. Based on comments received during stakeholder input, a staff recommendation and three additional options were developed and are included for the Board's consideration. In addition, a Planning Commission recommendation is included in this report. All are covered in the analysis of the draft Final SEIR and none would result in any new significant environmental impacts. The three options focus on addressing: (1) a desire for increased reliance on renewable energy; (2) impacts from increased up-front costs on housing; and (3) impacts from increased up-front costs on residential and non-residential development.

**RECOMMENDATION(S)
PLANNING COMMISSION**

On January 18, 2018, the Planning Commission considered the draft Final Climate Action Plan and related information, and the draft Final Supplemental Environmental Impact Report. The Planning Commission recommended Option 3: Residential and Non-residential Development to the Board of Supervisors (Board), with one modification. The Planning Commission recommends the Board:

1. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and the recirculation statement prepared pursuant to CEQA Guidelines Sections 15088.5, 15090, 15091, 15093 and 15097, and certify the Final Supplemental Environmental Impact Report (Final SEIR). (Attachments J & Q-4)
2. Adopt the Guidelines for Determining Significance for Climate Change, dated January 2018. (Attachment D)
3. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS ADOPTING THE GREENHOUSE GAS THRESHOLD OF SIGNIFICANCE, DATED JANUARY 2018. (Attachment F-4)

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4. Adopt the draft Final Climate Action Plan Option 3: Residential and Non-residential Development, which includes the Final SEIR “Increased Solid Waste Diversion Alternative” and “100% Renewable Energy Alternative,” and removes five reduction measures; with a modification to one reduction measure. (Attachments A, Q-1, Q-2, & Q-3)
5. Adopt the Climate Action Plan Consistency Review Checklist, dated January 2018. (Attachment B & Q-1)
6. Adopt the Report Format and Content Requirements for Climate Change, dated January 2018. (Attachment E)
7. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS UPDATING THE 2011 GENERAL PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES CC-1.2, CC-1.7, AND CC-1.8. (Attachment F-2)
8. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS ADOPTING THE GENERAL PLAN AMENDMENT PDS2016-GPA-16-007, AMENDING THE 2011 GENERAL PLAN UPDATE GOAL COS-20 AND POLICY COS-20.1. (Attachment F-1)

Should the Board adopt the Planning Commission Recommendation, Planning & Development Services recommends the Board of Supervisors also:

9. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS TO APPLY FOR AND ACCEPT GRANT FUNDING TO SUPPORT THE CLIMATE ACTION PLAN. (Attachment F-3)
10. Authorize the Chief Administrative Officer, or designee, to apply for and accept grant funds and negotiate contracts to support implementation of the Climate Action Plan.

DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Planning & Development Services recommends the Staff Recommendation to the Board of Supervisors (Board) and that the Board:

1. Adopt the California Environmental Quality Act (CEQA) Findings, which include the certification and findings regarding significant effects of the project, the mitigation and monitoring program, the Statement of Overriding Considerations, and the recirculation statement prepared pursuant to CEQA Guidelines Sections 15088.5, 15090, 15091, 15093 and 15097, and certify the Final Supplemental Environmental Impact Report (Final SEIR). (Attachments J & K)
2. Adopt the Guidelines for Determining Significance for Climate Change, dated January 2018. (Attachment D)

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3. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS ADOPTING THE GREENHOUSE GAS THRESHOLD OF SIGNIFICANCE, DATED JANUARY 2018. (Attachment F-4)
4. Adopt the draft Final Climate Action Plan and the Final SEIR “Increased Solid Waste Diversion Alternative.” (Attachments A, G-1, G-2 & G-3)
5. Adopt the Climate Action Plan Consistency Review Checklist, dated January 2018. (Attachments B & G-1)
6. Adopt the Report Format and Content Requirements for Climate Change, dated January 2018. (Attachment E)
7. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS UPDATING THE 2011 GENERAL PLAN UPDATE PROGRAM ENVIRONMENTAL IMPACT REPORT MITIGATION MEASURES CC-1.2, CC-1.7, AND CC-1.8. (Attachment F-2)
8. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS ADOPTING THE GENERAL PLAN AMENDMENT PDS2016-GPA-16-007, AMENDING THE 2011 GENERAL PLAN UPDATE GOAL COS-20 AND POLICY COS-20.1. (Attachment F-1)
9. Adopt the RESOLUTION OF THE COUNTY OF SAN DIEGO BOARD OF SUPERVISORS TO APPLY FOR AND ACCEPT GRANT FUNDING TO SUPPORT THE CLIMATE ACTION PLAN. (Attachment F-3)
10. Authorize the Chief Administrative Officer, or designee, to apply for and accept grant funds and negotiate contracts to support implementation of the Climate Action Plan.

FISCAL IMPACT

There is no fiscal impact associated with these recommendations to adopt the draft Final Climate Action Plan (draft Final CAP) for Fiscal Year (FY) 2017-18. Proposed FY 2017-18 draft Final CAP implementation costs of \$31.2 million are included in the FY 2017-18 Operational Plan in the participating departments for the programs that will contribute to the draft Final CAP (\$31.0 million for existing programs and \$200,000 for new or expanded programs). There will be no change in net General Fund cost and no additional staff years in FY 2017-18.

The Climate Action Plan Implementation Cost Report (Attachment H-1) estimates the County’s future costs to implement the draft Final CAP through FY 2022-23. This timeframe represents the “start-up” phase of the plan. Certain draft Final CAP measures may be implemented that have costs beyond the scope of this initial cost analysis, including implementation of the Local Direct Investment Program and Renewable Energy Program.

Of the total projected \$236.4 million implementation cost beginning in FY 2017-18 through FY 2022-23, existing funded programs account for about 90% (approximately \$212.1 million). New and expanded programs account for about 10% of the projected implementation cost (approximately \$24.3 million) and of this amount, approximately \$9.3 million can be funded by existing resources, while roughly \$15.0 million represents currently unfunded activities.

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Potential funding sources for the identified unfunded activities include available prior year fund balance (one-time-only funding), General Purpose Revenue, grants, and if needed, future cost recovery fees, such as building permits.

Further, based on the Climate Action Plan Implementation Cost Report, it is anticipated that there will be a staffing impact from implementation of the draft Final CAP, with a total of 12.00 new full-time equivalent (FTE) positions estimated, including 4.00 FTEs in FY 2018-19, 3.00 FTEs in FY 2019-20, 4.00 FTEs in FY 2020-21, and 1.00 FTE in FY 2021-22. Proposed new staffing, by department, is the addition of 9.00 FTEs in Planning & Development Services, and 3.00 FTEs in the Air Pollution Control District through FY 2022-23.

