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## 3 KEY ISSUES

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### 3.1 OVERVIEW

This Housing Element seeks to balance housing requirements with infrastructure deficiencies, safety issues, and the rural character of many of the County's unincorporated communities. It also seeks to reconcile housing needs with competing land use interests. For example, agriculture is a major sector within the regional economy, and most agricultural operations are located within the unincorporated County. San Diego County also has the greatest number of endangered species of any county within the continental United States, and most of those species are located within unincorporated areas. Retaining agricultural and environmental resources, therefore, must be reconciled with meeting the Regional Housing Needs Allocation (RHNA).

Because of the size and physical variation of the unincorporated County, key Housing Element issues are identified by location type—Village, Semi-Rural, and Rural Lands regional categories as defined in the Land Use Element—to facilitate place-based solutions for housing issues within the unincorporated County.

### 3.2 VILLAGE ISSUES

Communities located within the San Diego County Water Authority (CWA) boundary will accommodate most of the County's future population growth and housing. Many of these communities face common issues:

- **Housing Choice:** Allowable density, lot size, building type, and parking requirements make it difficult for developers to provide a variety of housing choices for different age or economic groups.
- **Achieving Planned Densities:** Minimum lot sizes, height restrictions, and other regulations can reduce development yield to well below planned densities. For example, two-story height restrictions will typically limit density to 15 or 20 units per acre.
- **Infrastructure and Services:** Providing roads, sewer, and other infrastructure to support urban or suburban development is a challenge in many communities, particularly in the County's outlying communities. Higher residential densities cannot be supported due to equipment limitations in many fire districts.



- **Community Acceptance:** Some community resistance to high-density housing is based on existing, older, and less attractively designed development. Most unincorporated communities resist new types of higher-intensity development unless it includes parks, landscaping, and other amenities that help retain rural character.

In the unincorporated County, environmental conditions also limit development potential. Even within existing Village areas, unique environmental resources such as the vernal pools can limit development potential. The County also contains a Village area outside the CWA called Borrego Springs. Located next to Anza-Borrego State Park, this desert community includes a seasonal tourism-based economy that presents unique housing issues.

### **3.3 SEMI-RURAL AND RURAL LANDS ISSUES**

Improving housing affordability in Semi-Rural and Rural Lands is a challenge because high-density housing is not compatible with the character in these locations. Semi-Rural and Rural areas often contain existing environmental resources, are farther from regional job centers, and may not be served by public infrastructure, all of which limit their ability to accommodate additional growth. To maintain the semi-rural character and pattern of development in these communities, residential growth is directed away from Rural and remote areas with minimal public services to areas where higher density and a less rural character is consistent with the existing pattern of development and the availability of public services. Housing-related issues include:

- **Affordability:** Existing requirements for large lot sizes increase costs for land and infrastructure in Semi-Rural areas.
- **Housing choice:** Affordable housing that is consistent with rural character, such as mobile or manufactured homes and farmworker housing, may be limited by existing regulations that restrict these types of development.
- **RHNA requirements for lower-income households:** Although the state encourages the use of higher-density zoning to meet RHNA requirements for lower-income families, higher multi-family densities are often not supported by the General Plan, Community Plans, or Zoning Ordinance in San Diego Semi-Rural and Rural communities.



## 4 IMPLEMENTATION PLAN

Table 6-4-1: Implementation Plan

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
<b>3.0</b>	<b>HOUSING</b>						
<b>3.1</b>	<b>Community Development</b>						
<b>3.1.1</b>	<b>Regional Housing Needs</b>						
3.1.1.A	<u>Residential Sites Inventory for Regional Housing Needs Allocation (RHNA)</u> . Maintain land use policies that provide adequate sites for a variety of housing for the County's 6th Cycle RHNA of 6,700 units: <ul style="list-style-type: none"> <li>▪ Very Low Income – 1,834 units</li> <li>▪ Low Income – 992 units</li> <li>▪ Moderate Income – 1,165 units</li> <li>▪ Above Moderate Income – 2,709 units</li> </ul>	H-1.1	<u>PDS</u>	A-2	X		
3.1.1.B	<u>By-Right Approval for Projects with 20 Percent Affordable Units</u> . Pursuant to AB 1397, amend the Zoning Ordinance by the end of 2023 to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower-income households, on sites being used to meet the 6th Cycle RHNA that represent a “reuse” of sites identified in the 4th Cycle and 5th Cycle Housing Elements.	H-1.1	<u>PDS</u>	B-2		X	

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**6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN**

**Table 6-4-1, continued**

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					Ongoing	0-2 Years	2-7 Years
3.1.1.C	<u>Zoning Ordinance Amendments to Achieve Maximum Density.</u> Amend the Zoning Ordinance by early 2023 to facilitate development on sites identified in the Sites Inventory for the 6th Cycle RHNA. Specifically, establish minimum densities for multi-family districts at 70 percent of the maximum allowable densities, with the goal of achieving an average development density at 80 percent of the maximum allowable density.	H-1.1 H-1.2	<u>PDS</u>	B-2		X	
3.1.1.D	<u>Diversity of Land Use Designation and Building Type.</u> Maintain a mixture of residential land use designations and development regulations that accommodate various building types and styles, including but not limited to: small lot single-family homes; tiny homes; detached condominium Projects; townhomes; duplex/triplex/multiplex; courtyard apartments; bungalow courts; live/work units; mixed-use projects; moveable tiny homes; 3D printed homes; and new prefab housing types that meet state and local building code standards. Continue to explore innovative building types and housing options that can be implemented through the County's Zoning Ordinance by reviewing development designators and designations and amend the Ordinance as appropriate (in coordination with action 3.1.3.A).	LU-3.1	<u>PDS</u>	A-2	X		

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3.1.1.E	<u>Low to Moderate Inclusionary Ordinance</u> . Based on the results of the Inclusionary Housing Feasibility Study conducted in 2021, develop an Inclusionary Ordinance by 2022 with pre-determined set asides applicable to all housing projects of all sizes above a minimum threshold including incentives and reforms to help facilitate construction of affordable housing for lower- and moderate-income households.	H-1.9 H-1.10	<u>PDS</u>	A-2		X	
3.1.1.F	<u>Objective Design Standards</u> . Pursuant to SB 330, the County will review its development standards and design guidelines by the end of 2023 applicable to urbanized Census Designated Places to ensure they are objective to facilitate the development of housing.  To streamline the design review process, the County will: <ul style="list-style-type: none"> <li>▪ Encourage applicants to utilize existing objective design review checklists, waivers, and exemptions.</li> <li>▪ Implement Section 7015 of the Zoning Ordinance, allowing staff to act without Advisory Board recommendation if the recommendation is not provided within 60 days.</li> <li>▪ Conduct educational outreach with Community Planning Groups (CPGs) and Design Review Board (DRB) regarding Section 7015,</li> </ul>	H-5.1 H-5.4	<u>PDS</u>	A-1		X	

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					Ongoing	0-2 Years	2-7 Years
	<ul style="list-style-type: none"> <li>Address quorum issues by combining DRB and CPG meetings to allow CPG to vote when DRB does not have quorum.</li> </ul>						
3.1.1.G	<p><u>Residential Sites Inventory Monitoring</u>. Expand the County's Housing Production and Capacity Portal by the end of 2021 to monitor parcels included in the Residential Sites Inventory for this 2021-2029 Housing Element on a GIS mapping application designed for staff and public use, and available on the County's website.</p> <p>To assist the County with tracking its compliance with SB 166 (No Net Loss), the system should track:</p> <ul style="list-style-type: none"> <li>Unit count and income/affordability assumed on parcels included in the sites inventory.</li> <li>Actual units constructed and income/affordability when parcels are developed.</li> <li>Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation.</li> </ul>	H-1.1	<u>PDS</u>	A-2	X		

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3.1.1.H	<p><u>Housing Yields in Mixed-Use Zones.</u> The County will review the development code for opportunities to increase the likelihood and yield of residential development in mixed-use commercial zones. Specifically, review by the end of 2023 whether and where residential should be allowed as a primary use in commercial zones, and create objective standards for mixed-use developments, granting developers clarity and increasing the likelihood for the conversion of underutilized commercial to residential.</p> <p>The County will include mixed use and commercial sites as a consideration as part of the Feasibility Analysis of Expanded By-right Approval Program (3.1.1.O) for projects that provide 20% affordable housing onsite, and return to Board in December 2021 with funding/resource needs.</p>	H-1.2 H-1.6 H-1.7	<u>PDS</u>	B-2			X
3.1.1.I	<p><u>Replacement Requirement.</u> Pursuant to State law, amend the Zoning Ordinance by the end of 2022 to require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in the State Density Bonus Law.</p>	H-1.1	<u>PDS</u>	A-2		X	
3.1.1.J	<p><u>Lot Consolidation.</u> Facilitate the consolidation of small sites for development by providing technical assistance and exploring incentives such as streamlined processing and reduced fees for affordable housing. Incentives may include:</p>	H-1.1	<u>PDS</u>	B-2		X	

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					Ongoing	0-2 Years	2-7 Years
	<ul style="list-style-type: none"> <li>▪ Density bonus</li> <li>▪ Fee reduction - starting in July 1, 2021, lot consolidation fee would be a fixed flat fee, changing from the deposit-based fee</li> </ul> <p>Technical assistance may include:</p> <ul style="list-style-type: none"> <li>▪ Maintain a list of parcels with potential for lot consolidation</li> <li>▪ Create a new informational page with checklist requirements</li> <li>▪ Dedicate specific staff to assist with lot consolidation</li> <li>▪ Establish lot consolidation program by 2023.</li> </ul>						
3.1.1.K	<p><u>Expand Eligibility of Checklist Exemptions.</u> Develop additional checklists for site plan applications. Site plans that can be waived or exempted are currently indicated with a zoning designation (i.e., requirement in zoning box) for a design review. Work with Community Planning and Sponsor Groups and obtain public input prior to developing new checklist exemptions.</p>	H-5.1 H-5.4	<u>PDS</u>	A-1		X	

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					Ongoing	0-2 Years	2-7 Years
3.1.1.L	<p><u>Coordination and Outreach with Developers, Builders, and Owners.</u> Work as a liaison between the property owners of non-vacant RHNA sites and developers/builders who may wish to pursue projects on these sites. Coordinate with property owners to help understand and mitigate non-governmental constraints to facilitate redevelopment of non-vacant RHNA sites. Reach out to property owners to inform them of developer interest, incentives, and other benefits of redevelopment, such as:</p> <ul style="list-style-type: none"> <li>▪ Work with owners of non-vacant RHNA sites to provide options for streamlined project review.</li> <li>▪ As part of the Zoning Code Clean-up Program (3.1.3.A), evaluate zoning of parcels adjacent to non-vacant RHNA sites to ensure contiguous parcels can be developed at the same density.</li> <li>▪ Implement program 3.1.1.H to improve mixed-use opportunities in existing commercial areas and incentivize development on non-vacant RHNA sites.</li> <li>▪ Implement program 3.1.1.B to provide opportunities for streamlined ministerial review on re-listed non-vacant RHNA sites to further incentivize housing development.</li> <li>▪ Implement program 3.1.1.K to expand checklist exemptions and further incentivize streamlined development review.</li> </ul>	H-1.1	PDS	B-1		X	

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3.1.1.M	<p><u>Addressing VMT Constraints.</u> In order to mitigate potential constraints associated with the implementation of SB 743 and VMT mitigation requirements, as Directed by the Board on May 19, 2021, the County will:</p> <ul style="list-style-type: none"> <li>▪ Assess and explore the process by which infill development can be done in a manner to ensure no VMT mitigation is necessary.</li> <li>▪ Explore the potential creation of transit accessible areas and look at the intersection between VMT efficient areas or lower thresholds in accordance with the areas that do not require further analysis. Explore the potential transit corridors and look at the SANDAG Regional Transportation Plan, Metropolitan Transit System (MTS), North County Transit District (NCTD), and other possible areas and how that may impact VMT efficient areas or areas covered by the exemption.</li> <li>▪ Explore mitigation of VMT opportunities, looking at a regional mitigation bank, the opportunity for mitigation to not be tied or connected to the project along with the potential of a sliding scale of mitigation based on severity.</li> <li>▪ Explore by-right process for development in VMT efficient areas.</li> <li>▪ Further exploration of exceptions to the VMT thresholds for affordable housing projects at less than 100% affordable, including mixed income and various</li> </ul>	H-1.2	PDS	B-1		X	

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					Ongoing	0-2 Years	2-7 Years
	<p>components of Area Median Income (AMI), along with exploring the possibility of exceptions for middle income or workforce housing, local hire, and agriculture type projects that might have a net impact of lowering VMT.</p> <ul style="list-style-type: none"> <li>▪ Explore land use density of land that is in VMT efficient areas.</li> <li>▪ Continue to track guidance from the California Office of Planning and Research (OPR), along with other governing body efforts, including the SANDAG Regional Transportation Plan.</li> <li>▪ Monitor the progress of other jurisdictions as it relates to their adoption, along with what unique programs, exemptions, or opportunities they may be exploring that the County may want to consider.</li> <li>▪ Consider a phase in timeline to allow for a transition into a Regional geography.</li> <li>▪ Consider compliance options for projects that have already been proposed or are in the process now.</li> <li>▪ Conduct an analysis of the options to remove the Local Mobility Analysis.</li> <li>▪ Inform the Board regarding updates on development of the Smart Growth component of the Climate Action Plan (CAP) SEIR to ensure it is integrated and aligned with efforts around VMT.</li> </ul>						

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	<ul style="list-style-type: none"> <li>Conduct an analysis of proposed housing projects designated for individuals under 60% AMI and under 80% AMI and the potential cost impact of switching to a regional geography.</li> </ul>						
3.1.1.N	<u>Small Lot Subdivision Program</u> . Explore the feasibility of developing a Small Lot Subdivision Program and return to the Board with program options, funding and resource needs by December 2021 for further direction.	H-1.8	<u>PDS</u>	B-1		X	
3.1.1.O	<u>Feasibility analysis of Expanded By-right Approval Program</u> . Conduct an environmental constraints and feasibility analysis of expanding the By-Right Approval Program (3.1.1.B) to additional RHNA sites not eligible for ministerial process under AB 1397 (192 sites), if the developer agrees to provide at least 20% affordable housing and return to the Board with program options by the end of 2021 for further direction.  The Feasibility Analysis of Expanded By-right Approval Program will consider mixed use and commercial sites, under the Housing Yields in Mixed-Use Zones program (3.1.1.H), if the project provides 20% affordable housing onsite. Staff will return to Board in December 2021 with funding/resource needs.	H-1.1	<u>PDS</u>	B-2		X	

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<b>3.1.2</b>	<b>Village Development</b>						
3.1.2.A	<u>Transit Nodes</u> . Work with transit agencies, San Diego Association of Governments, and developers to facilitate development within identified transit nodes. Specifically, establish comprehensive planning principles for transit nodes such as Buena Creek Sprinter Station in North County Metro anticipated to begin in 2025. Additionally, continue current work on development of a Specific Plan in the Casa de Oro community, which will be completed by end of 2022, and will expand housing opportunities and contribute to a revitalized community center.	H-1.3	<u>PDS</u>	A-3			X
3.1.2.B	<u>Community Planning</u> . Through the community planning process, establish appropriate development standards and incentives to facilitate housing production and coordinate efforts for public facility and infrastructure improvements.	H-1.6 H-1.7 H-1.8 H-1.10 H-2.1	<u>PDS</u>	A-3	X		
<b>3.1.3</b>	<b>Maximum Development Yield in Villages</b>						
3.1.3.A	<u>Zoning Ordinance Cleanups</u> . Review the development designators in the Zoning Ordinance, and amend Code by the end of 2022 as necessary and appropriate to ensure that a range of housing types and densities can be achieved, and that the designators facilitate development at the maximum density allowed by the General Plan.	H-1.6 H-1.7 H-1.8	<u>PDS</u>	A-2		X	

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<b>3.1.4</b>	<b>Accessory Dwelling Units (ADUs)</b>						
3.1.4.A	<u>Zoning Ordinance Amendments for Accessory Dwelling Units (ADUs)</u> . Amend the Zoning Ordinance by the end of 2022 to address multiple recent changes to state law regarding ADUs (including AB 587, AB 671, AB 68, and SB 13). Monitor state law on an ongoing basis and revise the Zoning Ordinance as appropriate.	H-3.7	<u>PDS</u>	B-1		X	
3.1.4.B	<u>Accessory Dwelling Unit (ADU) Construction</u> . Promote County incentives and tools available to facilitate ADU construction, including: <ul style="list-style-type: none"> <li>▪ Continue to make preapproved ADU site/floor plans available to the public free of charge.</li> <li>▪ County Fee Waiver Program for ADUs (effective January 2019 through January 2024), which offers incentives above and beyond state law, to waive building permit fees, on-site wastewater fees, development impact fees, park fees, traffic impact fees, and drainage fees.</li> <li>▪ Annually monitor the development and affordability of ADUs. If trends indicate a potential shortfall in meeting the estimated 1,800 ADUs, consider additional efforts to incentivize ADU production and reassess and revise the overall sites strategy for the RHNA within one year through adjusting ADU capacity assumptions with actual permitted units, and/or identifying additional sites to expand site</li> </ul>	H-3.7 H-6.6	<u>PDS</u>	A-1		X	

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	capacity to the extent necessary to accommodate the RHNA. Quantified Objectives: <ul style="list-style-type: none"> <li>250 ADUs annually over 8 years for 2,000 units</li> </ul>						
3.1.4.C	<u>Affordable Accessory Dwelling Units (ADUs)</u> . By 2023, develop a program and pursue funding to spur the development of affordable housing through the construction of ADUs.	H-3.7	<u>HCDS</u> <i>PDS</i>	A-2		X	
3.1.4.D	<u>Develop an Accessory Dwelling Unit (ADU) subsidy program</u> by 2023 to encourage the construction of ADUs for vulnerable populations such as seniors, veterans, and low-income individuals or households in the unincorporated County.	H-3.7	<u>HCDS</u> <i>PDS</i>	A-2		X	
3.1.4.E	<u>Accessory Dwelling Unit (ADU) Efficiency Improvements program</u> . By 2022 investigate opportunities to increase efficiency during the review of ADU applications, such as increasing coordination between departments, preparing informational handouts, and setting up a consultation process for applicants that are on septic.	H-3.7	<u>PDS</u>	A-2		X	
<b>3.1.5</b>	<b>Energy Conservation</b>						
3.1.5.A	<u>Build Green Incentive Program</u> . Offer reduced plan check times and plan check and building permit fees for projects that use resource-efficient construction materials, water	H-5.1 H-5.2	<u>PDS</u>	A-1	X		

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	conservation measures and increased energy efficiency in new and remodeled residential and commercial buildings. Quantified Objectives: <ul style="list-style-type: none"> <li>15 permits annually over 8 years for 120 permits</li> </ul>						
3.1.5.B	<u>Residential Solar Photovoltaic (PV) Building Permits</u> . Continue to waive the cost to plan check/permit a residential solar PV building permit. The County will continue to promote this program on the County website. Quantified Objectives: <ul style="list-style-type: none"> <li>5,000 residential solar PV building permits annually over 8 years for 40,000 permits</li> </ul>	H-5.1	<u>PDS</u>	A-1	X		
<b>3.2</b>	<b>Lower Income Housing Development</b>						
<b>3.2.1</b>	<b>Density Bonus Incentives</b>						
3.2.1.A	<u>Density Bonus Ordinance Update</u> . On an ongoing basis, review and update the Density Bonus Ordinance to be consistent with state law. Specifically update ordinance by 2022 to address the following: <ul style="list-style-type: none"> <li>AB 1763 (Density Bonus for 100 Percent Affordable Housing) – Density bonus and increased incentives for 100 percent affordable housing projects for lower-income households.</li> </ul>	H-1.5 H-3.3 H-6.5	<u>PDS</u>	A-2		X	

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**6TH CYCLE HOUSING ELEMENT UPDATE  
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**Table 6-4-1, continued**

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	<ul style="list-style-type: none"> <li>SB 1227 (Density Bonus for Student Housing) – Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness.</li> </ul>						
3.2.1.B	<u>Density Bonus Projects.</u> Publicize density bonus incentives to developers through community events and information posted on PDS and HCDS websites.	H-1.5 H-3.3 H-6.6	<u>PDS</u> <i>HCDS</i>	A-1	X		
<b>3.2.2</b>	<b>Expedited Permit Processing</b>						
3.2.2.A	<u>Affordable Housing Projects.</u> Implement expedited permit processing for affordable housing projects, including projects that qualify for density bonuses (in compliance with Board Policy A-68 as well as SB 35 – Affordable Housing Streamlined Approval). Continue to explore ways to expedite affordable housing development.	H-5.2	<u>PDS</u>	A-1	X		
<b>3.2.3</b>	<b>Affordable Housing Resources</b>						
3.2.3.A	<u>Affordable Housing and Services Funds.</u> Funding strategies for affordable housing and supportive services include: <ul style="list-style-type: none"> <li>As funding permits, allocate funding, through the Notice of Funding Availability (NOFA) or other competitive process, in an equitable manner for affordable housing development, acquisition, rehabilitation, and/or supportive services. Pursue funding programs (for construction/ permanent financing, operating subsidies,</li> </ul>	H-3.1	<u>HCDS</u> <i>PDS</i>	A-1	X		