Operational costs, funding source(s), and staffing impacts from the activities approved based on the draft Final CAP will be included by various departments in future Operational Plans beginning in FY 2018-19, subject to approval by the Board of Supervisors.

BUSINESS IMPACT STATEMENT

The proposed project will result in greenhouse gas reductions and other co-benefits such as improved air quality, green economy job growth, and reduced household transportation costs. Measures also have direct and indirect economic benefits; improving energy and water-use efficiency has the potential to lower operation costs for residents and businesses. Reduced energy and water costs could lead residents and businesses to invest and spend more in the local economy. Progressive building design and construction practices can reduce the demand for imported energy. Local clean energy projects such as residential solar installations, utility scale solar and wind projects, and electric vehicle charging stations can result in more local investment, local jobs, and money circulating in the local economy. Reinvestment in local buildings, public facilities, parks, and infrastructure will provide new opportunities for skilled trades and professional services.

ADVISORY BOARD STATEMENT

N/A

INVOLVED PARTIES

This is a County of San Diego (County) initiated project processed by Planning & Development Services. Development of the draft Final Climate Action Plan was coordinated with various County entities including: the County Sustainability Task Force; Agriculture, Weights and Measures; Air Pollution Control District; County Counsel; Department of Environmental Health; Department of General Services; Department of Human Resources; Department of Parks & Recreation; Department of Public Works; Health and Human Services Agency; Office of Emergency Services; and Office of Financial Planning.

PLANNING COMMISSION VOTE

On January 18, 2018, the Planning Commission voted 6-1-0-0 to recommend approval of draft Final Climate Action Plan Option 3: Residential and Non-residential Development to the Board of Supervisors with one modification to Measure E-1.2: Use Alternatively-powered Water Heaters in Residential Development to reduce the cost for homeowners. (Ayes: Brooks, Barnhart, Edwards, Pallinger, Seiler, Woods; Noes: Beck; Abstained: none; Absent: none).

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BACKGROUND

State Legislation and County Context

In 2005, then Governor Schwarzenegger issued Executive Order S-3-05, which set a greenhouse gas (GHG) reduction goal to reduce statewide emissions to 80% below 1990 emissions levels by 2050. Thereafter, Governor Schwarzenegger signed Assembly Bill 32 in 2006 to reduce emissions to 1990 levels by 2020, and in 2014 Governor Brown signed Senate Bill 32 to reduce emissions to 40% below 1990 levels by 2030.

On August 3, 2011 (1), the Board of Supervisors (Board) adopted a comprehensive update of the County of San Diego (County) General Plan (2011 GPU) (Attachment I-1). The 2011 GPU provides a framework for future growth and development in the unincorporated areas that balances the need for infrastructure, housing, and economic vitality, while maintaining and preserving the region's unique and diverse communities, agricultural areas, and open space. In balancing those needs, the 2011 GPU recognizes that: only 35% of the County's 2.3 million acres are privately owned; the region is recognized as one of the most biologically important and diverse areas in the United States, and is consistently ranked among the top 12 agricultural counties in the State of California (State) in terms of agricultural value; and there are 26 distinct communities that vary from suburban densities and scale to lower density rural communities.

Conservation and Open Space (COS) Policy COS-20.1 in the 2011 GPU and Climate Change (CC) Mitigation Measure CC-1.2 in the 2011 GPU Program Environmental Impact Report (PEIR) required the preparation of a Climate Action Plan (CAP) to reduce GHG emissions consistent with State legislation in effect at the time of adoption of the 2011 GPU. Mitigation Measures CC-1.7 and CC-1.8 required the preparation of a GHG Threshold of Significance and revised Guidelines for Determining Significance for Climate Change.

The Board adopted a CAP on June 20, 2012 (4) (2012 CAP) (Attachment I-2), which was subsequently challenged in court and invalidated for not being measurable or enforceable. After litigation concluded, the Board rescinded the 2012 CAP on April 8, 2015 (9) (Attachment I-3). A new CAP must be considered by the Board by winter 2018.

In developing the draft Final CAP, staff built upon goals and policies in the 2011 GPU, such as: growing in a compact and efficient manner; increasing energy efficiency; harnessing renewable energy to power buildings; improving waste recycling; and improving access to sustainable transportation. Additionally, more than 40 CAPs from around the State were reviewed and evaluated to identify climate planning best practices. The County also completed several technical studies that other jurisdictions have completed in less detail, after CAP adoption. These studies include a Climate Action Plan Implementation Cost Report and Climate Action Plan Cost-Effectiveness Analysis. The County also completed a Preliminary Assessment of the Local Direct Investment Program.

Greenhouse Gas Emissions Inventory and Target Reductions

The County and its consultants, Ascent Environmental, Inc. and the University of San Diego Energy Policy Initiatives Center, prepared a 2014 GHG inventory consistent with guidance and recommended methodologies from the California Air Resources Board's "California's 2017

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Climate Change Scoping Plan” and developed reduction targets based on this inventory. The 2014 GHG emissions inventory identified and quantified GHG emissions from activities within the unincorporated county and from County operations across nine sectors: On-Road Transportation; Off-Road Transportation; Electricity; Natural Gas; Propane; Solid Waste; Agriculture; Water; and Wastewater. The inventory identified emissions that can be readily estimated, monitored, and reduced, and provided the baseline that was used to calculate emission projections, establish reduction targets, and develop reduction measures.

The 2014 GHG emissions in the unincorporated county and from County operations were 3,211,505 metric tons of carbon dioxide equivalent (MTCO₂e). The On-Road Transportation sector was the largest source of emissions, contributing 45% of the total GHG emissions for 2014. Electricity (24%) and Solid Waste (11%) were the next largest sectors, followed by Natural Gas (9%) and Agriculture (5%).

The 2020 reduction target is 520,703 MTCO₂e and, through both State and County actions, the County is on track to meet this target. The 2030 reduction target is 1,796,692 MTCO₂e. State legislation and actions will help reduce approximately half the reductions needed. The County is responsible for the other half, or 897,145 MTCO₂e of reductions.

August 2017 Climate Action Plan

To achieve the required reductions, the County prepared a draft CAP (August 2017 CAP), which was released for public review on August 10, 2017. The August 2017 CAP, developed through local and statewide best practices research, and extensive stakeholder input, included 11 strategies, 29 measures, and various supporting efforts to meet the 2030 GHG reduction targets. Strategies were organized into five emission categories: Built Environment and Transportation; Energy; Solid Waste; Water and Wastewater; and Agriculture and Conservation. Measures described the programs, actions, timeframes, GHG reductions, and incentives necessary for the County to carry out to achieve the GHG reductions.