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Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	<p>project-based vouchers, supportive services, etc.) available at the state and federal levels and explore local funding mechanisms for affordable housing and services. Specifically, target housing funds for persons with special needs, such as seniors, farm laborers, and persons with disabilities (including persons with developmental disabilities), and households with extremely low incomes.</p> <ul style="list-style-type: none"> <li>▪ Pursue strategies for expanding local affordable housing resources.</li> <li>▪ Facilitate the development of 150 lower-income units within the unincorporated areas over eight years. (The County also facilitates affordable housing in the cities participating in the County's CDBG and HOME jurisdictions.)</li> </ul>						
3.2.3.B	<p><u>Inventory of Surplus Sites</u>. Annually coordinate with the DGS Real Estate Services Division and HCDS to update and maintain an inventory of surplus sites suitable for affordable housing. Annually evaluate the feasibility of using the surplus County sites for affordable housing.</p>	H-1.1 H-6.4	DGS PDS HCDS	A-1	X		
<b>3.2.4</b>	<b>Rental Assistance</b>						
3.2.4.A	<p><u>Housing Choice Vouchers (HCV)</u>. Continue to provide HCVs, including other Office of Public and Indian Housing funded vouchers, such as VASH, Mainstream, Family Unification Program, etc., to extremely low- and very low-income</p>	H-3.1 H-3.8	HCDS	A-1	X		

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**Table 6-4-1, continued**

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					Ongoing	0-2 Years	2-7 Years
	<p>households. These vouchers are not restricted to specific jurisdictions within the service area of the local Public Housing Agency (PHA). The Housing Authority uses Small Area Fair Market Rents to improve access to high-resource areas, improve choice, and deconcentrate poverty. Additionally, each year Payment Standards are set at the maximum amount allowable based on the annual budget.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> <li>6,000 extremely low- and very low-income households assisted with HCVs in the unincorporated area over 8 years.</li> </ul> <p>(Note: HCVs are available to income-eligible households PHA jurisdiction wide.)</p>						
3.2.4.B	<p><u>Tenant-Based Rental Assistance (TBRA)</u>. Continue to provide assistance to extremely low- and very low-income households.</p>	H-3.1 H-3.8	<u>HCDS</u>	A-1	X		

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3.2.4.C	<p><u>Outreach and Education to Landlords</u></p> <p>Annually promote participation of current and new landlords in the Housing Choice Voucher (HCV) and other rental assistance programs through outreach and education. Information provided includes program rules, benefits of participation, processes for tenants and landlords, and other key program guidelines such as recent changes in applicable laws or program rules.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> <li>Engage 100 new and existing landlords annually through advertising and outreach events.</li> </ul>	H-3.8 H-6.6	<u>HCDS</u>	A-1	X		
<b>3.2.5</b>	<b>Homebuyer Assistance</b>						
3.2.5.A	<p><u>Down Payment and Closing Cost Assistance (DCCA) Program</u></p> <p>Assist low- and moderate-income households with low interest deferred-payment loans for down payment and closing costs.</p> <p>Quantified Objectives:</p> <ul style="list-style-type: none"> <li>Assist 10 households in the unincorporated area with DCCA annually for 80 households over 8 years.</li> </ul>	H-3.1	<u>HCDS</u>	A-1	X		

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					Ongoing	0-2 Years	2-7 Years
<b>3.3</b>	<b>Special Needs Housing</b>						
<b>3.3.1</b>	<b>Housing for the Homeless</b>						
3.3.1.A	<u>Homeless Services Funding</u> . Administer state, local, and federal funds aimed at addressing housing and service needs of persons experiencing homelessness or at risk of homelessness.	H-3.6	<u>HCDS</u>	A-1	X		
3.3.1.B	<u>Zoning Ordinance Amendments to Facilitate Shelter Development</u> . Pursuant to state law, amend the Zoning Ordinance by the end of 2022 to address the following recent changes to state law regarding housing for the homeless: <ul style="list-style-type: none"> <li>▪ Low Barrier Navigation Centers (AB 101)</li> <li>▪ Emergency and Transitional Housing (AB 139)</li> <li>▪ Supportive Housing (AB 2162)</li> </ul>	H-3.6	<u>PDS</u>	B-1		X	
<b>3.3.2</b>	<b>Housing for Persons with Disabilities</b>						
3.3.2.A	<u>Group Homes for Seven or More</u> . In 2022, the County will review its Zoning provisions for large group homes (7+ persons) and will implement mitigating strategies to remove potential constraints and to facilitate objectivity in review and approval in the development of large group homes.	H-3.6	<u>PDS</u>	A-2		X	

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					Ongoing	0-2 Years	2-7 Years
<b>3.3.3</b>	<b>Housing for Seniors</b>						
3.3.3.A	<u>Senior Housing Program Options</u> . Explore the feasibility of developing a program that would facilitate/remove barriers to senior and assisted living housing development, and return to the Board with program options, funding and resource needs by December 2021 for further direction.	H-3.6	<u>PDS</u>	B-2		X	
<b>3.4</b>	<b>Housing and Neighborhood Preservation</b>						
<b>3.4.1</b>	<b>Preservation of At-Risk Housing</b>						
3.4.1.A	<u>Preservation of At-Risk Housing</u> . Work to preserve the projects (totaling 22 units) identified as at risk of converting to market-rate housing. Strategies include: <ul style="list-style-type: none"> <li>▪ Monitoring project status annually.</li> <li>▪ Ensuring property owners comply with the extended noticing requirements (three-year, one-year, and six-month notices) under state law.</li> <li>▪ Include preservation as an eligible use in Notices of Funding Availability.</li> </ul>	H-4.1 H-4.2	<u>HCDS</u>	A-1	X		
<b>3.4.2</b>	<b>Residential Rehabilitation Programs</b>						
3.4.2.A	<u>Home Repair Program</u> . Continue to provide home repair assistance to homeowners. Facilitate health and safety, accessibility, and weatherization improvements and installation of energy-efficient systems through this program.	H-4.1	<u>HCDS</u>	A-1	X		

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					Ongoing	0-2 Years	2-7 Years
	Annually explore additional funding opportunities from State and federal programs and emphasize outreach to communities (such as Backcountry) with concentrated substandard housing issues to expand participation in programs. Quantified Objectives: <ul style="list-style-type: none"> <li>30 completed home repair projects in the unincorporated area annually for 240 completed projects over 8 years.</li> </ul>						
	<u>See also 3.6.7.C – Proactive Housing Rehabilitation Resources.</u>						
<b>3.5</b>	<b>Community Participation</b>						
<b>3.5.1</b>	<b>Public Outreach</b>						
3.5.1.A	<u>Public Education Programs.</u> Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	H-6.6	<u>HCDS</u>	A-1	X		
3.5.1.B	<u>Community Meetings and Workshops.</u> Facilitate and participate in community meetings and/or workshops to assist neighborhoods in identifying projects and pursuing funding for improvements, provide education/outreach, solicit input from the community, and address affordable housing needs and other housing concerns from members of the public.	H-4.1 H-6.6	<u>HCDS</u>	A-1	X		

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					Ongoing	0-2 Years	2-7 Years
	Quantified Objectives: ▪ 10 community engagements annually.						
3.5.1.C	<u>Outreach Methods</u> . Implement outreach campaign using multi-media platforms, including eblasts, social media such as Facebook and YouTube, as well as other meeting/discussion forums such as chat rooms and webinars.	H-6.6	<u>PDS</u> HCDS	A-1	X		
<b>3.6</b>	<b>Affirmatively Furthering Fair Housing</b>						
<b>3.6.1</b>	<b>Regional Coordination</b>						
3.6.1.A	<u>San Diego Regional Alliance for Fair Housing (SDRAFFH)</u> . Participate in the SDRAFFH which coordinates regional responses to housing discrimination issues and monitors progress toward addressing impediments identified in the Regional Analysis of Impediments to Fair Housing.	H-6.1 H-6.7	<u>HCDS</u>	A-1	X		
<b>3.6.2</b>	<b>Fair Housing Services, Outreach, and Education</b>						
3.6.2.A	<u>Fair Housing Services</u> . Allocate resources to retain qualified fair housing service provider(s) to provide fair housing outreach, education, complaint resolution and referrals, testing, and tenant/landlord counseling. Scope of services includes bilingual outreach and education materials, multilingual tenant legal counseling, quarterly testing, and public seminars, among others. Encourage increased efforts to provide services in communities with disproportionate housing needs (such as Spring Valley, Bostonia/Lakeside,	H-6.6 H-6.7	<u>HCDS</u>	A-1	X		

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	Valle de Oro, Rancho Santa Fe, Ramona, Fallbrook, Sweetwater, and Backcountry). Quantified Objectives: <ul style="list-style-type: none"> <li>250 persons assisted with fair housing services annually for 2,000 persons over 8 years.</li> </ul>						
	See also County actions on promoting equal access to information and community participation: 3.5.1.A – Public Education Program 3.5.1.B – Community Meetings and Workshops 3.5.1.C – Outreach Methods	H-4.1 H-6.6					
<b>3.6.3</b>	<b>Fair Housing Enforcement</b>						
3.6.3.A	<u>Random Testing</u> . Conduct random testing on a regular basis to identify issues, trends, and problem properties. Expand testing to investigate emerging trends of suspected discriminatory practices.	H-6.7 H-6.7	<u>HCDS</u>	A-1	X		
<b>3.6.4</b>	<b>Housing Mobility</b>						
	See County efforts in providing rental assistance, which are anticipated to increase housing mobility by providing opportunities for lower-income residents to obtain assistance and live in a variety of locations across the County (both incorporated and unincorporated): 3.2.4.A – Housing Choice Vouchers (HCV)	H-3.1 H-3.8 H-6.6					

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					Ongoing	0-2 Years	2-7 Years
	3.2.4.B – Tenant-Based Rental Assistance (TBRA) 3.2.4.C – Outreach and Education to Landlords As part of implementing housing mobility strategies and enhancing access to areas of opportunity, the following programs, will include targeted outreach, marketing, and program implementation in high opportunity areas as identified in the fair housing analysis of the element, as well as Environmental Justice Communities: 3.1.1.E – Low to Moderate Inclusionary Ordinance 3.2.4.A – Housing Choice Vouchers (HCV) 3.2.4.B – Tenant-Based Rental Assistance (TBRA) 3.2.4.C – Outreach and Education to Landlords 3.1.4.B – Accessory Dwelling Unit (ADU) Construction 3.1.4.C – Affordable Accessory Dwelling Units (ADUs) 3.1.4.D – Develop an Accessory Dwelling Unit (ADU) subsidy program						
<b>3.6.5</b>	<b>New Housing Choices in Areas of High Opportunity</b>						
3.6.5.A	<u>Removal of Constraints to Multi-Family Housing in Areas of Opportunity.</u> Facilitate multi-family housing in areas of opportunity by 2025: <ul style="list-style-type: none"> <li>▪ Including a list of properties that allow multi-family housing by right on County website.</li> </ul>						X

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					Ongoing	0-2 Years	2-7 Years
	<ul style="list-style-type: none"> <li>▪ Develop educational outreach campaign to inform communities about different housing typologies and awareness for additional housing opportunities.</li> <li>▪ Encourage the development of four or more units through feasible incentives, such as additional density bonus and concessions. In addition, as part of the Zoning Ordinance Cleanup Program (3.1.3.A), evaluate building types within high resource areas to ensure that a range of housing types and densities can be achieved.</li> <li>▪ Improve process for properties with a B Designator Design Requirements in communities without design guidelines by removing the B designator and allowing project to go straight to building permits.</li> </ul>						
3.6.5.B	<p><u>Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe.</u> In areas of opportunity (such as Rancho Santa Fe and Alpine) and outside of areas of concentrated poverty (such as Spring Valley), develop and implement incentives to increase housing choices and affordability (including duplex, triplex, multi-family, ADU, transitional and supportive housing). Incentives and tools may include: permit streamlining, reduced fees, and other zoning tools.</p>	<p>H-1.9 H-1.10 H-3.7 H-6.7</p>	<u>PDS</u>	B-1		X	

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	<p>See also the following County actions to facilitate housing in areas of high opportunity.</p> <p>3.1.1.D – Low to Moderate Inclusionary Ordinance</p> <p>3.1.4.D – Develop an Accessory Dwelling Unit Subsidy Program</p> <p>As part of promoting new housing choices in high opportunity areas, implementation of the following programs will include proactive targeted outreach, marketing, and program implementation in areas of high opportunity as identified in the fair housing analysis of this element:</p> <p>3.1.1.D – Low to Moderate Inclusionary Ordinance</p> <p>3.1.4.D – Develop an Accessory Dwelling Unit Subsidy Program</p> <p>3.6.5.A – Removal of Constraints to Multi-Family Housing in Areas of Opportunity</p> <p>3.6.5.B – Enhanced Housing Choices and Affordability in Areas of Opportunity, including Rancho Santa Fe.</p>	<p>H-1.9</p> <p>H-1.10</p> <p>H-3.7</p> <p>H-6.7</p>					
<b>3.6.6</b>	<b>Place-Based Strategies to Encourage Community Revitalization</b>						
3.6.6.A	<u>Office of Environmental and Climate Justice.</u> Establish an Office of Environmental and Climate Justice within the Land Use and Environment Group (LUEG) to ensure that County efforts are advanced to meaningfully address equity,	<p>H-1.3</p> <p>H-1.6</p> <p>H-1.7</p>	<u>PDS</u>	B-2		X	

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	environmental and climate justice and communities disproportionately impacted by environmental burdens and related health problems, and to ensure that the County's collective efforts in reducing greenhouse gas emissions, addressing food justice, transportation equity, and the protection of civil rights in emergency planning and response are also present.						
3.6.6.B	<u>Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty.</u> Target investment in areas of most need focused on improving community assets such as schools, recreational facilities and programs, social service programs, parks, streets, active transportation and infrastructure. Coordinate with the Environmental Justice Element to identify target neighborhoods and strategies for implementation by 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X
3.6.6.C	<u>Negative Environmental, Neighborhood, Housing, and Health Impacts.</u> Address the negative impacts associated with the siting and operation of land use such as industrial, agricultural, waste storage, and energy productions, etc. in disadvantaged communities. Develop list of focus areas and coordinate with the Environmental Justice Element to create a specific action plan by 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X

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3.6.6.D	<u>Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy.</u> Explore tools to create amenities in neighborhoods of lower resources or generate funding for targeted neighborhood improvements. Develop list of implementation options to present to the Board of Supervisors for direction by the end of 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X
3.6.6.E	<u>Fallbrook Subarea Plan.</u> The County will complete a Fallbrook Subarea Plan by the end of 2022. The plan will include place-based strategies such as revised zoning, design guidelines, and landscape/streetscape plans that will contribute to the revitalization of the Fallbrook Village. The plan will also identify policies and strategies to address fair housing issues identified in the Housing Element's fair housing analysis. Implementation of these strategies will begin in 2023.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2		X	
3.6.6.F	<u>Twin Oaks Community Plan Update.</u> The Twin Oaks Community Plan update will address fair housing issues within North County Metro, Buena Creek station area. The plan will also identify policies and strategies to address fair housing issues identified in the Housing Element's fair housing analysis. Implementation of the Plan is anticipated to begin in 2025.	H-1.3 H-1.6 H-1.7	<u>PDS</u>	B-2			X

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A-3 = Change/Additional Resources

B-1 = New/No Additional Resources

B-2 = New/Additional Resources



**6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN**

**Table 6-4-1, continued**

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.6.6.G	<u>Place-Based Strategies in Low-Resource Communities and Environmental Justice Communities.</u> Implement place-based strategies in low-resource communities (Bostonia, Fallbrook, Spring Valley, and North County Metro), as well as environmental justice communities through Environmental Justice programs and policies. The place-based strategies will include anti-displacement strategies such as value recapture strategies, community-led programs to prevent displacement, foreclosure assistance resources, rent control policies, and protections for low-income renters. Development of these strategies will begin in 2022 and they will focus on revitalization and preservation of these communities and reducing displacement risks.	EJ-7.1 EJ-7.2 EJ-7.3 EJ.7.5	<u>PDS</u>  <u>HHS</u>	B-2		X	
	See County efforts in comprehensive planning that addresses housing and other community development issues. 3.1.2.A – Transit Nodes 3.1.2.B – Community Planning The following programs will include proactive targeted outreach, marketing, and program implementation in areas with displacement risk, low resources, and considered communities of concern as identified in the fair housing analysis. 3.1.2.A – Transit Nodes	H-1.3 H-1.6 H-1.7 H-1.8 H-1.10 H-2.1 H-6.7					

County Health and Human Services Agency, Housing and Community Development Services (HCDS);  
Planning & Development Services (PDS); Department of General Services (DGS)

In the County's Implementation Plan, the following Program Implementation Categories to help guide budgetary and staffing allocation decisions:

A-1 = Current/No Change

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6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN

Table 6-4-1, continued

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	3.6.6.B – Conserved and Improved Assets in Areas of Lower Opportunity and Concentrated Poverty 3.6.6.D – Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy. 3.6.7.C – Proactive Housing Rehabilitation Resources						
<b>3.6.7</b>	<b>Addressing Disproportionate Needs and Protecting Existing Residents from Displacement</b>						
3.6.7.A	<u>Pilot Program to Address Homelessness in North County</u> . The North County pilot program will deploy an integrated team that will work in partnership with the staff in various cities to increase the level of outreach, assessments, and connections to wrap-around services and suitable housing opportunities for those experiencing homelessness.	H-1.4 H-3.6 H.6.1	<u>HCDS</u>	B-2		X	
3.6.7.B	<u>Department of Homeless Solutions and Equitable Communities</u> . The creation of this new department will achieve better coordination of existing and future County homeless activities and programs and serve as a central point of contact and collaboration for outside partners in order to help vulnerable San Diegans and reduce homelessness in the region.	H-1.4 H-3.6 H.6.1	<u>HCDS</u>	B-2		X	

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**6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN**

**Table 6-4-1, continued**

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
3.6.7.C	<u>Proactive Housing Rehabilitation Resources.</u> By the end of 2022, develop a proactive housing rehabilitation resources program that targets areas of concentrated rehabilitation needs to facilitate repairs and to mitigate potential costs, displacement, and relocation impacts on residents.	H-4.1	<u>PDS</u>	B-1		X	
3.6.7.D	<u>Participation in Decision Making Process.</u> Promote participation in community meetings by: <ul style="list-style-type: none"> <li>▪ Addressing language barriers and meeting times.</li> <li>▪ Recruiting residents from areas of concentrated poverty to serve on boards, committees, task forces, and other local decision-making bodies.</li> </ul>	H-1.4 H-3.6 H.6.1	<u>PDS</u>	A-1	X		
3.6.7.E	<u>Mobile Home Park Preservation.</u> Implement County policy and procedure for mobile home park preservation. Provide technical assistance to park tenants to apply for grants to preserve the park.	H-3.7 H-4.1 H-6.7	<u>PDS</u>	A-1	X		
	See County efforts in providing housing assistance: 3.2.5.A – Down Payment and Closing Cost Assistance (DCCA) 3.3.1.A – Homeless Services Funding 3.4.2.A – Single-Family Home Repair Program	H-3.1 H-3.6 H-4.1					

County Health and Human Services Agency, Housing and Community Development Services (HCDS);  
Planning & Development Services (PDS); Department of General Services (DGS)

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**6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN**

**Table 6-4-1, continued**

No.	Program/Action Description	GP Policy Reference	Responsibility: <i>Lead</i> <i>Support</i>	Program Implementation	Time Frame/Priority		
					Ongoing	0-2 Years	2-7 Years
	See County efforts in mitigating displacement issues and expanding affordable housing opportunities: 3.1.1.I - Replacement Housing 3.2.3.A – Affordable Housing and Services Funds 3.3.2.A – Innovative Housing Trust Fund 3.4.1.A – Preservation of At-Risk Housing Implementation of the following programs will include proactive targeted outreach, marketing, and program implementation in communities shown to have high displacement risk: 3.2.5.A – Down Payment and Closing Cost Assistance (DCCA) 3.6.6.D – Community Benefit Zoning, Enhanced Density Bonus, or Land Value Recapture Strategy. 3.6.7.E – Mobile Home Park Preservation	H-1.1 H-3.1 H-3.6 H-6.7					

County Health and Human Services Agency, Housing and Community Development Services (HCDS);  
 Planning & Development Services (PDS); Department of General Services (DGS)

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**6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN**

**Table 6-4-2: Quantified Objectives**

	Extremely Low/Very Low		Low	Moderate	Above Moderate	Total
<b>RHNA</b>	807	1,027	992	1,165	2,709	<b>6,700</b>
<b>ADU</b>	270		216	657	657	<b>1,800</b>
<b>New Construction</b>	75		75	500	1500	<b>2,150</b>
<b>Rehabilitation</b>	40	80	120			<b>240</b>
<b>Conservation</b>	22					<b>22</b>



**6TH CYCLE HOUSING ELEMENT UPDATE  
SECTION 4 ■ IMPLEMENTATION PLAN**

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## 5 GOALS AND POLICIES FOR HOUSING ELEMENT

### HOUSING DEVELOPMENT

#### GOAL H-1

**Housing Development and Variety.** A housing stock comprising a variety of housing and tenancy types at a range of prices, which meets the varied needs of existing and future unincorporated County residents, who represent a full spectrum of age, income, and other demographic characteristics.