Additional project documents released for public review were: the Draft Supplemental Environmental Impact Report (Draft SEIR), which identified the potential impacts that could result from implementation of the August 2017 CAP; the draft General Plan Amendment, which proposed updates for the 2011 GPU COS Element Goal COS-20 and Policy COS-20.1, and the 2011 GPU PEIR Mitigation Measures CC-1.2, CC-1.7 and CC-1.8; the draft Guidelines for Determining Significance for Climate Change, which included a draft GHG Threshold of Significance to be used as part of the environmental review process for future discretionary projects; the draft CAP Consistency Review Checklist, which applied measures from the August 2017 CAP to new development projects that require environmental review; and the draft Report Format and Content Requirements for Climate Change.

Draft Final Climate Action Plan

The revised draft Final CAP (Attachment A) is responsive to many of the questions and comments received from the public. It includes: five emission categories with 11 strategies; one additional measure (T-3.5: Install Electric Vehicle Charging Stations), bringing the total to 30 measures; and various supporting efforts that identify programs and policy actions the County will carry out to achieve GHG reductions.

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Since the largest source of emissions is the On-Road Transportation sector, the draft Final CAP proposes several measures under the “Built Environment and Transportation” GHG emissions category to reduce both the number and length of vehicle trips. Measures in this GHG emissions category include the update of 10 community plans by 2030 to facilitate village development, conservation of agricultural lands, and acquiring open space lands. Together, they support the implementation of 2011 GPU recommendations for targeted growth and conservation.

Because other agencies, such as the San Diego Association of Governments, North County Transit District, and the Metropolitan Transit System, have jurisdictional authority over implementing transportation-based strategies throughout the region, the County has limited options under its control for implementing transportation-based strategies. Therefore, the draft Final CAP relies heavily on energy-based solutions to meet the County’s GHG reduction targets.

The Energy category GHG emission reduction measures focus on: achieving greater building energy efficiencies for new construction and rehabilitation of existing structures; transitioning away from tank-based natural gas-fueled water heaters; requiring energy audits; and increasing renewable electricity use.

The Solid Waste GHG emission reduction measure focuses on implementing the County’s Strategic Plan to Reduce Waste through the expansion of County waste reduction, recycling, and composting programs; and increasing participation from residents and businesses to reduce, reuse, and recycle waste.

Water and Wastewater, and Agriculture and Conservation represent the last two emissions categories. Measures included in these categories focus on: conserving water to become more resilient to drought conditions; reducing emissions from agricultural equipment; increasing carbon sequestration; and promoting sustainable and locally grown food.

Each measure has an implementation timeframe, associated cost estimate, proposed funding mechanism, and responsible party. The measures are achievable, measurable, and enforceable within the County’s jurisdiction.

The measures in the draft Final CAP that will reduce the greatest number of GHG emissions locally include: installing solar photovoltaics in existing homes; increasing renewable electricity; implementing local direct investments; increasing solid waste diversion; and improving building efficiency in new development.

Public Input

The County Public Outreach and Engagement Plan (Outreach Plan) included a comprehensive approach to stakeholder input prior to the release of the August 2017 CAP and Draft SEIR. The Outreach Plan included stakeholder meetings and community events to engage diverse audiences. Staff collaborated with over 50 stakeholder groups in the environmental, business, and community sectors, during more than 100 public events.

An Internal Working Group convened to engage various County departments and share resources during development of the August 2017 CAP. In February 2017, the Board of Supervisors formally transitioned the Internal Working Group into a Sustainability Task Force to implement

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energy efficiency, renewable energy, and sustainability plans, policies, and programs. Upon adoption of the draft Final CAP, the Sustainability Task Force will oversee CAP implementation. County staff presented four updates to the Planning Commission during the CAP development process, with the most recent meeting occurring on October 20, 2017 after the release of the August 2017 CAP.

Various members of the Community Planning Groups (CPG) and Community Sponsor Groups (CSG) have been engaged throughout the process and individually provided input and submitted comments. A training on CAP development was held for the Chairs on April 16, 2016. Prior to the October 2017 Planning Commission hearing, a meeting was held in September with the CPG and CSG Chairs to provide an update.

PROJECT ISSUES

Revisions to the August 2017 Climate Action Plan Measures

The revisions to the August 2017 Climate Action Plan (August 2017 CAP), consistent with the 2011 General Plan Update (2011 GPU) goals and policies, address public comments received, including reducing greenhouse gas (GHG) emissions from transportation and increasing County of San Diego (County) initiatives. Specific revisions to measures are shown below in strikeout-underline form:

- Measure T-3.1: Use Alternative Fuels in New Residential and Non-residential Construction Equipment – Require new residential and non-residential construction projects in the unincorporated county to use alternative fuels in 10% 25% of construction equipment during construction by 2030.
- Measure T-3.3: Develop a Local Vehicle Retirement Program – Retire 800 1,600 late-model vehicles (model year 1996 or older) in the unincorporated county by 2030.
- Measure T-3.5: Install Electric Vehicle Charging Stations – Install 2,040 Level 2 electric vehicle charging stations (EVCS) through public-private partnerships at priority locations in the unincorporated county by 2030.
- Measure E-1.4: Reduce Energy Use Intensity at County Facilities – Reduce energy use intensity at County facilities by 10% below 2014 levels by 2020 and by 15% 20% below 2014 levels by 2030.

Local Direct Investment Program and Renewable Energy Program

Two measures (T-4.1: Establish a Local Direct Investment Program; E-2.1: Increase Renewable Electricity) that will achieve a significant reduction in GHGs and will require the County to develop new programs are the Local Direct Investment Program and Renewable Energy Program, which are described below.

Measure T-4.1 requires the County to establish a Local Direct Investment Program by 2020 to implement a variety of projects that reduce GHGs. The County's consultant, Ramboll, Inc., provided a Preliminary Assessment of the County of San Diego Local Direct Investment Program (Preliminary Assessment) (Attachment H-3). The Preliminary Assessment is a survey of 51 project methodologies applicable to the unincorporated county. It identifies up to 198,800

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metric tons of carbon dioxide equivalent (MTCO_{2e}) of GHG emissions reductions for projects the County could implement and confirms the analysis provided in the Draft Supplemental Environmental Impact Report (SEIR), which assumed a 190,262 MTCO_{2e} reduction from this measure. The GHG emission reductions needed for the Planning Commission recommendation, staff recommendation, and the three options all fall below the 198,800 MTCO_{2e} identified in the Preliminary Assessment and are achievable.

This measure allows the County to develop and fund specific project methodologies that the County would initiate locally, and for which the County would invest its own funding and resources in, as well as identify grants for and partner with others to achieve. Examples include weatherization of older buildings that target energy efficiency improvements, including insulation, air sealing, and replacing appliances and central heating/cooling components; forest management to restore forests on degraded lands; improving grassland management that includes changes to agricultural practices, grassland and rangeland restoration, soil carbon protection, and benefits from reduced erosion; adopting alternative fertilizer and manure management that considers fertilizer type, placement, and timing of application; and implementing sustainable agricultural land management that considers manure management, use of cover crops, tree planting, and composting crop residuals for use on fields.

Projects can be scaled and implemented to meet specific GHG emissions reduction needs at certain points in time during progression towards the 2030 GHG emissions reduction target. The measure provides an ability to leverage and implement emerging technologies, develop partnerships that assist in reducing GHGs, be responsive to consumer habit changes, and adjust to new legislation. CAPs for other California jurisdictions contain similar actions to the project methodologies identified as part of the Local Direct Investment Program (Attachment H-4); however, none have grouped the projects into a single measure.

The Preliminary Assessment evaluated the 51 project methodologies for direct capital costs, operation and maintenance costs; registration costs to verify project implementation and GHG emissions reductions; and administrative costs for creating, managing, and developing the Local Direct Investment Program. The costs incurred by the County will depend on the types of projects prioritized for implementation. The survey of the direct costs and reasonable reductions obtained for each of the project methodologies estimates a cumulative range of \$14.2 million to \$54.7 million.

Staff will identify projects to implement, timeframes, final cost estimates, and proposed funding sources for Board of Supervisors (Board) consideration and funding in 2020. These costs were not included in the Climate Action Plan Implementation Cost Report.

Measure E-2.1 establishes a County Renewable Energy Program to achieve 90% renewable electricity for the unincorporated county by 2030 to lower GHG emissions. This applies to the electricity transmitted through the grid and does not include electricity generated by individual sources, such as a home with rooftop solar photovoltaic. A Renewable Energy Program could include partnering with a public utility, forming a Community Choice Aggregate (CCA) or joining an existing CCA, or expanding the direct access program. Multiple jurisdictions in the State of California (State) have formed or are currently exploring CCA feasibility including: the

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City of San Diego; the City of Solana Beach; a Joint Powers Agreement between the Cities of Encinitas, Carlsbad, Del Mar, and Oceanside; and Riverside County.

The City of San Diego conducted a feasibility study on establishing a CCA and is also considering a partnership proposal from San Diego Gas & Electric. Any renewable energy partnership would require California Public Utilities Commission (CPUC) approval. Both the CCA feasibility study and partnership proposal will identify ways to achieve 100% renewable energy for City of San Diego residents.

Currently, the CPUC is evaluating exit fees that would be applied to customers who leave an investor owned utility to purchase electricity from an alternative supplier, as is the case with a CCA, which could impact potential customer rates. A preliminary decision on the exit fees by the CPUC is expected in summer 2018. Staff will continue monitoring efforts by other jurisdictions and State regulations that will inform the County's Renewable Energy Program.

Staff recommends conducting a comparative analysis of partnering with a public utility, forming a CCA or joining a CCA, or expanding direct access. The analysis would consider existing and pending State and federal legislation and regulations; the source of the electricity whether new or existing; how new renewable electricity is generated and/or procured; participation rates; how rates are set; impacts on customers; and overall costs for the County to implement a Renewable Energy Program. The comparative analysis also would include a status update on CCA feasibility studies, the outcome of the CPUC's evaluation on exit fees, and progress made by the City of San Diego, as directed on February 15, 2017 (1). Staff recommends proceeding with the comparative analysis and returning to the Board for direction.

Implementation and Monitoring

The County will monitor achievement of the draft Final CAP measures and provide an update to the Board as part of the CAP Annual Monitoring Report. Every two years, the County will update the GHG Baseline Emissions Inventory. Based on findings from the annual monitoring reports, the County will prepare a CAP update in 2025, five years after most of the measures will have commenced. Subsequent updates will occur every five years. Policy changes or modification of CAP measures that require additional fiscal commitment will be highlighted as part of the update.

Costs

Two cost studies were conducted by the University of San Diego Energy Policy Initiatives Center (EPIC) to identify County implementation costs and the cost-effectiveness of measures. The Climate Action Plan Implementation Cost Report (Attachment H-1) classifies and estimates implementation costs to the County for the activities in the draft Final CAP. Key findings from the analysis include:

- The Climate Action Plan Implementation Cost Report represents the “start-up” phase of the plan;
- Funded and unfunded implementation costs are estimated to be steady over the first six-year period through fiscal year (FY) 2022-23, at approximately \$40 million annually (not including the implementation costs of the Local Direct Investment Program (Measure T-

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4.1) and the Renewable Energy Program (Measure E-2.1) that have unknown costs beyond the scope of the analysis);

- Existing funded programs account for 90% of the total estimated \$236.4 million in implementation costs over the six-year period through FY 2022-23;
- Approximately 6% of the total estimated implementation costs are for new and expanded programs, which are currently unfunded, at an estimated total cost of approximately \$15 million over the six-year period through FY 2022-23; and
- Some of the new and expanded programs in the draft Final CAP will require additional staff beginning in FY 2018-19.

In addition to estimating implementation costs for the County, EPIC analyzed the cost-effectiveness of the draft Final CAP measures and the financial impact on home and business owners in the unincorporated area. The Climate Action Plan Cost-Effectiveness Analysis (Analysis) (Attachment H-2) identified, for each measure, the cost to reduce one MTCO_{2e}, excluding Measure T-4.1: Establish a Local Direct Investment Program, which was analyzed in the Preliminary Assessment. The cost to reduce one MTCO_{2e} (i.e. dollars per metric ton) includes costs to the County, residents, businesses, and any related subsidies, rebates, and incentives. The Analysis was performed for the near-term target year of 2020.

The Analysis found that achieving GHG reductions in the draft Final CAP would result in an overall net cost of \$12/MTCO_{2e} reduced in 2023, the final year of the County's five-year budget cycle. This represents an overall net cost of \$12 to the CAP Administrator (the County), Participants (homes, businesses, and in some instances the County) that participate in the activity defined in the measure, and Non-Participants (taxpayers or utility payers) that fund subsidies used by certain draft Final CAP measures to reduce one MTCO_{2e} in the year 2023.