#### Policies

**H-1.1 Sites Inventory for Regional Housing Needs Assessment (RHNA).** Maintain an inventory of residential sites that can accommodate the RHNA throughout the Housing Element planning period, tracking the no-net-loss of sites, pursuant to state law.

**H-1.2 Development Intensity Relative to Permitted Density.** Encourage a development intensity of at least 80 percent of the maximum permitted gross density for sites designated at 15 to 30 dwelling units per acre in development projects.

**H-1.3 Housing near Public Services.** Maximize housing in areas served by transportation networks, in close proximity to job centers, and where public services and infrastructure are available.

**H-1.4 Special Needs Housing near Complementary Uses.** Encourage the location of housing targeted to special needs groups in close proximity to complementary commercial and institutional uses and services.

**H-1.5 Senior and Affordable Housing near Shopping and Services.** Provide opportunities for senior housing and affordable housing development within town centers, transit nodes, and other areas that offer access to shopping, amenities, and services.

**H-1.6 Land for All Housing Types Provided in Villages.** Provide opportunities for a variety of housing types, including small-lot single-family, duplex, triplex, and other multi-family building types in Villages.

**H-1.7 Mix of Residential Development Types in Villages.** Support the design of large-scale residential developments (generally greater than 200 dwelling units) in Villages that include a range of housing types, lot sizes, and building sizes.



## 6TH CYCLE HOUSING ELEMENT UPDATE

### SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT

**H-1.8 Variety of Lot Sizes in Large-Scale Residential Developments.** Promote large-scale residential development in Semi-Rural areas that includes a range of lot sizes to improve housing choice.

**H-1.9 Inclusionary Housing.** Require developers to provide an affordable housing component pursuant to the forthcoming inclusionary housing ordinance and inclusionary housing feasibility study.

**H-1.10 Amenities in Large-Scale Developments.** Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.

#### **GOAL H-2**

**Neighborhoods That Respect Local Character.** Well-designed residential neighborhoods that respect unique local character and the natural environment while expanding opportunities for affordable housing.

#### **Policies**

**H-2.1 Development that Respects Community Character.** Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. (See applicable community plan for possible relevant policies.)

**H-2.2 Projects with Open Space Amenities in Villages.** Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.

### **HOUSING AFFORDABILITY**

#### **GOAL H-3**

**Housing Affordability for All Economic Segments.** Affordable and suitable housing for all economic segments, with emphasis on the housing needs of lower-income households and households with special needs.



## Policies

**H-3.1 Funding to Expand Affordable Housing.** Pursue funding from federal, State, and local sources to expand affordable housing opportunities within the unincorporated County.

**H-3.2 Equitable Share of Funding.** Advocate for an equitable share of available housing funds for subsidizing affordable housing development within unincorporated County areas.

**H-3.3 Density Bonus as a Tool to Develop Affordable Housing.** Provide a local density bonus program to encourage the development of housing affordable to lower-income households and special needs households.

**H-3.4 Housing for Moderate-Income Families in Villages.** Facilitate the production of housing for moderate-income families in Villages by permitting developments that offer affordable housing to incorporate other compatible housing types within areas zoned for single-family residential development.

**H-3.5 Incentives for Developments with Lower-Income Housing.** Provide zoning and other incentives to support developments that incorporate housing for lower-income households or households with special needs.

**H-3.6 Housing for Special Needs Populations.** Support programs that provide housing options for individuals and families experiencing homelessness (particularly chronically homeless persons), seniors, foster youth, families, farmworkers, and day laborers.

**H-3.7 Alternative Affordable Housing Options.** Provide programs that support the development of alternative types of affordable housing such as farmworker housing, accessory dwelling units, manufactured or mobile homes, tiny homes, shared housing, and employee or workforce housing.

**H-3.8 Housing Services Support.** Continue to provide fair housing and tenant/landlord services to residents, housing providers, and housing professionals throughout the unincorporated area pursuant to federal and State fair housing laws.

**H-3.9 Water and Sewer Priority.** Pursuant to state law, work with water and sewer service providers to prioritize the provision of water and sewer services to affordable housing developments in the event that a rationing system is in place.



## AFFORDABLE HOUSING PRESERVATION

### GOAL H-4

**Affordable Housing Preservation.** Programs that conserve housing currently available and affordable to lower-income households, and programs that prevent or reverse deterioration in areas exhibiting symptoms of physical decline.

#### Policies

**H-4.1 Rehabilitation and Revitalization Strategies.** Promote and support rehabilitation and revitalization strategies aimed at preserving the existing supply of affordable housing.

**H-4.2 Redevelopment of Deteriorated Housing.** Encourage and support residential redevelopment in areas characterized by deteriorated housing.

## GOVERNMENTAL CONSTRAINTS

### GOAL H-5

**Constraints on Housing Development.** Governmental policies or regulations that do not unnecessarily constrain the development, improvement, or conservation of market-rate or affordable housing.

#### Policies

**H-5.1 Periodic Review of Housing Regulations.** Periodically review and, if appropriate, revise development standards, regulations, and procedures to facilitate the development of housing, with priority given to low- and moderate-income households and households with special needs.

**H-5.2 Permit Processing Time.** Reduce permit processing time and costs for projects with priority given to projects that produce housing for lower-income households.

**H-5.3 Fire Protection.** Work with local fire agencies to improve fire protection for multi-story construction.

**H-5.4 Flexibility in Regulations.** Modify regulations, as appropriate, to streamline regulatory processes, remove unnecessary obstacles to planned densities, and provide flexibility so that development can respond to the unique characteristics of town center areas.



## DELIVERY OF HOUSING SERVICES

### GOAL H-6

**Delivery of Housing Services.** An institutional framework that effectively delivers housing services and programs to implement the goals, policies, and programs of this Housing Element.

#### Policies

**H-6.1 Coordinated Delivery of Programs.** Coordinate delivery of housing programs and services among various County departments and regional organizations.

**H-6.2 Ongoing Implementation Monitoring.** Monitor progress in implementing the goals and objectives adopted in this Housing Element through the Annual Housing Element Progress Report to the California Department of Housing and Community Development.

**H-6.3 Legislation That Recognizes Challenges of Unincorporated Communities.** Pursue State-level housing and land use legislation that recognizes the diversity of unincorporated communities and the associated challenges faced by county governments.

**H-6.4 Affordable Housing on Suitable County-Owned Properties.** Facilitate the development of affordable housing on suitable, County-owned surplus properties.

**H-6.5 Redevelopment Districts as a Source of Revenue for Affordable Housing.<sup>2</sup>** Pursue and support State legislation to reinstate redevelopment or similar mechanisms as a tool for generating revenues for neighborhood revitalization and affordable housing.

**H-6.6 Outreach for Affordable Housing.** Promote the production and acceptance of affordable housing through educational outreach to developers, nonprofit housing groups, the public, community groups, other jurisdictions, and County staff.

**H-6.7 Affirmatively Furthering Fair Housing.** Ensure that the implementation of housing programs and delivery of housing services are conducted in a manner that promotes equal access to housing and opportunities.

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<sup>2</sup> Pursuant to Assembly Bill (AB) 26, as of February 1, 2012, all California redevelopment agencies were dissolved. Policy H-6.5 has been retained in the event that redevelopment or a similar program becomes available sometime in the future.



**6TH CYCLE HOUSING ELEMENT UPDATE**  
**SECTION 5 ■ GOALS AND POLICIES FOR HOUSING ELEMENT**

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## CHAPTER 7

## Safety Element



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## Introduction

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### Statutory Requirements

California Government Code Section 65302 (g) includes the requirements that should be addressed in a community's general plan safety element. These requirements are organized into nine subsections [65302 (g) (1) through 65302 (g) (9)], which are summarized below:

- 65302 (g) (1) identifies the primary hazards/issues that should be included in the safety element, which include: seismically induced surface rupture, ground shaking, ground failure, slope instability leading to mudslides and landslides, tsunami, seiche, dam failure, flooding, subsidence, liquefaction, other geologic hazards, wildland and urban fires, evacuation routes, military installations, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards
- 65302 (g) (2) adopted through AB 162 (2007) identifies the requirements to update floodplain mapping and information, which includes special requirements for jurisdictions within the Central Valley Flood Protection Board
- 65302 (g) (3) adopted through SB 1241 (2012) identifies the requirements for updating wildfire mapping, information, and goals and policies to address wildfire hazards
- 65302 (g) (4) adopted through SB 379 (2015) identifies the requirements for updating the safety element to address potential impacts associated with climate change and potential strategies to adapt/mitigate these hazards
- 65302 (g) (5) adopted through SB 99 (2019) requires identification of specified evacuation constraints associated with residential developments
- 65302 (g) (6) adopted through SB 1035 (2018) requires the update of the safety element every time the housing element or local hazard mitigation plan is updated
- 65302 (g) (7) allows for the incorporation of a flood plain management ordinance into the safety element
- 65302 (g) (8) requires consultation with the California Geological Survey, California Office of Emergency Services, and Central Valley Flood Protection Board, when applicable
- 65302 (g) (9) allows cities to adopt a County Safety Element if adequate detail is provided to address city-level concerns

### Purpose and Scope

The purpose of the Safety Element is to include safety considerations in the planning and decision-making process by 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-caused hazards. The County of San Diego Safety Element addresses natural hazards and human activities that may pose a threat to public safety within the following key topic areas:

- Hazard Mitigation Planning and Disaster Preparedness



- Evacuations
- Fire Protection and Emergency Response
- Geological and Seismic Hazards
- Flooding
- Climate Change
- Hazardous Materials
- Law Enforcement
- Airport Hazards

The Safety Element provides policy direction that supports laws and regulations related to safety hazards and policies that support the guiding principles established for this General Plan. Of these key topic areas, wildfires, flooding, climate change, and geological and seismic hazards pose the greatest challenges to the County.

## Guiding Principles for Safety

The Safety Element maps, goals, and policies support the Guiding Principles specified in Chapter 2 of the General Plan. Specifically, Guiding Principle 5 provides direction for the Safety Element to ensure that development accounts for physical constraints and the natural hazards of the land. The Safety Element supports this principle through numerous policies that locate development away from hazardous areas and ensure safety and security for all communities within the County. Goals and policies of the Safety Element address issues associated with hazard mitigation planning, disaster preparedness, and emergency response, wildfires, geologic and seismic hazards, flooding, climate change, hazardous materials, law enforcement, and airport hazards.

## Relationship to Other General Plan Elements

Several Safety Element policies are interrelated with mandated topics in the Land Use, Housing, Mobility, and Conservation and Open Space Elements. For example, Land Use Maps seek to minimize future development in hazardous areas. In contrast, Housing Element policies are intended to reduce barriers to affordable housing and placement of developments in areas less prone to hazards. Policies to minimize the risks posed from wildland fires, found in the fire hazards section of the Safety Element, are also found in the Land Use, Conservation and Open Space, and the Environmental Justice Elements. In addition, policies associated with secondary access during an emergency are found in the Fire Code and Mobility Element. References to related policies are provided where appropriate within the Safety Element. However, it is important to remember that policies in the Safety Element are tailored to address safety-related issues, and referenced policies in other elements should also be reviewed to determine environmental or other types of policies associated with similar locations or types of development.



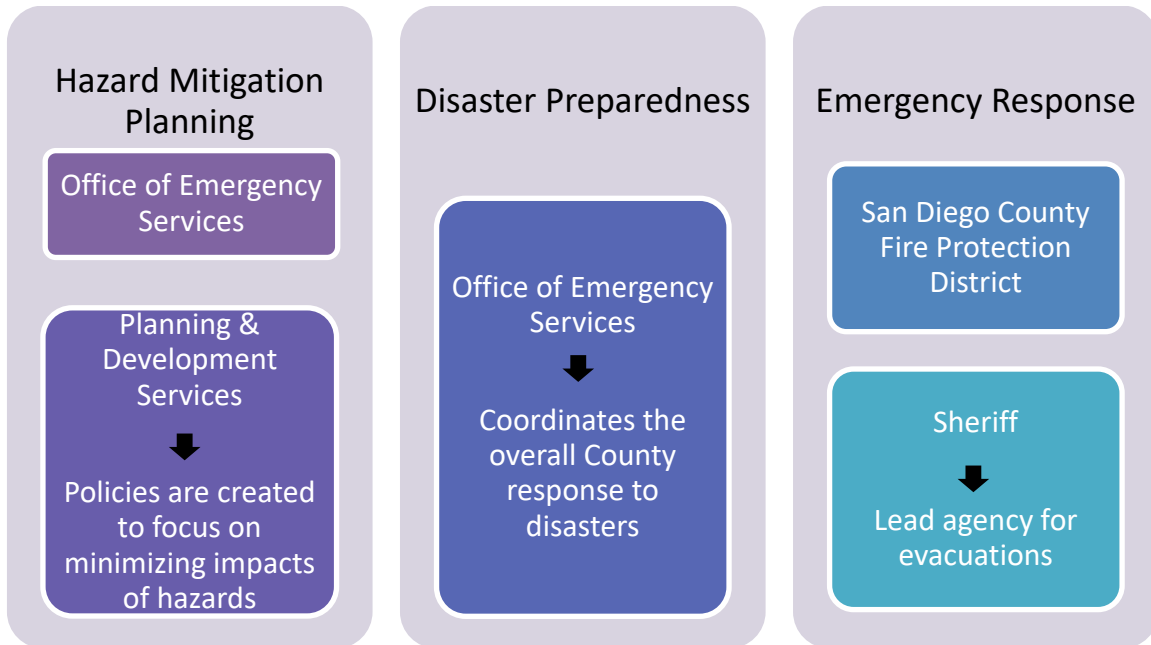
# Goals and Policies for the Safety Element

## Hazard Mitigation Planning and Disaster Preparedness

### CONTEXT

This section contains goals and policies that provide for the safety and protection of life and property from the occurrence of natural or human-caused hazards and generally apply to any potential hazardous event, which may be addressed further in other topic areas in this element. **Exhibit S-1** identifies which departments typically oversee hazard mitigation, disaster preparedness, and emergency response functions. However, it should be noted that other departments not identified may also play a role in these activities when necessary.

**Exhibit S-1: Typical Department Functions**



### HAZARD MITIGATION PLANNING

The Board of Supervisors adopted the current Federal Emergency Management Agency (FEMA) approved Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) in compliance with federal and state regulations intended to reinforce the importance of hazard mitigation planning and emphasized planning for disasters before they occur. The MJHMP is a comprehensive assessment of natural hazards including sea-level rise, coastal storms, erosion and tsunamis, dam failure, earthquakes, floods, rain-induced landslides, liquefaction, structure/wildland fires, extreme heat, drought/water supply, and human-caused hazards (referred to as man-made hazards in the MJHMP). The MJHMP enhances public awareness and understanding, creates a decision tool for management, promotes compliance with State and Federal program requirements, enhances local policies for hazard mitigation capability, and provides inter-jurisdictional coordination of mitigation-related programming.



The County's MJHMP is currently undergoing revision for its next 5-year update. This update will reflect changes to the hazards facing San Diego County and the programs that have been put in place to help minimize or eliminate these hazards. A key function of the Safety Element is the integration of the MJHMP to ensure compliance with the California Government Code (GC). The following sections apply:

Compliance with GC Section 8685.9 (also known as Assembly Bill 2140 or AB 2140) limits the State of California's share of disaster relief funds paid out to local governments to 75 percent of the funds not paid for by federal disaster relief efforts unless the jurisdiction has adopted a valid hazard mitigation plan consistent with DMA 2000 and has incorporated the hazard mitigation plan into the jurisdiction's General Plan. In these cases, the State may cover more than 75 percent of the remaining disaster relief costs.

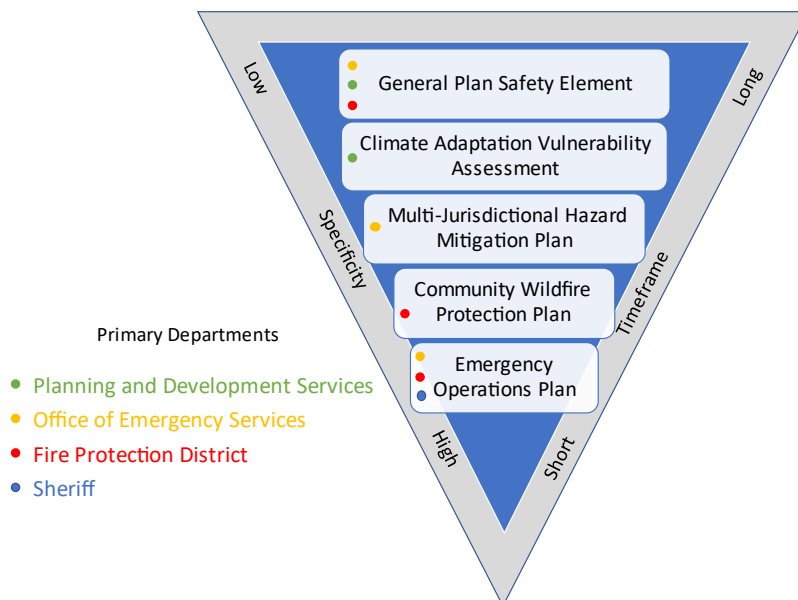
Compliance with GC Section 65302.6 allows a community to adopt a local hazard mitigation plan (LHMP) into its Safety Element, using the LHMP to satisfy state requirements for Safety Elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the LHMP into it creates a stronger mechanism for implementing the LHMP.

Clicking this link allows you to access the [San Diego County MJHMP](#), which has been incorporated into this element by reference. Policy S-1.4 identifies the County's intent to incorporate future updates as they are completed to ensure compliance GC § 65302 (g) requirements.

### DISASTER PREPAREDNESS

Saving and protecting lives, the environment, and property are the primary goals of governmental public safety agencies in any emergency or disaster. Emergency plans provide the basis from which response and recovery operations are executed. The success of these plans depends largely, in part, on the collaboration of agencies and jurisdictions responsible for the development and maintenance of these plans. **Exhibit S-2** depicts the specificity level, timeframe, and primary departments for the various types of emergency plans involved in disaster preparedness.

**Exhibit S-2: Types of Disaster Preparedness Emergency Plans**





The San Diego County Office of Emergency Services (OES) coordinates the overall County response to disasters. OES is responsible for alerting and notifying appropriate agencies when disaster strikes; coordinating all agencies that respond; ensuring resources are available and mobilized in times of disaster; developing plans and procedures for response to and recovery from disasters, and developing and providing preparedness materials for the public. OES and numerous regional partners have completed the following public safety preparedness plans related to emergency response, evacuation, and recovery:

- The San Diego County Operational Area [Emergency Operations Plan](#) was last updated in 2018 by the Office of Emergency Services and the Unified Disaster Council (UDC) of the Unified San Diego County Emergency Services Organization. This plan plays a key role in emergency response by Cities and Counties for a variety of incidents. Sixteen Annexes developed as part of the plan assist with specific emergency functions, certain hazards, and/or key operational activities necessary to complete an effective response.
- The San Diego Operational Area Evacuation Plan ([Annex Q](#)) is the primary source of information for the County and Cities regarding effective evacuation from a hazardous event. Annex Q is intended to be used as a template as cities throughout the county continue to develop their individual evacuation plans. The plan outlines procedures and organizational structures that can be used for a coordinated regional evacuation effort. Transportation routes and capacities are identified in addition to countywide shelter space and considerations for special needs populations. To comply with SB 99 [GC Section 65302 (g) 5] and AB 747 [GC Section 65302.15] requirements, this Safety Element relies on the routes and methodologies identified in Annex Q.
- The San Diego Operational Area [Recovery Plan](#) is designed to provide guidance to jurisdictions and organizations within the County of San Diego as they continue their own recovery planning. The plan addresses short and long-term restoration plans for communities impacted by disaster, including issues such as debris removal, coordination of financial assistance and housing, economic recovery, and measures to reduce or eliminate the effects of future incidents. This plan was last updated in September 2019.
- The Community Wildfire Protection Plan (CWPP) is authorized by Title I of the Healthy Forests Restoration Act of 2003. A CWPP is developed at the community level for areas that are at risk of wildfire. These plans are a collaborative effort between CAL FIRE, local government, fire agencies within the operating area, community members, and any other interested stakeholder. The CWPP identifies and prioritizes areas for hazardous fuel reduction treatments and recommends the method of treatment that will best protect at-risk communities and structures. The CWPP also recommends measures that homeowners can take to reduce the ignitability of structures throughout the area referenced in the plan. Thirty-three communities in San Diego County have an approved CWPP in place.
- The Climate Vulnerability Assessment and Adaptation Report focuses on understanding the vulnerability of and developing adaptation strategies for populations and assets in the unincorporated county, which is composed of lands that are within the jurisdiction of the County of San Diego. The Vulnerability Assessment identifies the unincorporated county's exposure to effects of climate change, the sensitivity of population groups and community assets to climate change effects, potential climate change impacts, and the County's existing adaptive capacity to address those impacts. The Adaptation Framework lays out the adaptation component of the report and includes a set of adaptation goals and policies to address the impacts of climate change, protect people and infrastructure that are the most vulnerable to its effects, and increase resilience to climate change.