Existing Activities

The County has existing programs and initiatives that are funded, operational, and contribute towards draft Final CAP goals. For example, the County's Strategic Plan to Reduce Waste extends local landfill capacity and increases recycling and composting. Additionally, this measure (Measure SW-1.1: Increase Solid Waste Diversion) achieves GHG reductions as the program is implemented. The net cost to reduce one MTCO_{2e} is \$99. Another example, Measure W-2.1: Increase Rain Barrel Installations, connects unincorporated county residents with the County Water Authority and Metropolitan Water District of Southern California for rain barrel rebates. This measure has a net benefit to participants from water bill savings and rebates on rain barrels of \$1,292 per MTCO_{2e} reduced. However, each rain barrel will reduce 0.12 MTCO_{2e}, which is relatively low compared to other measures.

New and Expanded Activities

New and expanded activities that are the most cost-effective in reducing GHG emissions include Measure T-1.3: Community Plan Updates, which is an expanded activity that would achieve mixed-use and transit-oriented development within existing village centers, and Measure W-1.2:

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Reduce Outdoor Water Use, which is a new requirement that would reduce potable outdoor water use for landscaping. These measures achieve relatively high GHG reductions at a relatively low cost when compared to the other measures, making them the most cost-effective at reducing GHG emissions.

Measure T-3.3: Develop a Local Vehicle Retirement Program is a less cost-effective measure; however, it is funded through existing San Diego Air Pollution Control District mobile source incentive funds and provides an incentive to participants.

Upfront Costs for Homeowners and Businesses to Comply

The Analysis also considered the upfront financial impacts to participants, including homeowners and businesses, through 2023. This includes anticipated upfront costs to comply with the draft Final CAP for both new and existing residential and non-residential development, and estimates the net benefit or net cost of each new requirement over the lifetime of implementation after accounting for related rebates or other incentives.

For example, by 2023, the average new home will incur an incremental cost of approximately \$15,381 to comply with the draft Final CAP. However, over the lifetime of the specific improvements from new requirements, such as increasing water efficiency and reducing potable outdoor water use, the net benefit is more than \$5,728 per home.

The upfront cost to comply with new requirements for commercial development is estimated to be approximately \$51.58 per square foot, but over the lifetime of the specific improvements there is a net benefit of approximately \$20.47 per square foot. These benefits are achieved through energy savings from building energy efficiency improvements and reducing outdoor landscaping water use.

Existing residential and commercial units may incur upfront costs if an action is taken that initiates the need for compliance. For example, Measure E-1.2: Use Alternatively-powered Water Heaters in Residential Development requires new and replacement water heaters in residential units to be either solar, electrically powered, or tankless gas. Existing residential units would not need to comply with this requirement until their water heater needs replacement (the average life span of a water heater is 13 years).

Staff Recommendation, Options and Planning Commission Recommendation

Staff developed a recommendation and three options for the Board to consider that all achieve the 2030 GHG emissions reduction target of 897,145 MTCO_{2e}. The components for the recommendation and options are based on the following:

- *The various measures that are included;*
- *The potential adoption of the draft Final SEIR “Increase Solid Waste Diversion Alternative”*
The draft Final SEIR “Increased Solid Waste Diversion Alternative” would increase the target for Measure SW-1.1: Increase Solid Waste Diversion from 75% waste diversion by 2030 to 80% waste diversion by 2030. If adopted, reductions associated with Measure SW-1.1 would increase by 21,950 MTCO_{2e} to 79,052 MTCO_{2e};
- *The potential adoption of the draft Final SEIR “100% Renewable Energy Alternative”*

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The draft Final SEIR “100% Renewable Energy Alternative” would increase the target for Measure E-2.1: Increase Renewable Electricity from 90% renewable electricity by 2030 to 100% renewable electricity by 2030; and

- *The GHG emission reductions achieved through the Local Direct Investment Program*
The changes either increase or decrease local direct investments to allow for the removal of specific measures to meet the 2030 target, none of which would result in any new significant environmental impacts.

The staff recommendation and all options represent a feasible and diversified approach to reduce GHG emissions across the five GHG emissions sectors and would not result in any new significant environmental impacts. Any associated increases to Measure T-4.1: Establish a Local Direct Investment Program have been sufficiently analyzed within the draft Final SEIR, (Attachment J, Chapter 2.7, and Appendix B). In addition, the draft Final SEIR “100% Renewable Energy Alternative” has been analyzed to a level of specificity that would allow the Board to select the alternative for inclusion in the Final Climate Action Plan (CAP) to achieve additional reductions.

If approved by the Board, the necessary revisions to the draft Final CAP for the staff recommendation, options, and Planning Commission recommendation are included in Attachments G, M, N, O, and Q.

The following describes the project documents proposed for adoption by the Board:

1. Draft Final SEIR – Identifies the impacts from implementation of the draft Final CAP;
2. Draft Final CAP – Includes strategies and measures to reduce GHG emissions from the unincorporated county and County operations;
3. General Plan Amendment – Updates General Plan Conservation and Open Space (COS) Element Goal COS-20 and Policy COS-20.1;
4. 2011 GPU Program Environmental Impact Report (PEIR) Mitigation Measure Amendment – Updates the 2011 GPU PEIR, including revised mitigation measures and a revised Mitigation, Monitoring, and Reporting Program, specifically Climate Change (CC) Mitigation Measures CC-1.2, CC-1.7 and CC-1.8;
5. Guidelines for Determining Significance for Climate Change – Developed pursuant to the updated Mitigation Measures CC-1.7 and CC-1.8 of the 2011 GPU PEIR. County staff will use this document as part of the environmental review process to evaluate GHG emissions for future individual discretionary projects;
6. GHG Threshold of Significance (2011 GPU PEIR Update) – Incorporates a “threshold of significance” in accordance with the 2011 GPU PEIR Mitigation Measure CC-1.7 (as updated) for general use as part of the County’s environmental review process to be separately adopted by the Board:

“A proposed project would have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the County’s Climate Action Plan; and would normally have a cumulatively considerable contribution

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to climate change impacts if it is found to be inconsistent with the County’s Climate Action Plan.”

7. CAP Consistency Review Checklist – Implements GHG reduction measures from the draft Final CAP that apply to new development projects that require environmental review;
8. Report Format and Content Requirements for Climate Change – Provides guidance on the proper format and required content of GHG technical reports for discretionary projects; and
9. CAP Grant Funding Resolution – Authorizes the Chief Administrative Officer, or designee, to apply for and accept grant funds and negotiate contracts to implement the CAP.

Staff Recommendation

The staff recommendation includes the 30 measures in the draft Final CAP, including 90% renewable electricity defined in Measure E-2.1, adoption of the “Increased Solid Waste Diversion Alternative” described in the draft Final SEIR (Attachment J), and 153,511 MTCO_{2e} reduction associated with Measure T-4.1: Establish a Local Direct Investment Program.

The staff recommendation emphasizes a policy of providing a greater breadth of programs and projects to reduce GHG emissions. The measures will collectively reduce GHG emissions by 897,145 MTCO_{2e}, which includes: 526,696 MTCO_{2e} through County of San Diego (County) Initiatives; 99,673 MTCO_{2e} through requirements to the private sector; and 270,777 MTCO_{2e} in incentive programs that the County would carry out to achieve the GHG emissions reductions.

Each option starts with the staff recommendation as the base, and then makes its respective modifications.

Option 1: Renewable Energy

The Renewable Energy option includes the 30 measures in the draft Final CAP, but increases Measure E-2.1: Increase Renewable Electricity with the adoption of the “100% Renewable Energy Alternative” and increases Measure SW-1.1: Increase Solid Waste Diversion to 80% with the adoption of the “Increased Solid Waste Diversion Alternative” described in the draft Final SEIR (Attachment J), and 100,294 MTCO_{2e} reduction associated with Measure T-4.1: Establish a Local Direct Investment Program.

Option 1 is in response to comments by stakeholders related to increasing Measure E-2.1: Increase Renewable Electricity from 90% to 100% renewable electricity by 2030. As shown in Attachment M-2, increasing the renewable electricity target in Measure E-2.1 would result in an additional reduction of 52,701 MTCO_{2e}.

There are no additional County costs associated with increasing the measure to 100% renewable electricity within the first six fiscal years, because the program will not be implemented during this timeframe. Evaluation of implementation costs would occur during the development of the Renewable Energy Program. The County will develop a comparative analysis to explore

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potential sources, delivery, and costs of the Renewable Energy Program that will be brought to the Board for consideration.

Option 2: Housing Affordability

The Housing Affordability option includes 27 measures from the draft Final CAP, including 90% renewable electricity defined in Measure E-2.1, adoption of the “Increased Solid Waste Diversion Alternative” described in the draft Final SEIR (Attachment J), and 177,248 MTCO_{2e} reduction associated with Measure T-4.1: Establish a Local Direct Investment Program.

Option 2 is in response to concerns by stakeholders related to potential increases to housing costs. This option removes three measures, or portions thereof, that go beyond State requirements and affect new and existing residential development:

- T-3.1: Use Alternative Fuels in New Residential and Non-residential Construction Projects;
- E-1.1: Improve Building Energy Efficiency in New Development (would remove the requirement for residential); and
- E-1.3: Improve Building Energy Efficiency in Existing Development.

Option 2 supports housing affordability by eliminating these requirements for new residential development, substantial remodels and renovations, and home sales in an effort to avoid costs that could affect housing affordability. As shown in Attachment N-2, removal of the residential portions of these three measures would require GHG reductions from Measure T-4.1: Establish a Local Direct Investment Program to increase to 177,248 MTCO_{2e} to achieve the 2030 target. Under Option 2, upfront costs associated with housing would decrease from \$15,381 to \$1,536 per home with an increased net benefit from \$5,728 to \$10,362 per home.

Increasing reductions required from Measure T-4.1 Establish a Local Direct Investment Program may have costs within the first six fiscal years beyond those identified in the Climate Action Plan Implementation Cost Report.

Increasing the reductions needed to achieve the 2030 target will increase the quantity and/or magnitude of local direct investment projects funded and implemented by the County after the Local Direct Investment Program is established. Evaluation of local direct investment project implementation costs would occur during the development of the Local Direct Investment Program that will be brought to the Board for consideration.

Option 3: Residential and Non-residential Development

The Residential and Non-residential Development option includes 25 measures in the draft Final CAP, but increases Measure E-2.1 to 100% renewable electricity with the adoption of the “100% Renewable Energy Alternative” and increases Measure SW-1.1: Increase Solid Waste Diversion to 80% with the adoption of the “Increased Solid Waste Diversion Alternative” described in the draft Final SEIR (Attachment J), and 140,845 MTCO_{2e} reduction associated with Measure T-4.1: Establish a Local Direct Investment Program.

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Option 3 is in response to concerns by stakeholders related to cost to new development and housing affordability. This option removes in its entirety the three measures listed in Option 2, and removes two additional measures:

- E-2.2: Increase Renewable Energy in Non-residential Development; and
- W-1.2: Reduce Outdoor Water Use.

Option 3 eliminates requirements associated with new residential and non-residential development; substantial remodels and renovations; and new and existing landscaping to avoid costs that could affect new development and housing affordability. As shown in Attachment O-2, removal of the five measures would require inclusion of the draft Final SEIR “100% Renewable Energy Alternative.”

Under Option 3, upfront costs associated with new residential development would decrease from \$15,381 to \$1,199 per home with a decrease in the net benefit from \$5,728 to \$314. There would be no upfront costs for new non-residential development as these measures would be removed. The costs incurred by the County to develop the Renewable Energy Program will not change if the SEIR “100% Renewable Energy Alternative” is adopted. Evaluation of local direct investment project implementation costs would occur during development of the Local Direct Investment Program and the comparative analysis of the Renewable Energy Program will be brought to the Board for consideration.

The following table summarizes reductions, by measure, for the staff recommendation and the three options.