All of these documents can be accessed on the County Office of Emergency Services [main page](#) or the Planning and Development Services [main page](#).



## GOALS AND POLICIES

### GOAL S-1

**Public Safety.** Enhanced public safety, and the protection of public and private property from hazards and disaster events.

#### Policies

Hazard or disaster events can be either small-scale or wide-scale and can happen anywhere at any time. The intent of the following policies is to provide a framework for planning and responding to hazard and disaster events.

- S-1.1 Minimize Exposure to Hazards.** Minimize the populations exposed to hazards by assigning land use designations, density allowances, and roadway classifications that reflect site-specific constraints and hazards. Coordinate with SANDAG on regional planning projects that accomplish this across jurisdictions.
- S-1.2 Public Facilities Location.** Advise, and where appropriate, require new development to locate future public facilities, including new essential and sensitive facilities, in appropriate locations with respect to the County's hazardous areas and State law that allow for temporary refuge for sheltering in place.
- S-1.3 Risk Reduction Programs.** Support efforts and programs that reduce the risk of natural and human-caused hazards and response time to these hazards.
- S-1.4 Multi-Jurisdictional Hazard Mitigation Plan.** Review and update the County's [MJHMP](#) every five years.
- S-1.5 Post-disaster Reconstruction.** Participate in the development of programs and procedures that emphasize coordination between appropriate public agencies and private entities to remove debris and promote the rapid reconstruction of the County following a disaster event and facilitate the upgrading of the built environment as expeditiously as possible.
- S-1.6 High Hazard Risk Relocation.** Explore a program that identifies properties prone to high hazard risk that could be relocated through a buyout program or transfer of development rights. Use of this program could accompany the expiration of Tentative Tract Maps and Specific Plans located in high hazard risk areas.
- S-1.7 Community Plan Updates.** Ensure community plan updates consider the following guidance:
  - Identification of key hazards of concern impacting existing/future development
  - Identification of existing evacuation routes and new routes necessary to ensure effective evacuation
  - Incorporation of these routes into Community Wildfire Protection Plans
  - Identification of critical/essential facilities, key infrastructure, and telecommunications facilities
  - Identify local public road networks that include potential deficiencies and future improvements to facilitate effective emergency response and evacuation
  - Incorporate Resource Management/Brush Clearance Plans as measures within a Fire Protection Plan (FPP) to provide guidance for vegetation maintenance and fuel modification
  - Identify the Local Fire Agency having jurisdictional authority for future fire protection services
  - Identify Mobility Element roadway classifications that ensure future daily and evacuation/emergency response needs are met<sup>1</sup>

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<sup>1</sup> Evacuation/emergency response needs refers to roadway construction standards and techniques that ensure safe travel for vehicles and are resilient to hazard conditions within the County. These standards are not meant to increase roadway capacity beyond daily needs.



- S-1.8 County Updates.** Update County Ordinances, Standards, and Design Guidelines to integrate the best practices and regulations that reduce hazard vulnerability and improve resilience throughout the county.
- S-1.9 Adequate Services Provision.** Plan existing and future development to meet current and future anticipated demands for infrastructure (e.g., water, sewer, roads), privately provided services (e.g., telecommunications, gas, electricity), and County provided services (e.g., police, fire).
- S-1.10 Familiarity with National and State Response Planning.** Ensure that all relevant and pertinent County of San Diego personnel are familiar with the National Incident Management System (NIMS), the National Response Framework (NRF), the State of California Standardized Emergency Management Systems (SEMS), and any other relevant response plans consistent with their position in the County's Emergency Management Program.
- S-1.11 Emergency and Disaster Education Programs.** Sponsor and support education programs pertaining to emergency/disaster preparedness and response protocols and procedures. Distribute information about emergency preparedness to residents, community groups, schools, religious institutions, transient occupancy establishments, and business associations.

## Evacuations

### CONTEXT

#### Evacuation Planning

The San Diego County Sheriff's Department (SDSD) is the lead agency for evacuations within the unincorporated areas of the county. Within the incorporated cities, local law enforcement (or the SDSD in contracted cities) is the lead agency in charge of evacuations. To increase effectiveness, law enforcement and the County created a collaborative group that includes the SDSD, Fire Protection District, the OES, and the American Red Cross. This working group is the driving force behind the execution of a mass evacuation.

#### Conducting Evacuations

The County recognizes that evacuation efforts are predicated on the nature of the hazard incident that is occurring. When an evacuation is ordered, it is based on the location of the hazard, real-time conditions of the incident (weather, topography, etc.), and in place infrastructure and resources available to the County. Since different hazards may have different evacuation needs, **Table S-1** identifies the various policies addressing evacuation within this element.

#### Evacuation Routes

Evacuation routes established for the County include major roadways and thoroughfares intended to transport people from areas impacted by hazardous events to areas of safety. These routes include major freeways (I-5, I-15, I-8, I-805) and major State Routes (52, 54, 56, 67, 75, 76, 78, 94, 125, 163, and 905). **Exhibit S-3** identifies many of the potential evacuation routes within the county. Many of these roadways are under the jurisdiction of Caltrans, which requires coordination and participation in the Caltrans District 11 Wildfire Resiliency Working Group.



Exhibit S-3: Potential Evacuation Routes

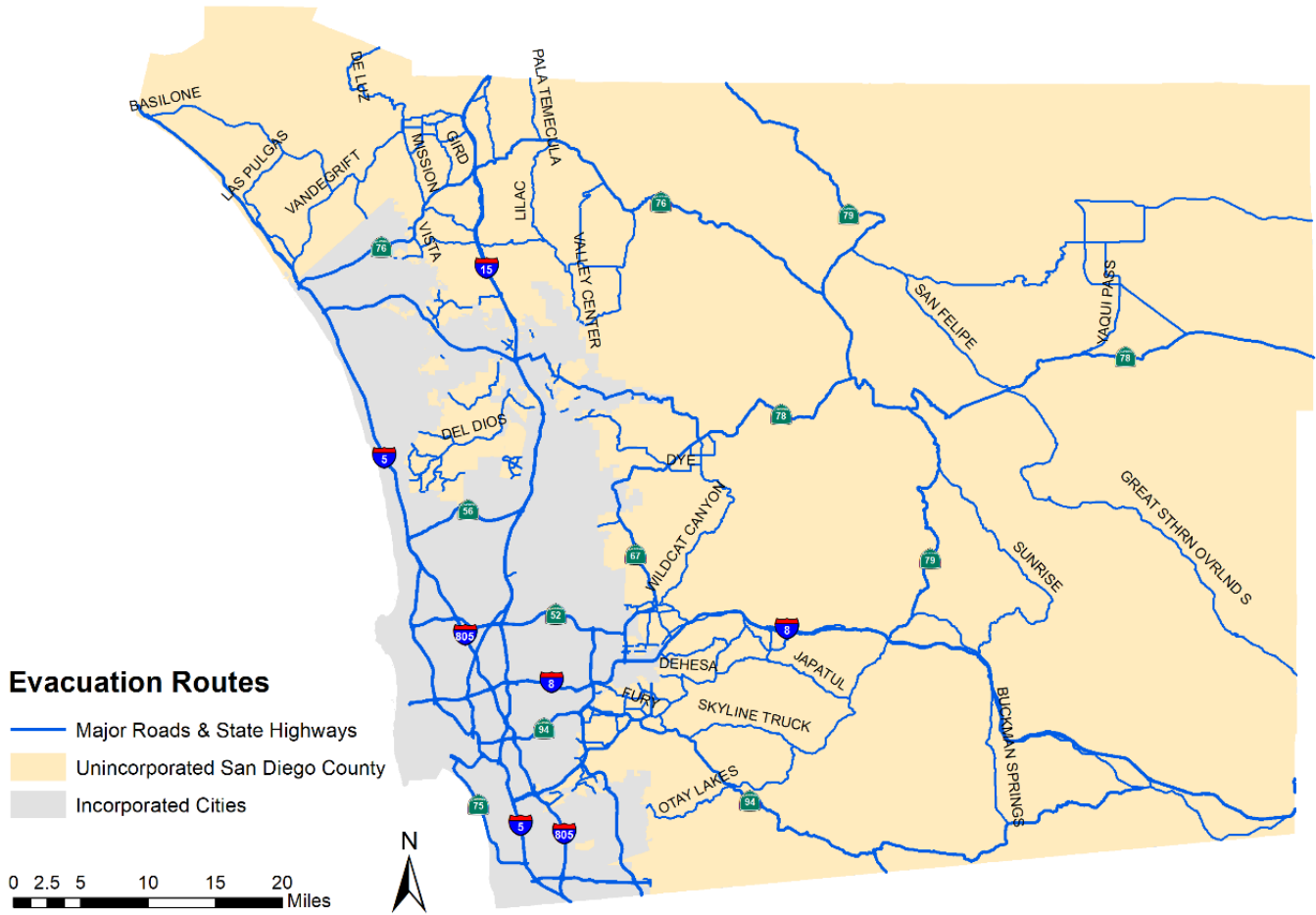




Table S-1 – Evacuation Policies	
Policy Designation	Evacuation Issue Addressed
<b>Public Safety</b> S-1.7 Community Plan Updates	A series of criteria for community plan updates that incorporate public safety components.
<b>Evacuations</b> S-2.1 Future Fire Protection Plans	Future Fire Protection Plans shall evaluate evacuations in accordance with the evacuation standards adopted by the San Diego County Fire Protection District.
<b>Evacuations</b> S-2.2 Evacuation Impediments	Advise, and where appropriate, require all new developments to help eliminate impediments to evacuation within existing community plan areas, where limited ingress/egress conditions could impede evacuation events.
<b>Evacuations</b> S-2.3 Community Plan Evacuation	Identify community plan areas that have reduced or limited circulation access and develop an evacuation plan, including an Evacuation Traffic Management Plan and recommended improvements to ensure adequate evacuation capabilities. Community Evacuation Plans should be evaluated and revised to address changes in at-risk areas and populations to ensure effectiveness.
<b>Evacuations</b> S-2.4 Prioritize CIP Roadways	Future CIP projects should prioritize roadways that serve as evacuation routes or require roadway improvements to better function under evacuation purposes.
<b>Evacuations</b> S-2.5 Existing Development within Hazard Zones	Implement warning systems and evacuation plans for developed areas located within known hazard areas (i.e., flood, wildfire, earthquake, other hazards).
<b>Evacuations</b> S-2.6 Effective Emergency Evacuation Programs	Develop, implement, and maintain an effective evacuation program for areas of risk in the event of a natural or human-caused disaster.
<b>Evacuations</b> S-2.7 Evacuation Access	All development proposals are required to identify evacuation routes at the Community Plan level and identify and facilitate the establishment of new routes needed to ensure effective evacuation. Evacuation routes should be incorporated into existing Community Wildfire Protection Plans where available.
<b>Minimized Fire Hazards</b> S-4.5 Access Roads	Require development to provide additional access roads where feasible to provide for safe access of emergency equipment and civilian evacuation concurrently. The width, surface, grade, radius, turnarounds, turnouts, bridge construction, and lengths of fire apparatus access roads shall meet the requirements of the State Fire Code and the San Diego County Consolidated Fire Codes. All requirements and any deviations will be at the discretion of the Fire Code Official.
<b>Regional Fire Protection</b> S-6.4 Regional Evacuation Coordination	Coordinate with State and Federal landowners regarding joint use and access agreements for roadways located on state and federal lands that can be used for evacuation purposes.
<b>Geological Hazards</b> S-8.6 Evacuation Prioritization	Identify roadways within the CIP that require seismic evaluation and retrofit that also function as evacuation routes to ensure these route improvements are prioritized.
<b>Geological Hazards</b> S-9.3 Evacuation Route Risk	Identify and propose mitigation actions for evacuation routes located in close proximity to active or potential landslide zones.
<b>Flood Hazards</b> S-10.8 Evacuation Route Development	Identify secondary evacuation routes in Community Plan areas that are susceptible to flood-related impacts to ensure adequate evacuation access is available.



## GOALS AND POLICIES

### GOAL S-2

**Evacuation.** Enhanced public safety through effective evacuation planning and establishment of an effective evacuation network.

#### Policies

Hazard or disaster events can be either small-scale or wide-scale and can happen anywhere at any time. Evacuation of people may be necessary for numerous reasons under many different circumstances. There may be a need to evacuate one block of office buildings (hazardous material), a neighborhood (wildfire), a major portion a town or region (earthquake or hurricane). After an event, responders will have a very limited window of opportunity to prepare before an evacuation begins.

To be prepared for evacuations in this environment, transportation professionals and emergency management officials must coordinate on evacuation planning management efforts. Infrastructure areas of concern include addressing limited access routes, insufficient transportation network capacity, and constraints or obstacles that may lead to bottlenecks or delays in evacuation. For effective evacuation, the characteristics and behaviors of the vulnerable populations must be considered including reliance on, or availability of, an automobile, risk tolerance to timing of evacuation, and preference for a safe location.

The intent of the following policies is to provide a framework for planning for evacuations.

- S-2.1 Future Fire Protection Plans.** Future Fire Protection Plans shall evaluate evacuations in accordance with the evacuation standards adopted by the San Diego County Fire Protection District.
- S-2.2 Evacuation Impediments.** Advise, and where appropriate, require all new developments to help eliminate impediments to evacuation within existing community plan areas, where limited ingress/egress conditions could impede evacuation events.
- S-2.3 Community Plan Evacuation.** Identify community plan areas that have reduced or limited circulation access and develop an evacuation plan, and recommended improvements to ensure adequate evacuation capabilities. Community Evacuation Plans should be developed, evaluated, and revised periodically in concert with future updates to the County's EOP Annex Q.
- S-2.4 Prioritize CIP Roadways:** Future CIP projects should prioritize development of roadways that serve as evacuation routes or require roadway improvements to existing roads to better function during an evacuation.
- S-2.5 Existing Development within Hazard Zones.** Implement warning systems and evacuation plans for developed areas located within known hazard areas (i.e., flood, wildfire, earthquake, other hazards).
- S-2.6 Effective Emergency Evacuation Programs.** Develop, implement, and maintain an effective evacuation program for areas of risk in the event of a natural or human-caused disaster.
- S-2.7 Evacuation Access.** All development proposals are required to identify evacuation routes at the Community Plan level and identify and facilitate the establishment of new routes needed to ensure effective evacuation. Evacuation routes should be incorporated into existing Community Wildfire Protection Plans where available.

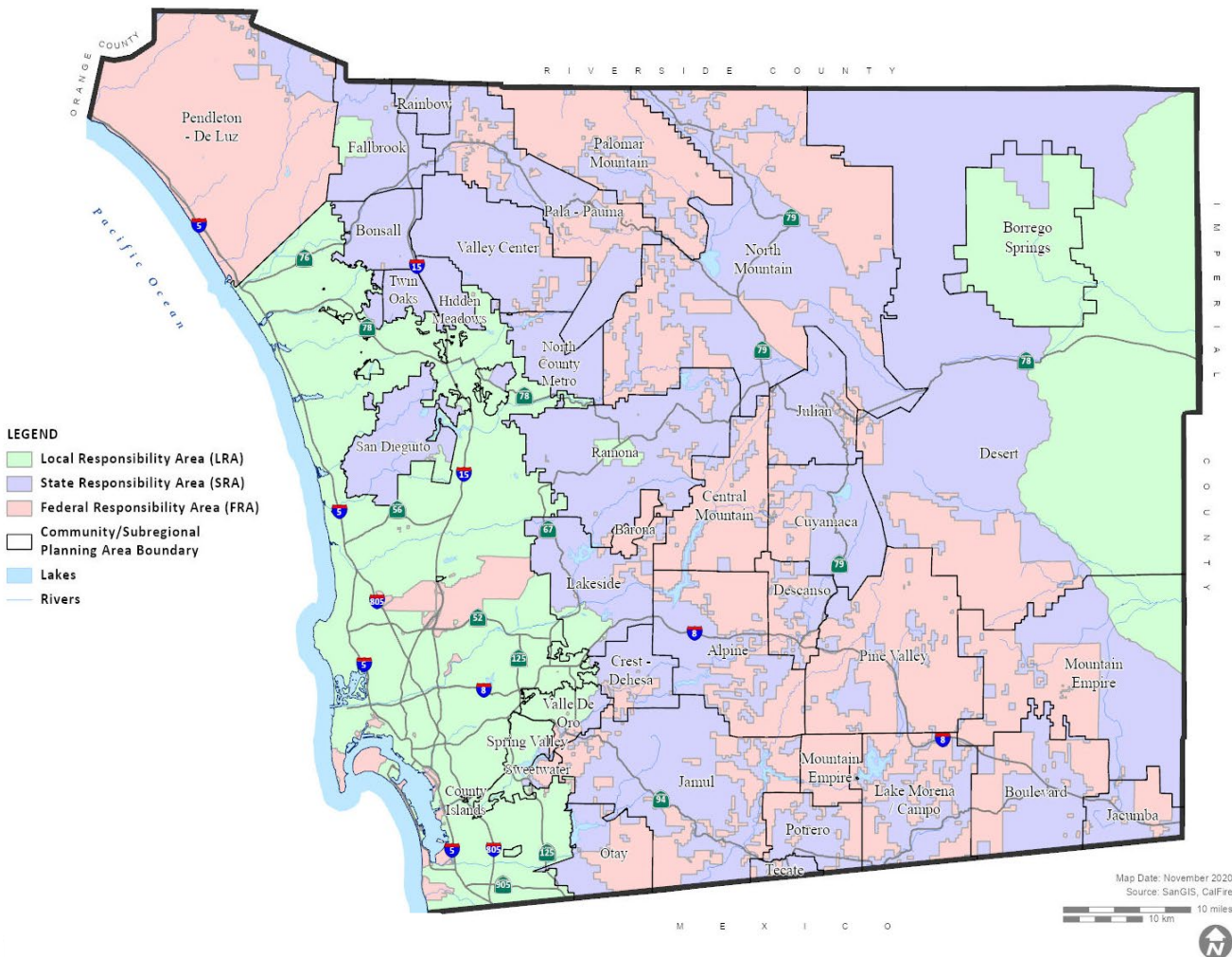


# Fire Protection and Emergency Response

## CONTEXT

In the County of San Diego, a large portion of development is located in areas where fire hazards represent a high-level threat of personal injury and property damage as shown in **Figure S-1** [Fire Hazard Severity Zones]. Many of these developed areas require structural fire protection and emergency medical services, which are provided by the County. For the most up-to-date information and mapping, refer to Cal FIRE's [Fire and Resource Assessment Program](#) (FRAP) and Cal OES's [My Hazards](#) mapping portal. **Exhibit S-4** distinguishes jurisdictional areas broken into federal and tribal lands managed by federal agencies (federal areas of responsibility), all incorporated cities and special districts not serviced by the County (local area of responsibility), and all other areas of the state to include unincorporated county areas (state areas of responsibility). Six major fires that have occurred in the County are identified on the Cal FIRE statewide top 20 lists for acreage, destruction, or deaths. **Table S-2** identifies these fires, which indicates that as far back as 1943, wildfires have impacted the County and affected its populations.

**Exhibit S-4: Fire Responsibility Areas**





The County's MJHMP identifies major wildfires larger than 5,000 acres from 1950 through 2014, which have accounted for over 1,158,468 acres burned, affected over 8,400 structures (damaged/destroyed), and resulted in 30 deaths. Between 2014 and 2019,

Table S-2: Fire Incidents in San Diego County on Cal Fire Statewide Top 20 List							
Year	Name	Impacts			Top 20 Ranking		
		Acreage	Structures	Deaths	Acreage	Destruction	Deadliest
1943	Hauser Creek Fire	13,145	-	11	N/A	N/A	8th
1956	Inaja Fire	43,904	-	11	N/A	N/A	9th
1970	Laguna Fire	175,245	382	5	17th	N/A	N/A
2003	Cedar Fire	273,246	2,820	15	6th	4th	5th
2007	Harris Fire	90,440	548	8	N/A	N/A	13th
2007	Witch Fire	197,990	1,650	2	13th	6th	N/A

approximately 250 dwellings were destroyed from wildland fires, which accounted for 0.6% of total structures destroyed statewide by wildfire. The topographic, geographic, and climatic conditions within the County lead to the overall regional fire problem. Over half of the land acreage of the unincorporated county is public land owned by the federal government, state government, or local government. Therefore, policies focus on minimizing the impact of wildfires through land use planning techniques and other mitigation measures. Key issues addressed in this section are as follows:

- *Defensible Space/Fuel Modification Zones:* Fuel Modification Zones refers to a separation zone between wildlands and structures where fuels (including natural and ornamental vegetation), human-made combustible materials, and ancillary structures is managed or modified to minimize the spread of fire to the structure and allow space for defending structures from burning vegetation. This separation is important to improving the survivability of structures in a wildland fire event and is most readily maintained when planned for as part of project design.
- *Wildland Urban Interface:* The wildland urban interface (WUI) refers to areas where structures and other human developments meet or intermingle with undeveloped wildland. Much of the unincorporated county is located within the WUI.
- *Home Hardening:* For optimal protection against wildfires, structures should also be "hardened" to make them more ignition resistant. Limit structure vulnerability through the use of construction techniques (during new construction or home improvements) that include closed eaves, ember vents, Chapter 7A construction standards, five feet of hardscape around outer walls of structures, and other elements to reduce wildfire vulnerability.
- *Strategic Vegetation Management:* Outside of fuel modification zones around structures, reducing, thinning, or otherwise modifying the amount of vegetation (fuel) may reduce the risk of wildfire within conifer forests as well as through strategic fuel breaks near the WUI in low wind conditions.
- *Protection of Evacuation Corridors:* Development in the WUI to include multiple access/egress routes when the maximum dead-end road distance is exceeded.