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Table 1: Summary of GHG Reductions (MTCO_{2e}) for Staff Recommended CAP and Three Options								
		Measure Name	Type¹	Status²	Staff Rec.	Option 1	Option 2	Option 3
1.	T-1.1	Acquire Open Space Conservation Land	CI	Exst.	5,771	5,771	5,771	5,771
2.	T-1.2	Acquire Agricultural Easements	CI	Exp.	2,330	2,330	2,330	2,330
3.	T-1.3	Update Community Plans	CI	Exp.	13,949	13,949	13,949	13,949
4.	T-2.1	Improve Roadway Segments as Multi-Modal	CI	Exst.	604	604	604	604
5.	T-2.2	Reduce New Non-Residential Development Vehicle Miles Traveled	R	New	2,180	2,180	2,180	2,180
6.	T-2.3	Reduce County Employee Vehicle Miles Traveled	CI	Exp.	7,473	7,473	7,473	7,473
7.	T-2.4	Shared and Reduced Parking in New Non-Residential Development	R	New	1,392	1,392	1,392	1,392
8.	T-3.1	Use Alternative Fuels in New Residential and Non-Residential Construction Projects	R	New	2,213	2,213	0	0
9.	T-3.2	Use Alternative Fuels in County Projects	CI	Exst.	364	364	364	364
10.	T-3.3	Develop a Local Vehicle Retirement Program	I	New	446	446	446	446
11.	T-3.4	Reduce the County's Fleet Emissions	CI	Exst.	3,673	3,673	3,673	3,673
12.	T-3.5	Install Electric Vehicle Charging Stations	CI	New	11,987	11,987	11,987	11,987
13.	T-4.1	Establish a Local Direct Investment Program	CI	New	153,511	100,294	177,248	140,845
14.	E-1.1	Improve Building Energy Efficiency in New Development	R	New	38,708	38,708	2,519	0
15.	E-1.2	Use Alternately-powered Water Heaters in Residential Development	R	New	19,176	19,176	21,018	21,018
16.	E-1.3	Improve Building Energy Efficiency in Existing Development	R	New	3,694	3,694	0	0
17.	E-1.4	Reduce Energy Use Intensity at County Facilities	CI	Exst.	10,702	10,702	10,702	10,702
18.	E-2.1	Increase Renewable Electricity	CI	New	229,852	283,069	246,368	316,269
19.	E-2.2	Increase Renewable Electricity in Non-Residential Development	R	New	13,444	13,444	13,444	0
20.	E-2.3	Install Solar Photovoltaics in Existing Homes	I	Exst.	260,322	260,322	260,322	260,322
21.	E-2.4	Increase On-Site Renewable Electricity Generation for County Operations	CI	Exst.	5,417	5,417	5,417	5,417
22.	SW-1.1	Increase Solid Waste Diversion	CI	Exst.	79,052	79,052	79,052	79,052
23.	W-1.1	Increase Water Efficiency in New Residential Development	R	New	87	87	87	87
24.	W-1.2	Reduce Outdoor Water Use	R	New	17,535	17,535	17,535	0
25.	W-1.3	Reduce Potable Water Consumption at County Facilities	CI	Exst.	276	276	276	276
26.	W-2.1	Increase Rain Barrel Installations	I	Exst.	23	23	23	23
27.	A-1.1	Convert Farm Equipment to Electric	I	New	6,737	6,737	6,737	6,737
28.	A-1.2	Convert Stationary Irrigation Pumps to Electric	I	New	3,249	3,249	3,249	3,249
29.	A-2.1	Increase Residential Tree Planting	R	New	1,244	1,244	1,244	1,244
30.	A-2.2	Increase County Tree Planting	CI	Exp.	1,735	1,735	1,735	1,735
Total					897,145 ³	897,145 ³	897,145 ³	897,145 ³

¹County Initiative (CI); Requirement (R); or Incentive (I)

²Existing (Exst.): any existing action as a part of regular department operations or created through prior Board action; Expanded (Exp.): any expansion of an existing program as a result of the draft Final CAP; New: any new actions or programs as a result of the draft Final CAP.

³Total is not exact due to rounding.

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Planning Commission Recommendation

On January 18, 2018, the Planning Commission considered public testimony, potential impacts to housing affordability and increased costs to non-residential development (Attachment P). In response, the Planning Commission recommended Option 3 to the Board.

Additionally, the Planning Commission recommended the modification of one measure, E-1.2: Use Alternatively-powered Water Heaters in Residential Development (Attachment Q-2). The Planning Commission discussed the potential cost impacts of this measure specifically as it relates to low-income households and recommended that the County provide subsidies for home owners, when replacing their water heaters. The Planning Commission recommends that this measure still be a requirement for new residential development. If adopted, the County will develop a program for homeowners meeting certain income criteria to reduce the cost to replace natural gas tank-based water heaters with solar, electric, or tankless gas.

The Planning Commission recommendation emphasizes the policy of minimizing and reducing cost impacts to development as it relates to housing affordability and jobs.

ENVIRONMENTAL STATEMENT

On August 3, 2011 (1), the Board of Supervisors (Board) certified the Program Environmental Impact Report (PEIR) and approved the General Plan Update (2011 GPU). The County of San Diego (County) determined that the draft Final Climate Action Plan (draft Final CAP) could potentially result in one or more new significant effects that were not previously evaluated in the 2011 GPU PEIR. This project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for a Supplement to the 2011 GPU PEIR under CEQA Section 15163. A draft Final Supplemental Environmental Impact Report (draft Final SEIR) dated August 2017, has been prepared for the project and is on file with Planning & Development Services (PDS). The draft Final SEIR evaluated potentially significant effects for the following environmental areas of potential concern: Aesthetics; Agricultural and Forestry Resources; Air Quality; Biological Resources; Cultural and Historical Resources; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Transportation and Traffic; and Tribal Cultural Resources.

Pursuant to CEQA, the Board is required to balance the economic, legal, social, technological, or other benefits, including region-wide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. The Board must respond to each significant impact identified in the draft Final SEIR by making findings for each significant impact, which explains why a mitigation measure either reduces or does not fully reduce an impact to less than significant. If any impact cannot be mitigated to a level of less than significant, a Statement of Overriding Considerations (SOCs) is required. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered acceptable through the SOCs. As defined by CEQA, the SOCs shall include specific reasons to support its action based on the Final SEIR and/or other information in the record. The SOCs prepared for the project are supported by substantial evidence in the record.

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Public Review of the August 2017 CAP and Draft SEIR began on August 10, 2017 and concluded on September 25, 2017. County staff met with various stakeholders, the Community Planning Group and Community Sponsor Group Chairs, hosted public meetings throughout the unincorporated county, and held group discussions based on areas of interest such as the environment, economics, and transportation. During the public review period, PDS received 124 comment letters. In addition, 24 comment letters were submitted outside of the public review period. The comment letters submitted within the comment period include one letter from a State agency; six letters from County, City, and other local agencies; six letters from Community Planning and/or Sponsor groups; 23 letters from groups, businesses, and organizations; and 88 letters from individuals. Each of these letters were responded to and are included within the draft Final SEIR.

LINKAGE TO THE COUNTY OF SAN DIEGO STRATEGIC PLAN


The County of San Diego's (County) 2018-2023 Strategic Plan includes a vision to be a region that is building better health, living safely, and thriving. The County has an extensive portfolio of plans, programs, and initiatives that are aligned with and contribute to the draft Final Climate Action Plan and support the Strategic Initiatives in the 2018-2023 Strategic Plan. These programs include the following:

1. *Live Well San Diego* vision that seeks to help communities with building better health, living safely, and thriving;
2. *Live Well San Diego Food System Initiative* that supports a robust and resilient local food system that builds healthy communities, supports the economy, and enhances the environment;
3. Comprehensive Renewable Energy Plan Phase One Report that presents options to increase renewable energy use;
4. Purchase of Agriculture Conservation Easement program that promotes the long-term preservation of agriculture;
5. Multiple Species Conservation Program that ensures the long-term survival of the region's sensitive plant and animal species, including endangered species;
6. Strategic Plan to Reduce Waste diversion programs and policies that achieves 75% diversion and implement strategies targeting Zero Waste including waste prevention, reuse, repair, recycling, and composting;
7. Strategic Energy Plan (SEP) that ensures sustainability practices are integrated into the County's operations to minimize water and energy consumption costs;
8. 2016 Green Fleet Action Plan Implementation Strategy that implements the SEP's Transportation Strategy and achieves greenhouse gas reductions from the County's vehicle fleet;
9. Green Building Incentive Program that promotes the use of efficient construction materials, water conservation, and energy efficiency in new and remodeled residential and commercial buildings; and

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10. Solar Photovoltaic Fee Waiver Program that waives building permit fees for residential solar installations.

Respectfully submitted,

A handwritten signature in black ink that reads "Sarah Agli". The signature is written in a cursive, flowing style.

SARAH E. AGHASSI
Deputy Chief Administrative Officer

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ATTACHMENT(S)

Volume I through Volume III constitute the Project; Volume IV contains supplemental information related to the options presented in this Board Letter.

Volume I – Climate Action Plan Documents

Attachment A – Draft Final Climate Action Plan

- A-1 – Draft Final Climate Action Plan Appendix A
- A-2 – Draft Final Climate Action Plan Appendix B
- A-3 – Draft Final Climate Action Plan Appendix C
- A-4 – Draft Final Climate Action Plan Appendix D
- A-5 – Draft Final Climate Action Plan Appendix E
- A-6 – Draft Final Climate Action Plan Appendix F

Volume II – Related Project Documents

Attachment B – Climate Action Plan Consistency Review Checklist

Attachment C – General Plan Amendment for the Climate Action Plan

Attachment D – Guidelines for Determining Significance for Climate Change (includes the Greenhouse Gas Threshold of Significance)

Attachment E – Report Format and Content Requirements for Climate Change

Attachment F – Draft Resolutions

- F-1 – Resolution of the County of San Diego Board of Supervisors Updating the 2011 General Plan Update Program Environmental Impact Report Mitigation Measure CC-1.2, CC-1.7, and CC-1.8
- F-2 – Resolution of the County of San Diego Board of Supervisors Adopting the General Plan Amendment PDS2016-GPA-16-007, Amending the 2011 General Plan Update Goal COS-20 and Policy COS-20.1
- F-3 – Resolution of the County of San Diego Board of Supervisors to Apply for and Accept Grant Funding to Support the Climate Action Plan
- F-4 – Resolution of the County of San Diego Board of Supervisors Adopting the Greenhouse Gas Threshold of Significance, Dated January 2018

Attachment G – Staff Recommendation Documents

- G-1 – Staff Recommendation Climate Action Plan Modifications
- G-2 – Staff Recommendation Measure Quantification Table
- G-3 – Staff Recommendation Gap Analysis

Attachment H – Technical Reports

- H-1 – Climate Action Plan Implementation Cost Report
- H-2 – Climate Action Plan Cost-Effectiveness Analysis
- H-3 – Preliminary Assessment of the County of San Diego Local Direct Investment Program
- H-4 – Direct Investment Examples

Attachment I – Minute Orders from Board Hearings

- I-1 – 2011 General Plan Update Minute Order
- I-2 – 2012 Climate Action Plan Adoption Minute Order
- I-3 – 2012 Climate Action Plan Rescission Minute Order

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Volume III – Supplemental Environmental Impact Report Documents

Attachment J – Final Supplemental Environmental Impact Report

J-1 – Final Supplemental Environmental Impact Report Sections

J-2 – Letters of Comment and Responses

J-3 – Final Supplemental Environmental Impact Report Appendices

Attachment K – Findings and Statement of Overriding Considerations

Attachment L – Mitigation Monitoring and Reporting Program

Volume IV – Options Attachments

Attachment M – Option 1: Renewable Energy

M-1 – Renewable Energy Option Climate Action Plan Modifications

M-2 – Renewable Energy Option Measure Quantification Table

M-3 – Renewable Energy Option Gap Analysis

M-4 – Renewable Energy Option Draft Final Findings and Statement of Overriding Considerations

Attachment N – Option 2: Housing Affordability

N-1 – Housing Affordability Option Climate Action Plan Modifications

N-2 – Housing Affordability Option Measure Quantification Table

N-3 – Housing Affordability Option Gap Analysis

N-4 – Housing Affordability Option Draft Final Findings and Statement of Overriding Considerations

Attachment O – Option 3: Residential and Non-residential Development

O-1 – Residential and Non-residential Development Option Climate Action Plan Modifications

O-2 – Residential and Non-residential Development Option Measure Quantification Table

O-3 – Residential and Non-residential Development Option Gap Analysis

O-4 – Residential and Non-residential Development Option Draft Final Findings and Statement of Overriding Considerations

VOLUME V – Planning Commission Hearing Documents

Attachment P – Planning Commission Hearing Report (without attachments), January 18, 2018

Attachment Q – Planning Commission Recommendation

Q-1 – Planning Commission Recommendation Climate Action Plan Modifications

Q-2 – Planning Commission Recommendation Measure Quantification Table

Q-3 – Planning Commission Recommendation Gap Analysis

Q-4 – Planning Commission Recommendation Draft Final Findings and Statement of Overriding Considerations

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AGENDA ITEM INFORMATION SHEET

REQUIRES FOUR VOTES: Yes No

WRITTEN DISCLOSURE PER COUNTY CHARTER SECTION 1000.1 REQUIRED

 Yes No

PREVIOUS RELEVANT BOARD ACTIONS:

April 8, 2015 (9), rescinded the plan titled County of San Diego Climate Action Plan, the associated environmental findings and a modification to the Guidelines for Determining Significance for Climate Change; June 20, 2012 (4), adopted the plan titled County of San Diego Climate Action Plan, the associated environmental findings and a modification to the Guidelines for Determining Significance for Climate Change; August 3, 2011 (1), approved the General Plan Update and certified the Program Environmental Impact Report (State Clearing House #2002111067).

BOARD POLICIES APPLICABLE:

- C-26 – Teleworking
- G-9 – Parking Regulations for County Administered Parking Lots
- G-15 – Design Standards for County Facilities and Property
- H-2 – Fleet Vehicle and Mobile Equipment Acquisition Policy
- I-123 – Conservation Agreement for the Multiple Species Conservation Program (MSCP) Plan
- I-133 – Support and Encouragement of Farming in San Diego County
- I-138 – Mitigation on County-owned Land Managed by the Department of Parks and Recreation

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): Agriculture, Weights and Measures; Air Pollution Control District, County Counsel, Department of Environmental Health, Department of General Services, Department of Human Resources, Department of Parks & Recreation, Department of Public Works, Health and Human Services Agency, Office of Emergency Services, Office of Financial Planning

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