Wildland urban interface in Bonsall



- **Funding Fire Services:** Existing funding for fire services is limited and variable. Full-time funding for fire services is crucial for assuring long-term commitment of adequate coverage.
- **Travel Time Standards:** The minimum travel time standards to respond to a fire hazard or medical emergency facilitate the ability to identify future fire facility needs and to determine public service requirements for proposed development. Travel time standards indicate that expectations for service levels are different in urbanized areas than in rural areas.
- **Building and Site Design:** Requiring the location of structures to minimize the risk from wildland fires.

In 2008, the San Diego County Fire Protection District (formerly known as San Diego County Fire Authority [SDCFPD]) was created as part of the County’s Fire Cohesive Strategy. The creation of the SDCFPD unifies the administrative support, communications, and training of 17 rural fire agencies to better protect the 1.7 million acres of unincorporated San Diego County. Delivering fire protection and emergency services to over 40 communities throughout the County, the SDCFPD operates 35 fire stations and includes a staff of over 850 first responders. Policies in this section address the preceding issues and provide a framework that supports previously implemented programs and policies.

**Vegetation Management/Fire Protection Plans**

Vegetation management is considered an effective method of wildfire hazard management and mitigation. To address vegetation management within the County, a Fire Protection Plan (FPP) approved by the fire code official is required for all new development within the State Responsibility Areas and Very High Fire Severity Zones in the Local Responsibility Area. FPPs are required to include mitigation strategies that take into consideration location, topography, geology, flammable vegetation, sensitive habitats/species, and climate of the proposed site. FPPs must address water supply, access, building ignition, evacuations, fire resistance, fire protection systems and equipment, proper street signage, defensible space, vegetation management, and long-term maintenance. All required FPPs must be consistent with the requirements of the latest versions of the California Building Code Chapter 7A, International Wildland-Urban Interface Code, and the San Diego County Consolidated Fire Code.

## GOALS AND POLICIES

### GOAL S-3

**Emergency Response.** Effective emergency response to natural or human-caused disasters that minimize the loss of life and damage to property while also reducing disruptions in the delivery of vital public and private services during and following a disaster.

#### Policies

- S-3.1 Emergency Management System Training.** Conduct annual training sessions using adopted emergency management systems. Coordinate with relevant jurisdictions to execute a variety of exercises to test operational and emergency plans.
- S-3.2 Participation in Mutual Aid Systems.** Maintain participation in local, regional, state, and national mutual aid systems to ensure that appropriate resources are available for response and recovery during and following a disaster.



- S-3.3 Updated Data and Information.** Periodically update County datasets to include newer, more relevant information and mapping to support effective emergency response and hazard mitigation. Provide updated information to emergency responders to help ensure easier and faster response times.
- S-3.4 Coordination with Public Utilities.** Public Safety Power Shutoff (PSPS) coordination between the County and SDGE should occur in order to limit the impacts on residents and businesses. SDGE and the County should continue to collaborate while monitoring weather conditions to ensure pertinent information is shared.

## GOAL S-4

**Minimized Fire Hazards.** Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.

### Policies

- S-4.1 Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
- S-4.2 Development in Hillside and Canyons.** Require development located in wildland areas, near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affects its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires. Density reduction may be necessary to reduce fire hazards if the location and design of the development cannot reduce the threat effectively.
- S-4.3 Minimize Flammable Vegetation.** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas or islands of flammable vegetation within a development.
- S-4.4 Service Availability.** Plan for development where fire and emergency services are available or planned.
- S-4.5 Access Roads.** Require development to provide additional access roads where feasible to provide for safe access of emergency equipment and civilian evacuation concurrently. The width, surface, grade, radius, turnarounds, turnouts, bridge construction, vegetative management and brush clearance around roadways, and lengths of fire apparatus access roads shall meet the requirements of the State and San Diego County Consolidated Fire Codes. All requirements and any deviations will be at the discretion of the Fire Code Official.
- S-4.6 Fire Protection Plans.** Ensure that development located within fire hazard areas implement measures in a Fire Protection Plan that reduce the risk of structural and human loss due to wildfire.
- Mitigation measures identified in the Fire Protection Plan should be implemented and may include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.*
- S-4.7 Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazard areas.
- S-4.8 Fire Threat Reduction.** Reduce human-caused fires with a high visibility prevention program in all publicly accessible wildfire prone areas.



## GOAL S-5

**Managed Fuel Loads.** Managed fuel loads, including ornamental and combustible vegetation.

### Policies

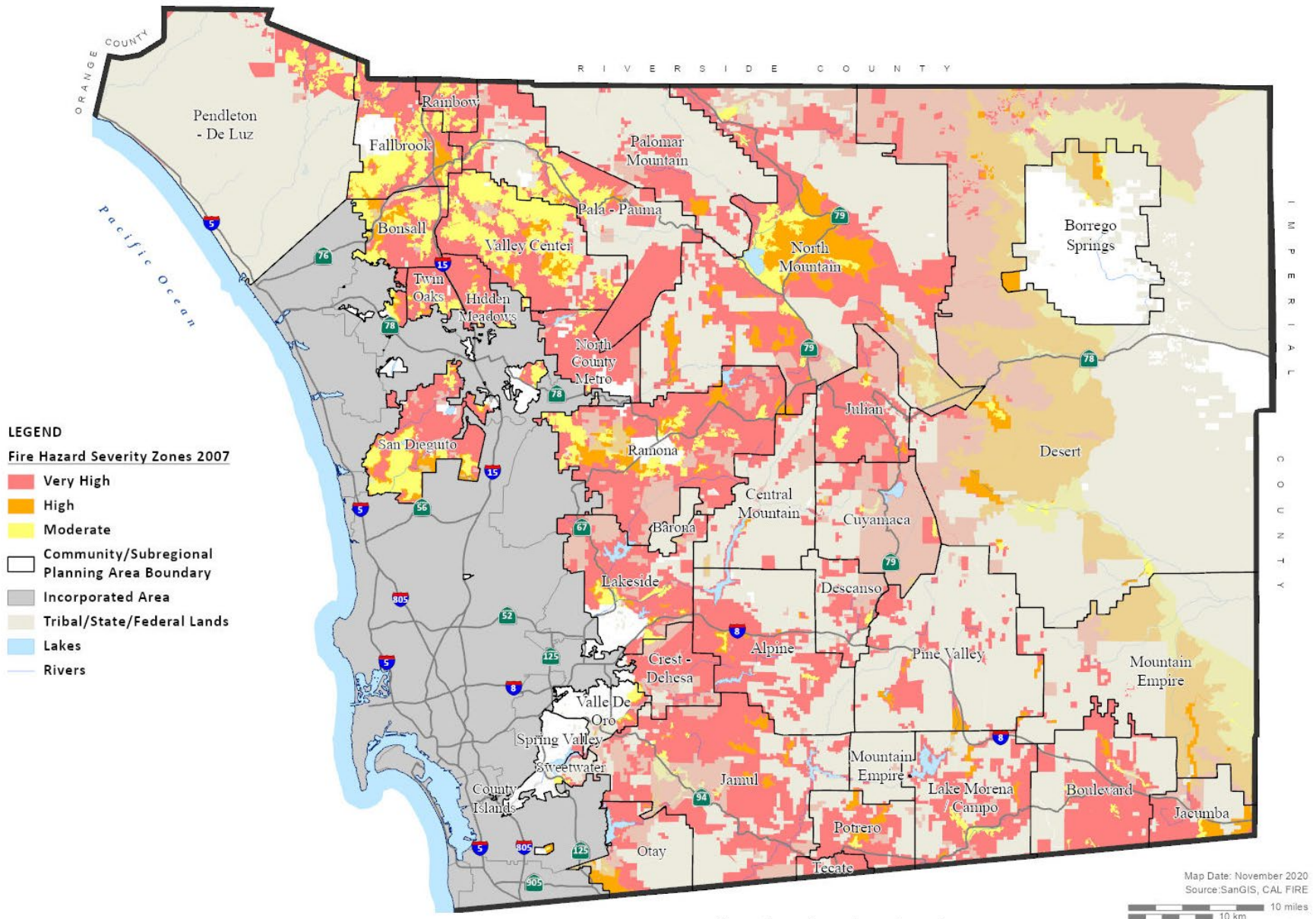
**S-5.1 Fuel Management Programs.** Support programs and plans, such as Strategic Fire Plans, consistent with state law that requires fuel management and modification, and that balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.

**S-5.2 Coordination to Minimize Fuel Management Impacts.** Consider comments and recommendations from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies regarding the mitigation of impacts to habitat and species for fuel management projects.

**S-5.3 Forest Health.** Encourage the protection of woodlands, forests, and tree resources and limit fire threat through appropriate fuel management such as removal of dead, dying, and diseased trees.



*North Mountain wildfire area*



# FIRE HAZARD SEVERITY ZONES

San Diego County General Plan

Figure S-1



**GOAL S-6**

**Regional Fire Protection.** Regional coordination among fire protection agencies.

**Policies**

**S-6.1 Regional Coordination Support.** Advocate and support regional coordination among fire protection and emergency service providers.

**S-6.2 Fire Service Provider Agreements.** Encourage agreements between fire service providers to improve fire protection and to maximize service levels in a fair, efficient, and cost-effective manner.

**S-6.3 Reassessment of Fire Hazards.** Coordinate with fire protection and emergency service providers to reassess fire hazards after wildfire events to adjust fire prevention and suppression needs, as necessary, commensurate for both short- and long-term fire prevention needs.

**S-6.4 Regional Evacuation Coordination.** Coordinate with State and Federal landowners regarding joint use and access agreements for roadways located on state and federal lands that can be used for evacuation purposes.



*Sheriff Station in Alpine*



*Fire Station in Pine Valley*

**GOAL S-7**

**Adequate Fire and Medical Services.** Adequate levels of fire and emergency medical services (EMS) in the unincorporated county.

**Policies**

**S-7.1 Water Supply.** Ensure that water supply infrastructure adequately supports existing and future development and provides adequate water flow to combat structural and wildland fires. Water systems shall equal or exceed the California Fire Code, California Code of Regulations, or, where a municipal-type water supply is unavailable, the latest edition of National Fire Protection Association (NFPA) 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting."

**S-7.2 Funding Fire Protection Services.** Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.

**S-7.3 Fire Protection Services for Development.** Require that new development demonstrate that adequate fire services can be provided that meet the minimum staffing of personnel and that meet the minimum travel times identified in **Table S-3** (Travel Time Standards from Closest Fire Station).

**S-7.4 Concurrency of Fire Protection Services.** Ensure that fire protection staffing, facilities, and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.



Travel times are calculated using accepted methodology based on the travel distance from the fire station to the farthest dwelling unit of the development. Fire stations must be staffed year-round, publicly supported, and committed to providing service. These do not include stations that are not obligated by law to automatically respond to an incident. Travel time is based on standards published by the National Fire Protection Association. Travel time does not represent total response time, which is calculated by adding the travel time to the call processing time and to the turnout/reflex time. Generally, the call processing and turnout/reflex time would add between two to three minutes to the travel time.

It is not known if any county has formally adopted NFPA 1710 and/or 1720 as a standard. Total Response Time (NFPA 1710/1720) is calculated as time the Public Safety Answering Point (PSAP) receives the emergency call, transfers it to fire communications, the alarm is processed and transmitted to responders, responders “turnout”, plus travel time to the scene to initiate action. The use of response time for determining adequate service is problematic in the unincorporated County because it is subjective and varies from department to department, station to station and work shift to work shift. Reflex time (the amount of time from when the call is received by the station to when the engine leaves the station) can vary from one to three minutes. The use of travel time, as calculated by using NFPA 1142, allows us to be consistent across the County in determining adequate response, regardless of the district.

Table S-3 establishes a service level standard for fire and first responder emergency medical services that is appropriate to the area where a development is located. Standards are intended to (1) help ensure development occurs in areas with adequate fire protection and/or (2) help improve fire service in areas with inadequate coverage by requiring mitigation for service-level improvements as part of project approval.

<b>Table S-3 Travel Time Standards from the Closest Fire Station*</b>			
	<b>Travel Time</b>	<b>Regional Category (and/or Land Use Designation)</b>	<b>Rationale for Travel Time Standards**</b>
<b>Urban</b>	<b>5 min</b>	<ul style="list-style-type: none"> <li>• Village (VR-2 to VR-30) and limited Semi-Rural Residential Areas (SR-0.5 and SR-1)</li> <li>• Commercial and Industrial Designations in the Village Regional Category</li> <li>• Development located within a Village Boundary</li> </ul>	In general, this travel time standard applies to the County's more intensely developed areas, where resident and business expectations for service are the highest.
<b>Rural</b>	<b>10 min</b>	<ul style="list-style-type: none"> <li>• Semi-Rural Residential Areas (&gt; SR-1 and SR-2 and SR-4)</li> <li>• Commercial and Industrial Designations in the Semi-Rural Regional Category</li> <li>• Development located within a Rural Village Boundary</li> </ul>	In general, this travel time provides a moderate level of service in areas where lower-density development, longer access routes, and long distances make it difficult to achieve shorter travel times.
<b>Outlying</b>	<b>20 min</b>	<ul style="list-style-type: none"> <li>• Limited Semi-Rural Residential areas (&gt;SR-4, SR-10) and Rural Lands (RL- 20)</li> <li>• All Commercial and Industrial Designations in the Rural Lands Regional Category</li> </ul>	In general, this travel time is appropriate for very low-density residential areas, where full-time fire service is limited and where long access routes make it impossible to achieve shorter travel times.



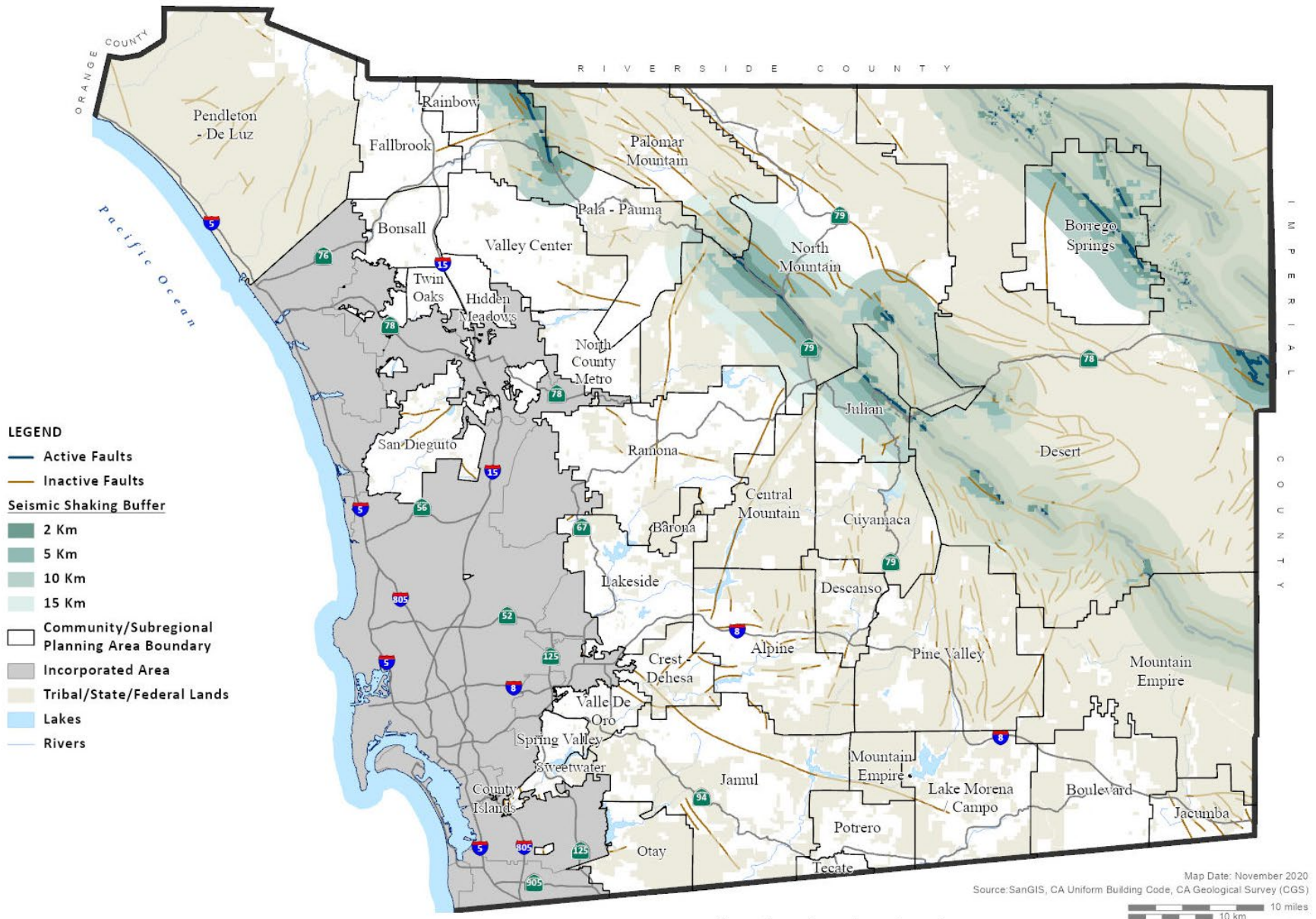
<b>Desert/Wilderness</b>	<b>&gt;20 min</b>	<ul style="list-style-type: none"> <li>• Very-low rural land densities (RL-40 and RL-80)</li> </ul>	<p>The application of very-low rural densities mitigates the risk associated with wildfires by drastically reducing the number of people potentially exposed to this hazard. Future subdivisions at these densities are not required to meet a travel time standard. However, independent fire districts should impose additional mitigation requirements on development in these areas.</p>
<p>* The most restrictive standard will apply when the density, regional category and/or village/rural village boundary do not yield a consistent response time standard.</p> <p>** Travel time standards do not guarantee a specific level of service or response time from fire and emergency services. Level of service is determined by the funding and resources available to the responding entity.</p> <p>Projects with a Specific Plan classification shall meet the 5-minute maximum travel time unless if lots are larger than 1 acre.</p>			

## Geological and Seismic Hazards

### CONTEXT

Natural geologic processes that represent a hazard to life, health, or property are considered geologic hazards. Natural geologic hazards affecting people and property in the County include earthquakes, which can cause surface fault rupture, ground shaking, landslides, and liquefaction; expansive soils; weathering; and mass wasting phenomena, such as landslides and rockfalls (See **Figure S-2** [Faults and Near Source Shaking Zones], **Figure S-3** [Landslide Susceptibility], and **Figure S-4** [Expansive Clays]). Although it is not possible to prevent or mitigate all geologic hazards, their destructive effects can be reduced to acceptable levels or avoided through careful planning and project siting and design.

Of the geological hazards, seismic hazards pose the highest potential for causing widespread damage. All of San Diego County is located within Seismic Zone 4 (Sec. 1629.4.1 of the *California Building Code* [CBC]), which is the highest Seismic Zone and, like most of Southern California, is subject to ground shaking. Active faults in the region include segments of the San Jacinto, Elsinore, and Rose Canyon fault zones. Seismic hazard policies listed below reflect State law and adopted guidelines, including the CBC, *Alquist-Priolo Earthquake Fault Zoning Act*, and the State's Guidelines for Evaluating and Mitigating Seismic Hazards in California (Special Publication 117). Landslide risks vary across the County's diverse landscape. Landslides consist of masses of rock, earth, or debris that move down a slope. Types of slope failures include rock falls, rotational (deep) slips, and shallow debris flows. Landslides can be caused by human activities such as grading, irrigation of slopes, and mining activity. Landslides also occur as a result of natural conditions such as earthquakes, heavy precipitation, weak rock/soil character, seepage of groundwater, and topography. Areas within the County subject to the greatest risk of landslides include properties on or below steep slopes. In order to reduce landslide hazards to public health and safety, land use policies are incorporated into this element that serves to avoid development in hazardous areas or require engineering solutions that mitigate dangers to proposed structures and to off-site lands.

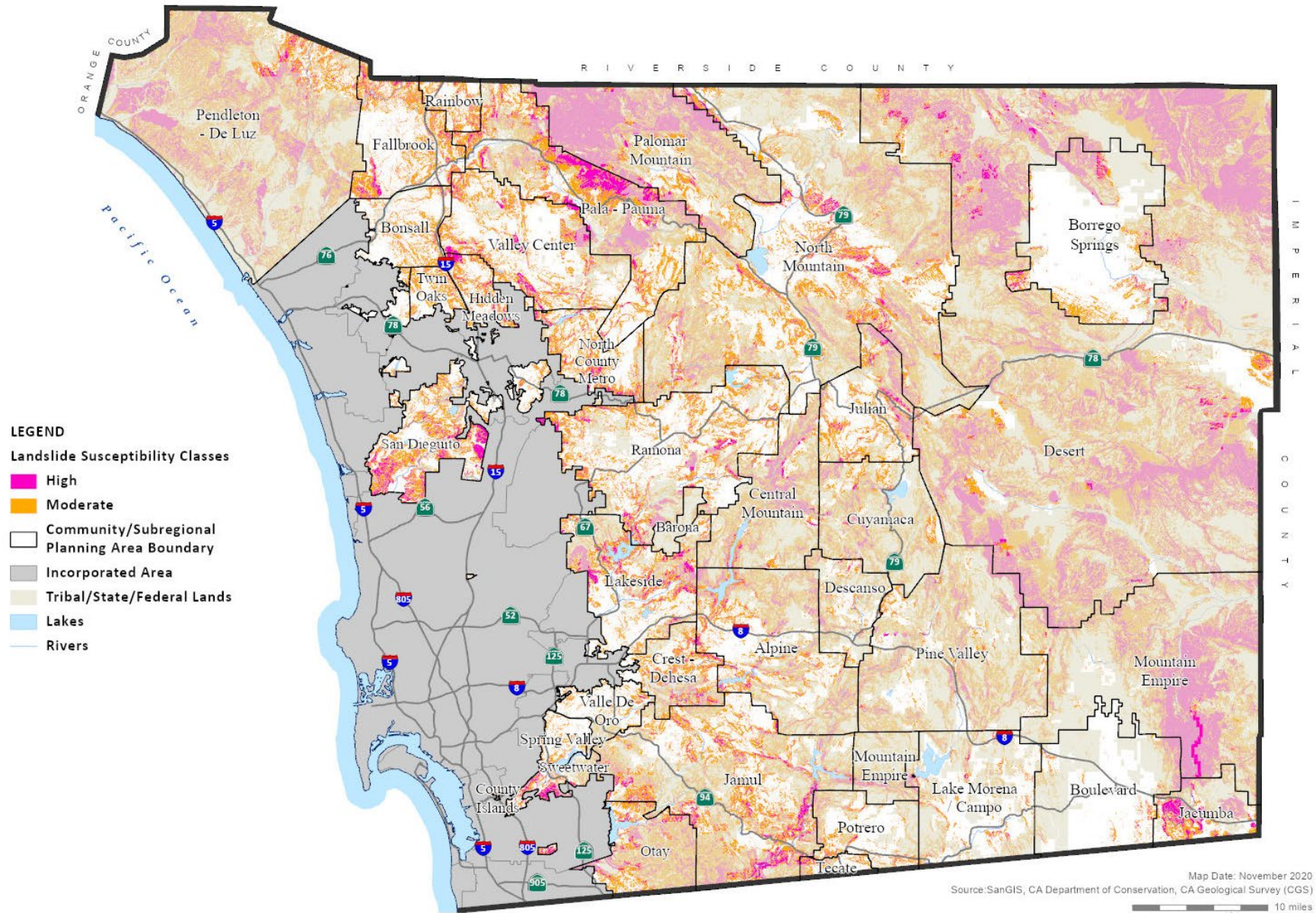


# FAULTS & NEAR SOURCE SHAKING ZONES

San Diego County General Plan

Figure S-2

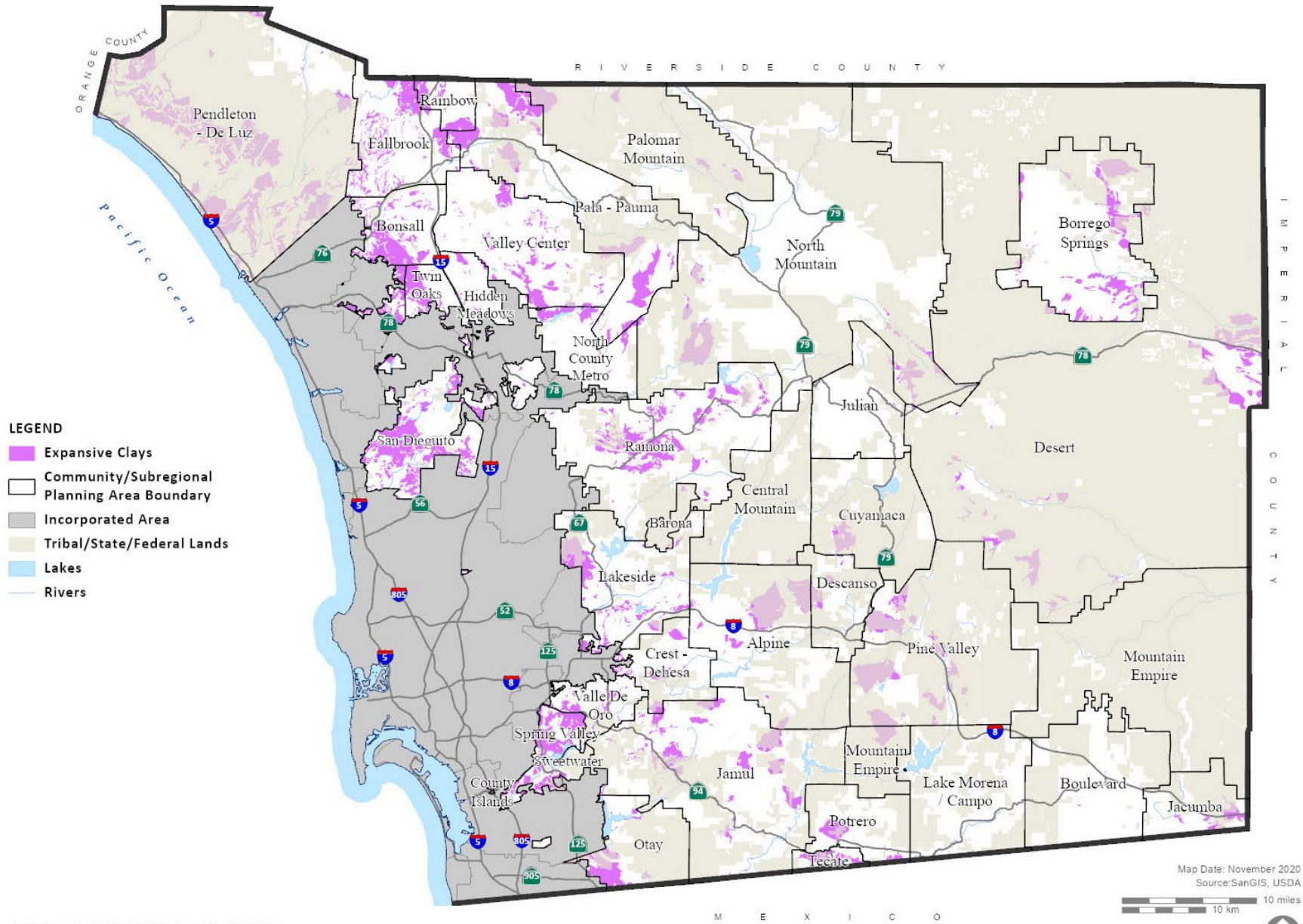
Map Date: November 2020  
 Source: SanGIS, CA Uniform Building Code, CA Geological Survey (CGS)  
 10 km | 10 miles



# LANDSLIDE SUSCEPTIBILITY

San Diego County General Plan

Figure S-3



# EXPANSIVE CLAYS

San Diego County General Plan

Figure S-4



## GOALS AND POLICIES

### GOAL S-8

**Reduced Seismic Hazards.** Minimized personal injury and property damage resulting from seismic hazards.

#### Policies

- S-8.1 Development Location.** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.
- S-8.2 Engineering Measures to Reduce Risk.** Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.
- S-8.3 Land Use Location.** Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.
- S-8.4 Unreinforced Masonry Structures.** Require the retrofitting of unreinforced masonry structures to minimize damage in the event of seismic or geologic hazards.
- S-8.5 Retrofitting of Essential Facilities.** Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.
- S-8.6 Evacuation Prioritization.** Identify roadways within the CIP that require seismic evaluation and retrofit that also function as evacuation routes to ensure these route improvements are prioritized.

### GOAL S-9

**Reduced Landslide, Mudslide, and Rock Fall Hazards.** Minimized personal injury and property damage caused by mudslides, landslides, or rock falls.

#### Policies

- S-9.1 Landslide Risks.** Direct development away from areas with high landslide, mudslide, or rockfall potential when engineering solutions have been determined by the County to be infeasible.
- S-9.2 Risk of Slope Instability.** Prohibit development from causing or contributing to slope instability.
- S-9.3 Evacuation Route Risk.** Identify and propose mitigation actions for evacuation routes located in close proximity to active or potential landslide zones.



## Flood Hazards

### CONTEXT

Flooding is a persistent or temporary condition of partial or complete inundation of normally dry land areas. Flooding is commonly associated with the overflow of natural rivers or streams but can also occur near stormwater diversion facilities or in low-lying areas not designed to transport or infiltrate water at any time. The potential for flooding in San Diego County is high. Storm events are the most common cause of flooding, and areas most prone to flooding are mapped by the State, federal agencies, and the County.

Nearly every community planning area (CPA) or subregion in the unincorporated county has studied areas subject to flood inundation (although there are also known flood hazard areas in the County that have not been studied). The County of San Diego publishes maps showing studied 100-year floodplain and floodway boundaries, and 100-year floodwater surface elevations (where available), or floodplain hazard areas. These areas are mapped as 100-year floodplains in **Figure S-5** [Floodplains]. Floodplains are relatively flat areas of low lands adjoining and including the channel of a river, stream, watercourse, bay, or other body of water that is subject to inundation by the floodwaters of the 100-year frequency flood. Watercourses subject to flood control requirements by the County are affected by large drainage areas (typically one square mile and greater for FEMA mapped floodplains and 100 acres or greater tributary area for County-defined watercourses) and are shown on the County floodplain maps. A *floodway* is the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood (100-year flood) without increasing the water surface elevation more than the designated height, but not to exceed more than one foot. Encroachment into the floodway by structures is generally prohibited.

Most community planning areas have between 100 to 4,700 acres of land identified as a floodplain. The exception is Borrego Springs (within the Desert Subregion), which has nearly 30,350 acres of land in its alluvial floodplain. This high number can be attributed to flash flooding that occurs in deserts. The County of San Diego Flood Hazard Map for Borrego Valley delineates boundaries of known special flood hazard areas on alluvial fans and lines of equal probability of flood depths and velocities. Alluvial fans are generally a desert phenomenon where streams emerge from canyons and deposit sand and rock in a cone-shaped formation fanning out from the canyon mouth. The potential for high-velocity flow and heavy sediment load coupled with the complex nature of alluvial fan flooding means that virtually all parts of the fan can be threatened by catastrophic flooding. The Borrego Valley Flood Management Report (October 17, 1989), however, provides methods for reducing risk to structures built on the alluvial fan.

Flooding may also occur as a result of dam failure. The failure of a dam occurs most commonly as a result of poor design/construction, lack of maintenance, or structural damage caused by an earthquake. Areas subject to inundation due to a dam failure are shown in **Figure S-6** [Dam Inundation Areas]. This event is extremely hazardous, as it will typically occur quickly and without warning. Areas directly below the dam are at the greatest risk, and, as the water moves further downstream, reduces in velocity, and becomes shallower in depth, the magnitude of the damage and potential risk to life and property decreases.



The most effective way to reduce the risk of flooding is to ensure development is located outside flood-prone areas. The County adopted its [Flood Damage Prevention Ordinance](#) in 2017, which is designed to prevent development in hazardous or sensitive areas by imposing construction standards on what is allowed to build in the floodplain. However, it is also possible to reduce flooding by constructing drainage facilities or using other design measures to mitigate hazards. Urbanization affects flooding by reducing the permeability of land surfaces, which also increases the amount of stormwater runoff and the required capacity of channels. In Village and Rural Villages and in areas containing Village densities, the General Plan policies discourage future development from locating within a floodplain but recognize that there may be instances where encroachment is warranted. Because lower density development provides greater flexibility when siting structures, future development in Semi-Rural and Rural Lands designations should be located outside mapped floodplains and natural flood control systems.



*Dam in Unincorporated San Diego County*

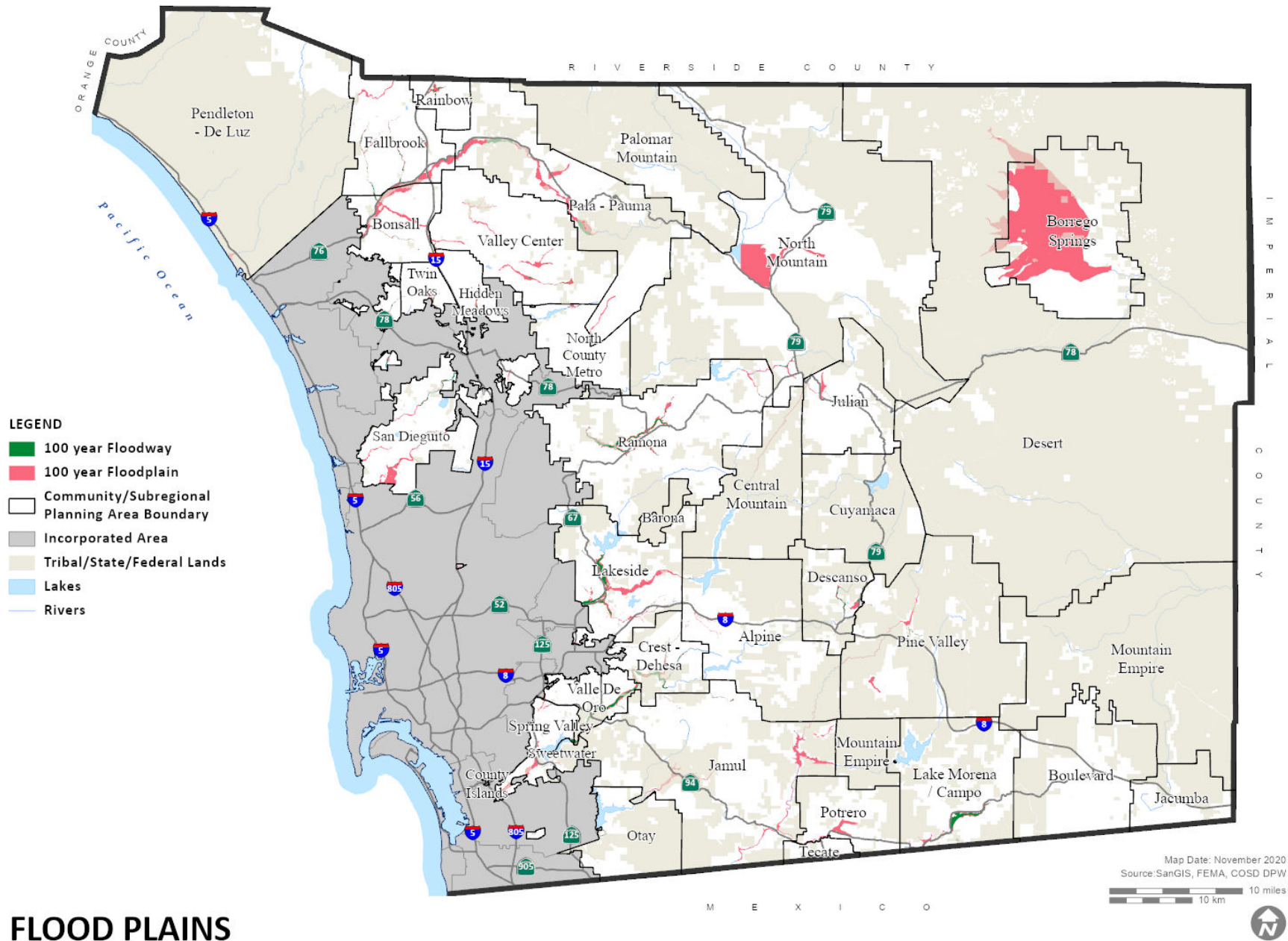
## GOALS AND POLICIES

### GOAL S-10

**Protection of Life and Property.** Minimized personal injury and property damage losses resulting from flood events.

#### Policies

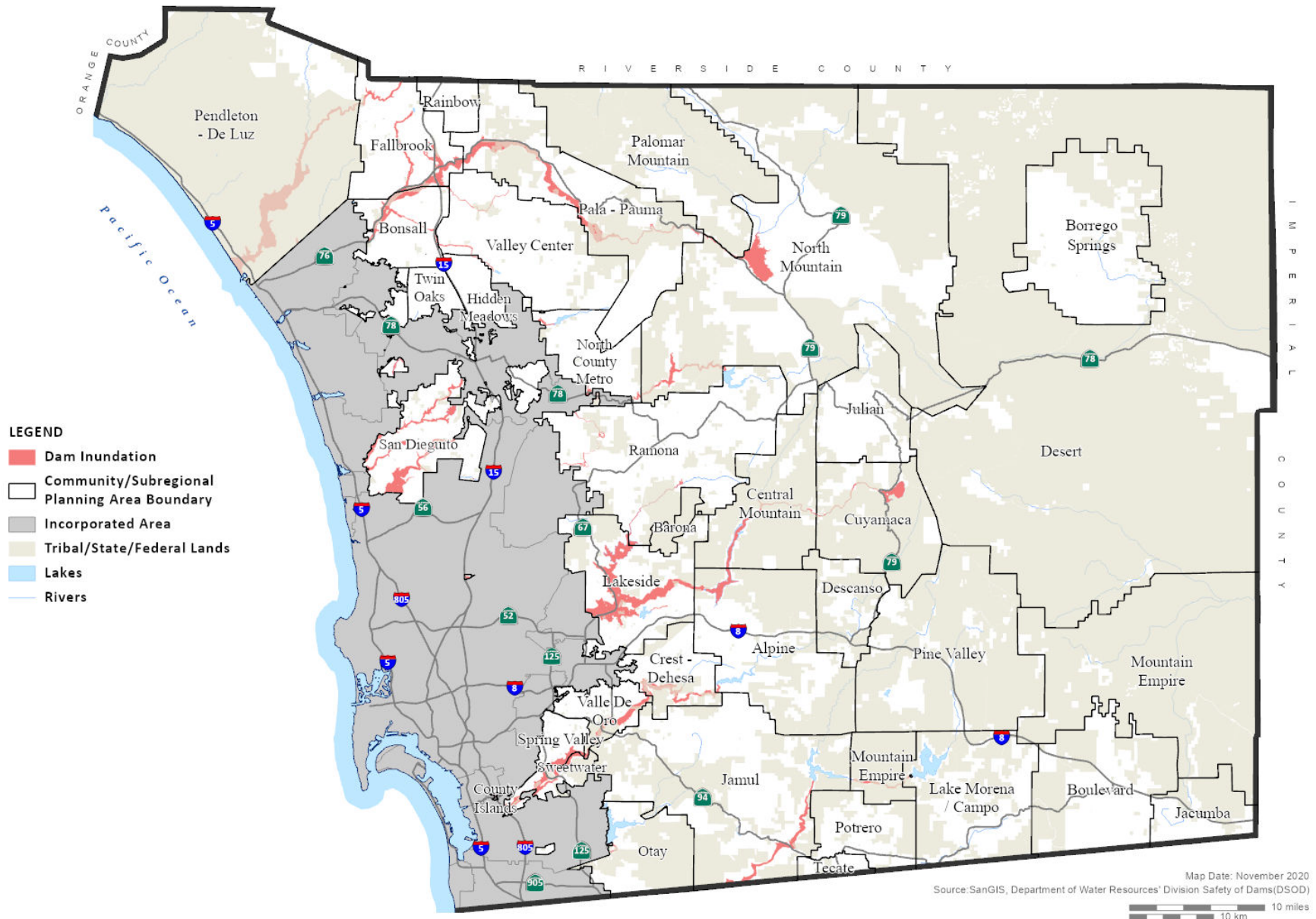
- S-10.1 Floodplain Data.** Maintain and expand floodplain data and information throughout the County, to better understand current and future floodplain conditions and changes associated with development activities and mitigation projects.
- S-10.2 Floodplain Maps.** Manage development based on federal floodplain maps. County maps shall also be referred to, and in case of conflict(s) between the County floodplain maps and the federal floodplain maps, the more stringent of restrictions shall apply.
- S-10.3 Development in Floodplains.** Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal floodproofing standards and siting criteria to prevent flow obstruction.
- S-10.4 Development in Flood Hazard Areas.** Require development within mapped flood hazard areas to be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.



# FLOOD PLAINS

San Diego County General Plan

Figure S-5



# DAM INUNDATION AREAS

San Diego County General Plan

Figure S-6



**S-10.5 Development in Villages.** Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts or is prohibited in the community plan. Channelization of floodplains is allowed within villages only when specifically addressed in community plans.

*A higher level of flexibility for floodplain encroachment within Villages is provided where future growth is planned and where fewer options are available for locating development outside the floodplain.*

**S-10.6 Development in the Floodplain Fringe.** Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain, unless specifically allowed in a community plan. For parcels located entirely within a floodplain or without sufficient space for a building pad outside the floodplain, development is limited to a single-family home on an existing lot or those uses that do not compromise the environmental attributes of the floodplain or require further channelization.

**S-10.7 Development in Dam Inundation Areas.** Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.

**S-10.8 Evacuation Route Development.** Identify secondary evacuation routes in community plan areas that are susceptible to flood-related impacts to ensure adequate evacuation access is available.

## GOAL S-11

**Floodway and Floodplain Capacity.** Floodways and floodplains that have acceptable capacity to accommodate flood events.

### Policies

**S-11.1 Land Uses within Floodways.** Limit new or expanded uses in floodways to agricultural, recreational, and other such low intensity uses and those that do not result in an increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset impacts to, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.

**S-11.2 Use of Natural Channels.** Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.

**S-11.3 Flood Control Facilities.** Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.

**S-11.4 Stormwater Management.** Require development to incorporate low impact design, including site design, source control, and other measures to minimize stormwater impacts on drainage and flood control facilities and promote groundwater recharge, where feasible. In addition, require projects that are classified as Priority Development Projects to also incorporate pollutant control and hydromodification management measures.



**S-11.5 Development Site Improvements.** Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.

*Increases in velocities and peak flow rates can result in flooding, erosion, and other problems downstream. Decreases can deprive biological resources of a needed water source.*

**S-11.6 Stormwater Hydrology.** Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.

Additional goals and policies that relate to development in flood hazard areas are contained in the Land Use Element, including the requirement to document and annually review floodways and floodplains.

## Climate Change

### CONTEXT

Global climate change is expected to intensify the regional and local impacts of existing environmental hazards within unincorporated San Diego County. The primary effects of climate change include increased temperatures and changes in precipitation patterns. These factors, either individually or in combination, could contribute to an increase in the frequency and intensity of secondary climate effects such as human health hazards, drought, extreme heat events, extreme precipitation and flooding, landslides, wildfires, and sea-level rise. The level of impact from these climate change-related events will vary across the unincorporated county due to physical, social, and economic characteristics.

Climate change may negatively impact water supply, threaten biological resources, and reduce human health and safety. Rising sea levels will result in coastal erosion, flooding, infrastructure damage, or saltwater intrusion in groundwater aquifers. Other environmental concerns include a decline in water quality, reduced availability and overdraw of groundwater resources, and declining soil health. Vulnerabilities of water resources also include risks related to the degradation of watersheds, alteration of ecosystems, and loss of habitat.

Addressing climate change requires an integrated approach that targets both the sources of climate change and the effects. Efforts to reduce the sources of climate change are termed climate change mitigation, greenhouse gas emissions (GHG) mitigation, or climate action. Efforts to reduce harm from the effects of a changing climate are referred to as climate adaptation and resilience.

The purpose of climate adaptation planning is to seek strategies to reduce vulnerability to projected climate change effects, increase the local capacity to adapt, and build resilience. A climate resilient county is one that is prepared for the effects of climate change, continues to provide essential services, protects the most vulnerable during hazardous events, and continually learns and adjusts in the face of change and disruption.

The County's existing climate change mitigation efforts are laid out in the County of San Diego Climate Action Plan (CAP). The CAP, adopted by the County of San Diego Board of Supervisors on February 14, 2018, identifies strategies and measures to reduce the County's contribution of GHG emissions to the atmosphere to meet 2020 and 2030 GHG emissions targets, and to demonstrate progress towards the State's 2050 GHG reduction goal. In response to a June 12, 2020, Court of Appeal ruling, the County has rescinded and will be revising its 2018 CAP and related Supplemental Environmental Impact Report (EIR). The court ruling struck down the CAP's EIR and required rescission of the CAP but did not find fault with its 26 GHG reduction measures. Thus, the County has continued to implement GHG reduction measures. To address the court ruling, the CAP and EIR will be revised in



partnership with residents, businesses, and environmental groups. While the CAP may be sufficient to address GHG emissions, it does not address future adaptation needs.

The County has prepared a Vulnerability Assessment and Adaptation Report that builds upon prior climate change efforts and focuses on climate change adaptation and resilience. This report identifies the unincorporated county's exposure to climate change effects, the sensitivity of populations and community assets to climate change effects, and the County's existing adaptive capacity to address impacts associated with climate change. These potential impacts are ranked into a vulnerability scoring in conformance with the 2020 update of the California Adaptation Planning Guide (APG 2.0).

The unincorporated county is expected to experience warming, along with variable precipitation patterns over the next several decades. These projected changes are a result of global increases in GHG emissions which result in a warming effect. With increases in average maximum temperatures in the unincorporated county it is expected that other dependent systems (plants, animals, and ecosystems) could change, which may increase risks associated with wildfires and flooding. In addition to increasing temperatures, climate models also project intensifying episodes of precipitation in the future that could cause flooding in new areas or more damage caused by severe weather events. In the coming decades, dry years are likely to become even drier, while wet years will become wetter. These factors will lead to several secondary climate impacts, including human health hazards, drought, extreme heat events, extreme precipitation and flooding, landslides, wildfires, and sea-level rise. As these climate change-related hazards become more frequent and intense over time, threats to population groups and physical assets are expected to increase without human intervention.

The following goals and policies are intended to build upon the County's prior climate change efforts and focus on climate change adaptation and resilience.

## GOAL S-12

**Climate Adaptation.** Increase resilience and protect populations from the anticipated effects of climate change.

### Policies

- S-12.1 Vulnerability Assessment and Adaptation Report.** Implement the County's Vulnerability Assessment and Adaptation Report and periodically update to ensure that implementation progress is monitored, and policies remain timely and effective.
- S-12.2 Community Plan Vulnerabilities.** Integrate policies and recommendations from the Vulnerability Assessment and Adaptation Report into future community plan updates within the County.
- S-12.3 Changing Conditions.** Ensure future planning and development projects integrate climate change projections into design solutions and engineering requirements.
- S-12.4 Increased Resilience.** Promote design solutions and best practices that ensure future developments and infrastructure can adapt to climate change effects.
- S-12.5 Resilient Communities.** Increase community resilience to climate change and protect vulnerable populations.
- S-12.6 Resilient Transportation Systems.** Increase the resilience of transportation systems and protect critical transportation infrastructure from climate change.



- S-12.7 Resilient Energy Resources.** Increase the resilience of energy resources and protect critical energy infrastructure and systems from the increased risks associated with climate change.
- S-12.8 Resilient Water Resources.** Protect water resources vulnerable to climate change and ensure a safe and reliable supply of water.
- S-12.9 Resilient Natural Systems.** Protect biodiversity and habitat vulnerable to climate change.
- S-12.10 Emergency Services.** Ensure that emergency services have adequate capacity to address increased need due to climate change-related impacts.

## Hazardous Materials

### CONTEXT

Hazardous materials are generally defined as any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials typically require special handling, reuse, and disposal because of their potential to harm human health and the environment. The use of hazardous products is common among households, businesses, and construction activities. However, the quantity, concentration, and/or types of these products are often not significant enough to pose a substantial risk to human health and safety or to the environment; therefore, do not meet the definition of "hazardous materials." Instead, they are often referred to as household hazardous wastes, universal waste, and electronic waste.

Hazardous materials are more often associated with select commercial, industrial, and agricultural operations, and their use is highly regulated by federal and state law. Operations meeting the definition of a Hazardous Waste Facility must obtain a permit or grant of authorization from the State Department of Toxic Substance Control.

Sites that have been contaminated by a release of hazardous materials also pose a risk to human health and safety or to the environment. Location, type, and extent of contamination must be considered in determining the appropriate reuse of such sites. Not all sites have been identified; therefore, site assessments are used to determine the presence or likelihood of contamination in areas that are suspect.

### GOALS AND POLICIES

#### GOAL S-13

**Controlled Hazardous Material Exposure.** Limited human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.

#### Policies

- S-13.1 Land Use Location.** Require that land uses involving the storage, transfer, or processing of hazardous materials be located and designed to minimize risk and comply with all applicable hazardous materials regulations.
- S-13.2 Industrial Use Restrictions.** Restrict industrial uses that store, process, or transport significant amounts of hazardous material to areas designated as High Impact Industrial.



- S-13.3 Hazards-Sensitive Uses.** Require that land uses using hazardous materials be located and designed to ensure sensitive uses, such as schools, hospitals, daycare centers, and residential neighborhoods, are protected. Similarly, avoid locating sensitive uses near established hazardous materials users or High Impact Industrial areas where incompatibilities would result.
- S-13.4 Contaminated Lands.** Require areas of known or suspected contamination to be assessed prior to reuse. The reuse shall be in a manner that is compatible with the nature of the contamination and subsequent remediation efforts.
- S-13.5 Development Adjacent to Agricultural Operations.** Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.

## Law Enforcement

### CONTEXT

The San Diego County Sheriff is responsible for providing law enforcement services in the unincorporated county and to certain cities under contract. The General Plan Land Use Maps identify where future development will occur, which can be used by the Sheriff in conjunction with forecasts from contract cities to prepare facility and service plans. As higher density residential and commercial areas typically produce more calls for service, these areas have been identified as preferred locations of future Sheriff Facilities in the unincorporated county. Additionally, Crime Prevention Through Environmental Design (CPTED) is recognized as an effective planning tool to help minimize or deter criminal activity. CPTED consists of four complementary strategies, including natural surveillance, access control, maintenance, and territorial reinforcement (or encouraging owners of private spaces to exercise control over their area by challenging intruders). CPTED does not eliminate crime within a neighborhood, but it can dramatically reduce the likelihood of theft and other crimes.

### GOALS AND POLICIES

#### GOAL S-14

**Adequate Law Enforcement Facilities.** Timely development of law enforcement facilities in locations that serve the unincorporated areas of the County.

#### Policies

**S-14.1 New Law Enforcement Facilities.** Coordinate new law enforcement facilities and services with new development in ways that sustain the provision of comprehensive services at levels consistent with substantially similar areas of the County.

#### GOAL S-15

**Safe Communities.** Law enforcement facilities and services that help maintain safe communities.

#### Policies



*Fallbrook Sheriff substation*



- S-15.1 Sheriff Facility Locations.** Locate Sheriff facilities to best serve existing and planned development and the corresponding demand for services.
- S-15.2 Sheriff Facilities in Non-Residential Areas.** Locate future Sheriff facilities in commercial, industrial, or mixed-use areas; they may also be located within residential areas when other sites are unavailable or unsuitable based on circulation, geography, proximity to demand, and other factors that impact the practical provision of services.

## GOAL S-16

**Crime Prevention.** Crime prevention through building and site design.

### Policies

- S-16.1 Vehicular Access to Development.** Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.
- S-16.2 Development Safety Techniques.** Require development within Village areas to utilize planning and design techniques, as appropriate, that deter crime.
- S-16.3 Crime Prevention.** Coordinate with appropriate agencies and the community to reduce crime in all neighborhoods by improving communication and relationships with communities and through educational programs that address important safety issues.

*Examples of design features include the following:*

- *Avoiding landscaping that might create blind spots or hiding places*
- *Centrally locating open green spaces and recreational uses so that they are visible from nearby homes and streets*
- *Designing streets to discourage cut-through or high-speed traffic*
- *Installing paving treatments, plantings, and architectural design features, such as columned gateways, to guide visitors to desired entrances and away from private areas*
- *Installing walkways in locations safe for pedestrians*
- *Designing lots, streets, and homes to encourage interaction between neighbors*
- *Including mixed land uses that increase activities on the street*
- *Siting and designing buildings oriented for occupants to view streets and public spaces*

## Airport Hazards

### CONTEXT

Aircraft accidents represent a hazard to the areas immediately surrounding airports. Specific areas of potential aircraft accidents are called safety zones because they are established to protect public safety. Land use restrictions in the safety zones are defined by each airport's Airport Land Use Compatibility Plan (ALUCP). In addition to safety zones, an ALUCP identifies land use compatibility by airspace protection criteria, noise contours, and areas of aircraft overflight.

In addition to State and federal laws and regulations, ALUCPs guide property owners and jurisdictions in determining what types of new land uses are appropriate around airports. As part of the General Plan Update, the County will coordinate with the San Diego County Regional Airport Authority to bring its land use plans into



conformance with the adopted ALUCPs. The Safety Element establishes generalized policies to protect public safety and ensure future land uses remain compatible with airport operations.

## GOALS AND POLICIES

### GOAL S-17

**Airport Zone Hazards.** Development within airport hazard zones that minimize the risk of personal injury to both flight occupants and people and property damage on the ground as well as protect airport operations from incompatible land uses.

#### Policies

**S-17.1 ALUCP Updates.** Periodically review and coordinate with the San Diego Airport Land Use Commission on updates and modifications to ALUCPs conducted for airport facilities within San Diego County.

**S-17.2 Land Use Compatibility.** Require land uses surrounding airports to be compatible with the operation of each airport.

**S-17.3 Airport Operational Plans.** Require operational plans for new public/private airports and heliports, as well as future operational changes to existing airports, to be compatible with existing and planned land uses that surround the airport facility.

*Specific concerns include heights of structures near airports and activities which can cause electronic or visual impairments to air navigation or which attract large numbers of birds (such as landfills, wetlands, water features, and cereal grain fields).*

**S-17.4 Hazardous Obstructions within Airport Approach and Departure.** Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.

**S-17.5 Private Airstrip and Heliport Location.** Locate private airstrips and heliports outside of safety zones and flight paths for existing airports where they are compatible with surrounding established and planned land use, and in a manner to avoid impacting public roadways and facilities.

## CHAPTER 8 **Noise Element**



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# Introduction

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## Purpose

The Noise Element of the General Plan provides for the control and abatement of environmental noise to protect citizens from excessive exposure.

## Guiding Principles for Noise

Goals and policies within the Noise Element support the Guiding Principles specified in Chapter 2 of the General Plan. The Guiding Principles speak to the need of protecting the County's unique natural environment and unique characteristics. The County of San Diego is characterized as a predominantly rural environment that contributes significantly to peace and tranquility that exist within the County. The Noise Element strives to preserve the quality of life by protecting residents from the obtrusive impacts of noise and noise-generating uses such as traffic, construction, airplanes, and certain industrial uses.

## Relationship to Other General Plan Elements

A primary function of the Noise Element is to ensure that noise considerations are incorporated into the land use decision-making process. The Noise Element is closely related to the Land Use, Housing, Mobility, and Conservation and Open Space Elements. Recognition of the interrelationship of the Noise Element and these other Elements is necessary to prepare an integrated comprehensive General Plan. The following is a brief discussion of the relationship between the Noise Element and the other Elements of the General Plan.

- **Land Use**—The Noise Element establishes noise compatibility guidelines that are based on the Regional Categories established in the Land Use Element. In addition, noise compatibility concerns are taken into account during development of the Land Use Map.
- **Housing**—The Housing Element considers the provision of adequate sites for new housing and standards for housing stock. Since residential use is among the most noise sensitive, the noise exposure information provided in the Noise Element is taken into account when planning the location of new housing.
- **Mobility**—The transportation network is the primary source of noise within San Diego County and is closely correlated with both the Land Use and Noise Elements. Airports, depending upon the size and type, can have a significant noise impact, which directly affects the type and intensity of land use. In addition, noise impacts from roadways increase with vehicular travel speed and traffic volume. Noise exposure will be an important factor in the location and design of new transportation routes and facilities, as well as in the mitigation of noise produced from existing roadways on existing and planned land uses.
- **Open Space/Conservation**—Excessive noise can adversely affect biological resources, along with the enjoyment of recreational pursuits in parks and other designated open spaces, particularly in areas where a quiet environment is valued as part of the recreational or outdoor experience. As a result, noise levels are considered in the planning of habitat conservation areas and new recreational and

## BACKGROUND INFORMATION

open space areas. Additionally, open space can be used to separate and buffer noise sensitive land uses from noise producers by the effective use of setbacks and landscaped berms.

### Scope and Content of the Noise Element

The Noise Element establishes noise/land use compatibility standards and outlines goals and policies which can be used to achieve these standards. The first section of the Noise Element characterizes the noise environment in the unincorporated County and provides the context for the County's noise land use compatibility guidelines and standards. The second section describes the County's goals for achieving the standards and introduces policies designed to implement the goals. Implementation measures associated with the Noise Element are included separately in the Implementation Plan for the County's General Plan.

## Background Information and Context

The County of San Diego is characterized as a predominantly rural environment with low-density development that contributes significantly to the perceived quality of life and the peace and tranquility that exist within the County. Major sources of noise include transportation- and non-transportation-related activities, as discussed below.

### Transportation Noise Sources

The most common source of noise in most rural and semi-rural environments is transportation-related. Transportation noise sources include automobiles, trucks, other vehicles, aircraft operations, and railroads. Traffic on the County's roadways is the most significant and pervasive source of noise in the County. There are several key factors associated with roadway or traffic noise, including traffic volumes, the speed of the traffic; the type or "mix" of vehicles using a particular roadway; and pavement conditions.



*Noise associated with freeways can have significant noise impacts to adjacent uses.*

Another area of noise concern is the noise generated by private, military, and County general aircraft operations. Noise generated from aviation operations is concentrated around the airport buildings, runways, and along approach and departure routes.

Trains are another source of transportation-related noise. The extent of the noise impact from a passenger and freight train pass-by event will depend on many factors, including the frequency of train operations, the number of railway cars, the type of engine, and the number of grade crossings that require warning bells or horns. In addition, train pass-by events may cause adjacent land uses to be affected by groundborne vibration.



## Non-transportation Noise Sources

Non-transportation-related noise generators are commonly called “stationary,” “fixed,” “area,” or “point” sources of noise. Industrial processing, mechanical equipment, pumping stations, and heating, ventilating, and air conditioning (HVAC) equipment are examples of fixed location non-transportation source noise sources within the County of San Diego. Some non-transportation sources are not stationary but are typically assessed as point or area sources due to the limited area in which they operate, such as truck deliveries, agricultural field machinery, and mining equipment.

Noise generated by industrial and commercial operations, maintenance, manufacturing, truck traffic (loading docks), and warehousing noise can affect surrounding noise sensitive land uses. Noise perceived as disruptive by residents in proximity to existing agricultural operations may result from the operation of agricultural machinery in the evening or early morning hours when many residents desire a quiet environment. In addition, operation of exterior exhaust and cooling system equipment typically used in greenhouse operations can be a source of noise that may affect surrounding land uses.

Extractive (mining) operations typically involve a range of noise-generating equipment, operations, and sometimes include blasting noise. Heavy equipment used in quarry and mining activities and blasting operations may generate noise levels that are incompatible with surrounding land uses. Additionally, off-site noise may be generated associated with the transportation of materials to and from the mining facility.



*Non-transportation-related noise includes noise generated from industrial uses such as rock crushing*

Some noise-generating activities such as blasting or pile-driving as part of mining or construction operations may also result in excessive levels of groundborne vibration that may affect nearby land uses.

Intermittent or temporary neighborhood noise from amplified music, public address systems, barking dogs, landscape maintenance, stand-by power generators, and construction activities are disturbing to residents but are difficult to attenuate and control.

## Noise-Sensitive Land Uses

Noise-sensitive land uses include areas where an excessive amount of noise would interfere with normal activities. Primary noise-sensitive land uses include residential uses, public and private educational facilities, hospitals, convalescent homes, hotels/motels, daycare facilities, and passive recreational parks.

## Existing and Future Noise Levels

Noise level contours are used as a guide for minimizing the exposure of community residents to noise. Noise contours represent lines of equal noise exposure, just as the lines on a weather map indicate equal temperature or atmospheric pressure. Contours are used to provide a general visualization of sound levels and should not be considered as absolute lines of demarcation.

## BACKGROUND INFORMATION

Noise contours for major transportation noise sources in the County were developed for existing and future conditions. Existing roadway noise contours were determined from the 2007 traffic levels and are expressed in terms of the Community Noise Equivalent Level (CNEL). Refer to the “Noise Evaluation Measurement” section below for a more detailed explanation of this noise exposure index. Existing noise contours are shown on Figure N-1 (Existing Noise Contours). Figure N-1 also depicts the noise contours for the public airports and railroads in the County. The noise contours do not account for the attenuating effects of buildings, walls, structures, unique soil types, and terrain features that might intervene between the noise source and receiver. Future noise contours for roadways are presented on Figure N-2 (Future Noise Contours) for year 2030 conditions. These future contours are derived from traffic data for the year 2030 developed for the Mobility Element of the General Plan.

The noise contours shown for public airports are derived from information contained within the Airport Land Use Compatibility Plans (ALUCP) developed for each airport, which account for the future operations within each Airport Influence Area (AIA). Aircraft-related noise impacts associated with the smaller private airports scattered throughout the unincorporated County are not considered to be significant because activities at these airports are not anticipated to increase over the next 20 years.

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# Noise Evaluation and Measurement

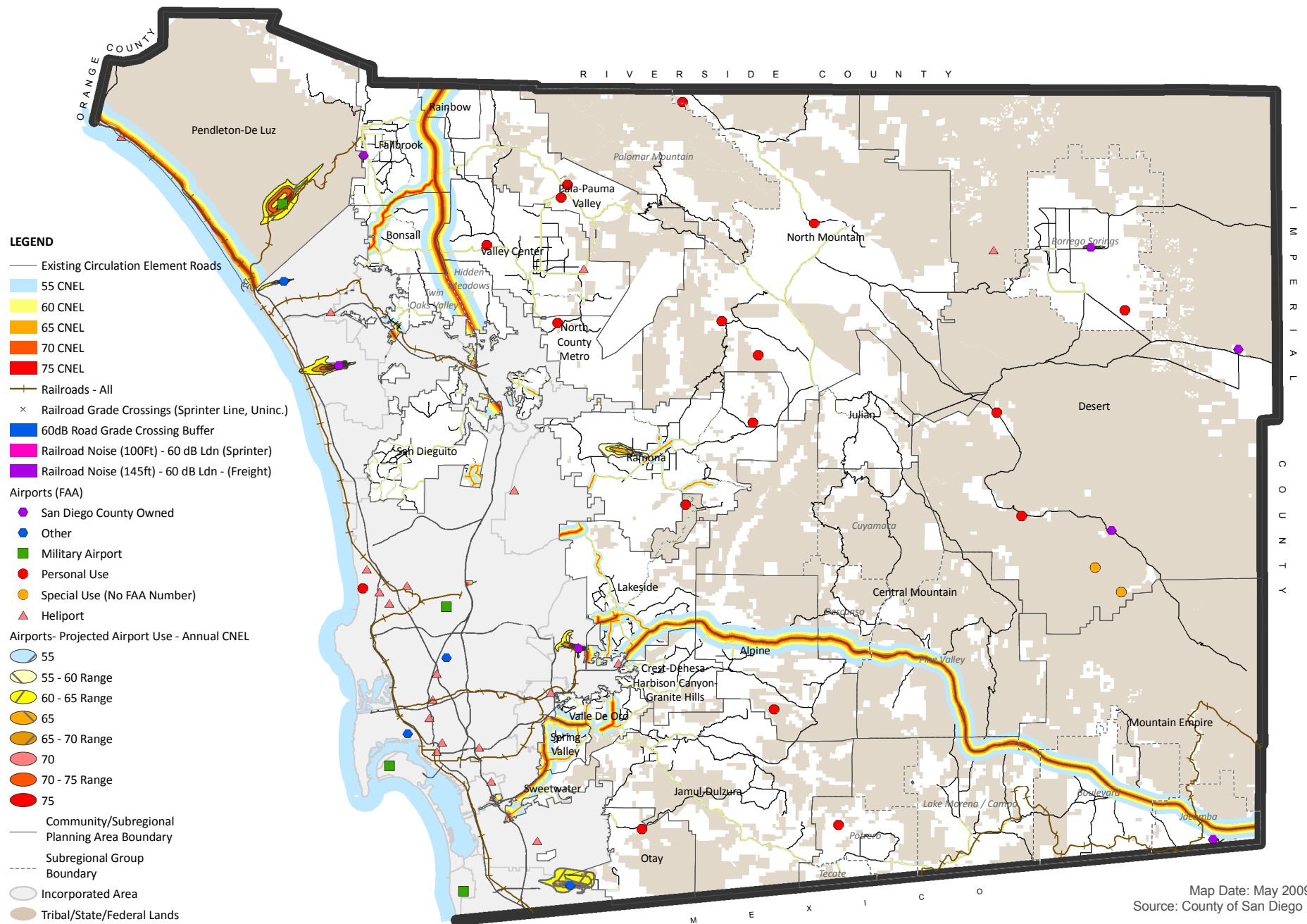
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## Quantification of Noise

Noise is commonly defined as unwanted sound. Sound pressure magnitude is measured and quantified using a logarithmic ratio of pressures, the scale of which gives the level of sound in decibels (dB). To account for the pitch of sounds and an average human response to such sounds, a unit of measure called an A-weighted sound pressure level (dBA) is used.

A given level of noise may be more or less tolerable depending on the duration of exposure and the time of day during which the noise is experienced. For example, noise that occurs at night tends to be more disturbing than that which occurs during the day. Because of this fact, several measures of noise exposure, or indices, consider both the magnitude of the noise level and the time of day at which it occurs. The most commonly used indices for measuring community noise levels are the Equivalent Energy Level ( $L_{eq}$ ), and the Community Noise Equivalent Level (CNEL).

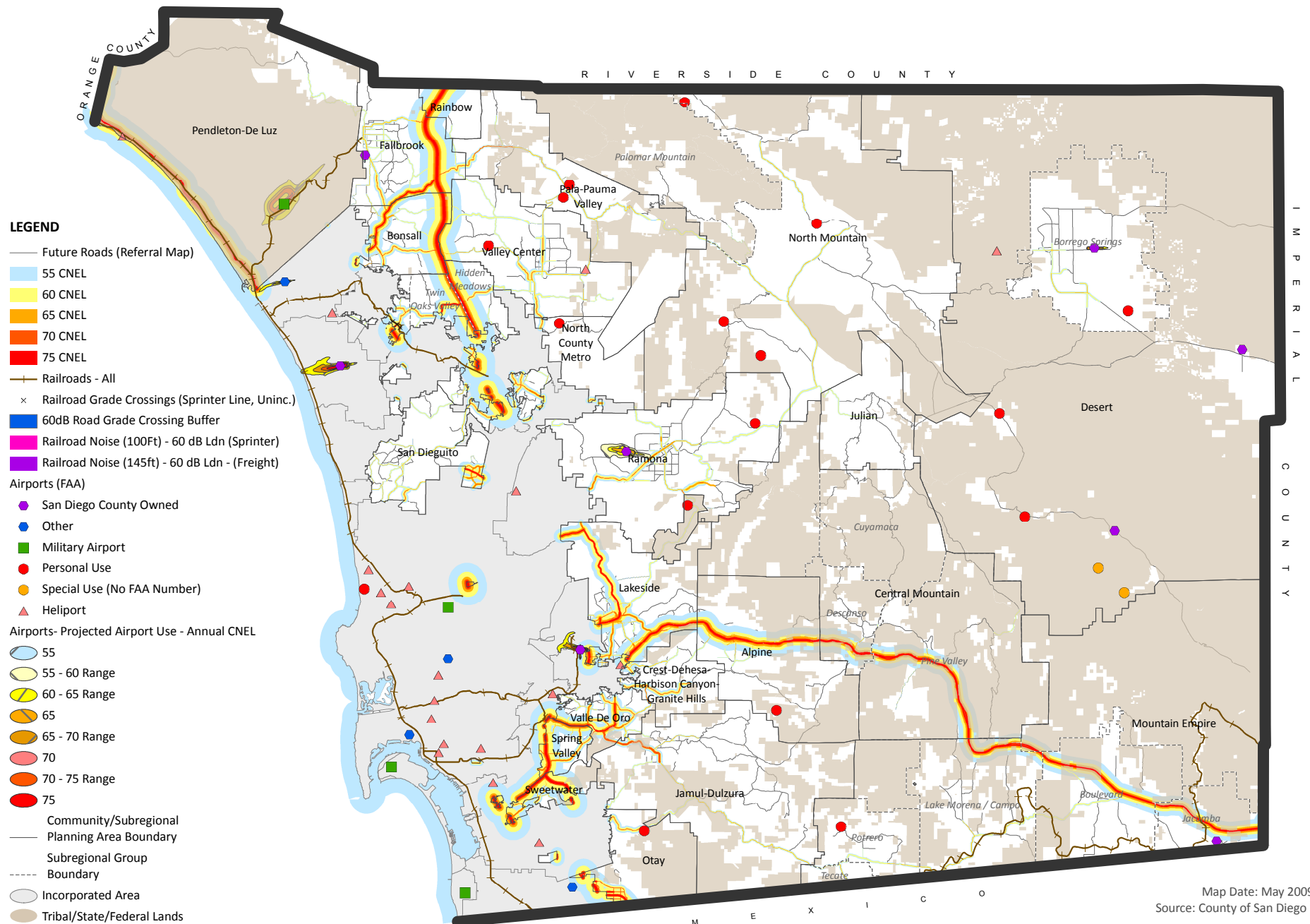
- $L_{eq}$ , the Equivalent Energy Level, is the average acoustic energy content of noise, measured during a prescribed period, such as one minute, 15 minutes, one hour, or eight hours. It is the decibel sound level that contains an equal amount of energy as a fluctuating sound level over a given period of time.
- **CNEL**, Community Noise Equivalent Level, is average equivalent A-weighted sound level over a 24-hour period. This measurement applies weights to noise levels during evening and nighttime hours to compensate for the increased noise-sensitivity of people at those times. CNEL is the equivalent sound level for a 24-hour period with a +5 dBA weighting applied to all sound occurring between 7:00 P.M. and 10:00 P.M. and a +10 dBA weighting applied to all sound occurring between 10:00 P.M. and 7:00 A.M.



Map Date: May 2009  
 Source: County of San Diego<sup>1</sup>



# EXISTING NOISE CONTOURS



# FUTURE NOISE CONTOURS

San Diego County General Plan

Map Date: May 2009  
Source: County of San Diego<sup>1</sup>



Figure N-2



## Noise Effects

Noise has a significant effect on quality of life. An individual's reaction to a particular noise depends on many factors such as the source of the noise, its loudness relative to the background noise level, and the time of day. The reaction to noise can also be highly subjective; the perceived effect of a particular noise can vary widely among individuals in a community. Because of the nature of the human ear, a sound must be about ten dB greater than the reference sound to be judged as twice as loud. In general, a three dB change in community noise levels is perceivable, while one to two dB changes generally are not perceived. Although the reaction to noise may vary, it is clear that noise is a significant component of the environment, and excessively noisy conditions can affect an individual's health and well-being. The effects of noise are often only transitory, but adverse effects can be cumulative with prolonged or repeated exposure. The effects of noise on a community can be organized into six broad categories: noise-induced hearing loss; interference with communication; effects on sleep; effects on performance and behavior; extra-auditory health effects; and annoyance.

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## Noise Standards




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Noise exposure criteria are incorporated into land use planning to reduce future conflicts between noise and land use. This is achieved by specifying acceptable noise exposure ranges for various land uses throughout the County. The County uses the Noise Compatibility Guidelines listed in Table N-1 (Noise Compatibility Guidelines) to determine the compatibility of land use when evaluating proposed development projects.

The Noise Compatibility Guidelines indicate ranges of compatibility and are intended to be flexible enough to apply to a range of projects and environments. For example, a commercial project would be evaluated differently than a residential project in a rural area or a mixed-use project in a more densely developed area of the County.

A land use located in an area identified as "acceptable" indicates that standard construction methods would attenuate exterior noise to an acceptable indoor noise level and that people can carry out outdoor activities with minimal noise interference. Land uses that fall into the "conditionally acceptable" noise environment should have an acoustical study that considers the type of noise source, the sensitivity of the noise receptor, and the degree to which the noise source may interfere with sleep, speech, or other activities characteristic of the land use. For land uses indicated as "conditionally acceptable," structures must be able to attenuate the exterior noise to the indoor noise level as indicated in the Noise Standards listed in Table N-2 (Noise Standards). For land uses where the exterior noise levels fall within the "unacceptable" range, new construction generally should not be undertaken.

**BACKGROUND INFORMATION**

Land Use Category		Exterior Noise Level (CNEL)					
		55	60	65	70	75	80
A	Residential—single family residences, mobile homes, senior housing, convalescent homes						
B	Residential—multi-family residences, mixed-use (commercial/residential)						
C	Transient lodging—motels, hotels, resorts						
D*	Schools, churches, hospitals, nursing homes, child care facilities						
E*	Passive recreational parks, nature preserves, contemplative spaces, cemeteries						
F*	Active parks, golf courses, athletic fields, outdoor spectator sports, water recreation						
G*	Office/professional, government, medical/dental, commercial, retail, laboratories						
H*	Industrial, manufacturing, utilities, agriculture, mining, stables, ranching, warehouse, maintenance/repair						
	ACCEPTABLE—Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal construction, without any special noise insulation requirements.						
	CONDITIONALLY ACCEPTABLE—New construction or development should be undertaken only after a detailed noise analysis is conducted to determine if noise reduction measures are necessary to achieve acceptable levels for land use. Criteria for determining exterior and interior noise levels are listed in Table N-2, Noise Standards. If a project cannot mitigate noise to a level deemed Acceptable, the appropriate county decision-maker must determine that mitigation has been provided to the greatest extent practicable or that extraordinary circumstances exist.						
	UNACCEPTABLE—New construction or development shall not be undertaken.						

\* Denotes facilities used for part of the day; therefore, an hourly standard would be used rather than CNEL (refer to Table N-2).

*Note: For projects located within an Airport Influence Area of an adopted Airport Land Use Compatibility Plan (ALUCP), additional Noise Compatibility Criteria restrictions may apply as specified in the ALUCP.*



<b>Table N-2 Noise Standards<sup>Note</sup></b>	
1.	The exterior noise level (as defined in Item 3) standard for Category A shall be 60 CNEL, and the interior noise level standard for indoor habitable rooms shall be 45 CNEL.
2.	The exterior noise level standard for Categories B and C shall be 65 CNEL, and the interior noise level standard for indoor habitable rooms shall be 45 CNEL.
3.	The exterior noise level standard for Categories D and G shall be 65 CNEL and the interior noise level standard shall be 50 dBA L <sub>eq</sub> (one hour average).
4.	For single-family detached dwelling units, "exterior noise level" is defined as the noise level measured at an outdoor living area which adjoins and is on the same lot as the dwelling, and which contains at least the following minimum net lot area: (i) for lots less than 4,000 square feet in area, the exterior area shall include 400 square feet, (ii) for lots between 4,000 square feet to 10 acres in area, the exterior area shall include 10 percent of the lot area; (iii) for lots over 10 acres in area, the exterior area shall include 1 acre.
5.	For all other residential land uses, "exterior noise level" is defined as noise measured at exterior areas which are provided for private or group usable open space purposes. "Private Usable Open Space" is defined as usable open space intended for use of occupants of one dwelling unit, normally including yards, decks, and balconies. When the noise limit for Private Usable Open Space cannot be met, then a Group Usable Open Space that meets the exterior noise level standard shall be provided. "Group Usable Open Space" is defined as usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and greenbelts with pedestrian walkways and equestrian and bicycle trails, but not including off-street parking and loading areas or driveways.
6.	For non-residential noise sensitive land uses, exterior noise level is defined as noise measured at the exterior area provided for public use.
7.	For noise sensitive land uses where people normally do not sleep at night, the exterior and interior noise standard may be measured using either CNEL or the one-hour average noise level determined at the loudest hour during the period when the facility is normally occupied.
8.	The exterior noise standard does not apply for land uses where no exterior use area is proposed or necessary, such as a library.
9.	For Categories E and F the exterior noise level standard shall not exceed the limit defined as "Acceptable" in Table N-1 or an equivalent one-hour noise standard.

Note: Exterior Noise Level compatibility guidelines for Land Use Categories A-H are identified in Table N-1, Noise Compatibility Guidelines.

In addition, the County has adopted community noise control standards as part of the County's Noise Abatement and Control Ordinance (County Code of Regulatory Ordinances, Title 3, Division 6, Chapter 4) and provides guidance for implementation of the County's noise policies and ordinance in the County's *California Environmental Quality Act* (CEQA) Guidelines for Determining Significance for Noise. The Noise Ordinance defines limits for activities that generate excessive noise and sets noise level limits for land uses. The County's CEQA significance guidelines provide guidance on the use of the General Plan Noise Element and the County Noise Abatement and Control Ordinance when considering the environmental impact of noise exposure to high or excessive noise levels.

# Goals and Policies for Noise Element

## Land Use Compatibility

### CONTEXT

The following goals and policies are directed at preserving rural areas from the encroachment of urban noise. Promoting compatibility between land uses prevents exposure of residents from excessive noise levels while protecting facilities or operations that may generate noise but are essential to the economic viability of the County.

### GOALS AND POLICIES

#### GOAL N-1

**Land Use Compatibility.** A noise environment throughout the unincorporated County that is compatible with the land uses.

#### Policies

- N-1.1 Noise Compatibility Guidelines.** Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.
- N-1.2 Noise Management Strategies.** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:
- Avoid placement of noise sensitive uses within noisy areas
  - Increase setbacks between noise generators and noise sensitive uses
  - Orient buildings such that the noise sensitive portions of a project are shielded from noise sources
  - Use sound-attenuating architectural design and building features
  - Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways)
- N-1.3 Sound Walls.** Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.
- N-1.4 Adjacent Jurisdiction Noise Standards.** Incorporate the noise standards of an adjacent jurisdiction into the evaluation of a proposed project when it has the potential to impact the noise environment of that jurisdiction.
- N-1.5 Regional Noise Impacts.** Work with local and regional transit agencies and/or other jurisdictions, as appropriate, to provide services or facilities to minimize regional traffic noise and other sources of noise in the County.



**GOAL N-2**

**Protection of Noise Sensitive Uses.** A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.

**Policies**

**N-2.1 Development Impacts to Noise Sensitive Land Uses.** Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.

**N-2.2 Balconies and Patios.** Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.

**GOAL N-3**

**Groundborne Vibration.** An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.

**Policy**

**N-3.1 Groundborne Vibration.** Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.

**Noise Generators**

**CONTEXT**

The policies in this section are directed at minimizing the noise impacts associated with the transportation and non-transportation-related noise generators. Transportation-related noise generators include vehicular traffic, aircraft, and railroads. Stationary or “non-transportation” noise generators include operations from industrial, commercial, agricultural, extractive, or similar facilities. Although commonly called “stationary,” “fixed,” or “point” sources of noise, these noise sources may not be fixed, as with truck deliveries, agricultural field machinery, or mining equipment.

**GOALS AND POLICIES**

**GOAL N-4**

**Transportation-Related Noise Generators.** A noise environment that reduces noise generated from traffic, railroads, and airports to the extent feasible.



*Transportation-related noise includes noise generated from automobiles and railroads*

## GOALS AND POLICIES

### Policies

- N-4.1 Traffic Noise.** Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.
- N-4.2 Traffic Calming.** Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.
- N-4.3 Jurisdictional Coordination.** Coordinate with California Department of Transportation (Caltrans), the City of San Diego, and other adjacent jurisdictions, as appropriate, for early review of proposed new and expanded State freeways, highways, and road improvement projects within or affecting the unincorporated County to (1) locate facilities where the impacts to noise sensitive land uses would be minimized and to (2) develop and include noise abatement measures in the projects to minimize and/or avoid the impacts to noise sensitive land uses.
- N-4.4 State Motor Vehicle Noise Standards.** Promote the enforcement of State Motor Vehicle Noise Standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and local law enforcement as appropriate.
- N-4.5 Roadway Location.** Locate new or expanded roads designated in the Mobility Element in areas where the impact to noise sensitive land uses would be minimized.
- N-4.6 Road Improvement Projects.** For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.
- N-4.7 Railway Jurisdictional Coordination.** Work with the San Diego Association of Governments (SANDAG), Caltrans, Metropolitan Transit System (MTS), California High-Speed Rail Authority, and passenger and freight train operators as appropriate to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive uses from railroad operations.
- N-4.8 Train Horn Noise.** Establish train horn “quiet zones” with new rail projects consistent with federal regulations, where applicable. Promote community programs for existing at-grade crossings by working with rail operators.
- N-4.9 Airport Compatibility.** Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRAA) and the Federal Aviation Administration (FAA).

### GOAL N-5

**Non-transportation-Related Noise Sources.** A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods.



## Policies

- N-5.1 Truck Access.** Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.
- N-5.2 Noise-Generating Industrial Facilities.** Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.

## Temporary and/or Nuisance Noise

### CONTEXT

Policies in this section are directed toward minimizing intermittent or temporary nuisance noise including, but not limited to, construction and maintenance equipment, landscaping equipment, trash collection vehicles, parking lot/street sweepers, barking dogs, amplified music, car alarms, off-highway vehicles, and special events.

### GOALS AND POLICIES

#### GOAL N-6

**Temporary and/or Nuisance Noise.** Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.

#### Policies

- N-6.1 Noise Regulations.** Develop and regularly update codes and ordinances as necessary to regulate impacts from point, intermittent, and other disruptive noise sources.
- N-6.2 Recurring Intermittent Noise.** Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.
- N-6.3 High-Noise Equipment.** Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.
- N-6.4 Hours of Construction.** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.
- N-6.5 Special Events.** Schedule special events sponsored by the County that may generate excessive noise levels to daytime hours when feasible.
- N-6.6 Code Enforcement.** Provide sufficient resources within the County for effective enforcement of County codes and ordinances.

CHAPTER 9

**Environmental Justice Element**



## Introduction

### Statutory Requirements

With the adoption of Senate Bill 1000 (SB1000) in 2016, the California Government Code Section 65302(h) regarding general plans was amended to include requirements related to incorporating environmental justice into local land use planning processes. SB1000 requires local governments to address pollution and other hazards that disproportionately impact low-income communities and communities of color within their jurisdiction as a way to proactively plan for and address environmental concerns when developing and updating components of the General Plan. These requirements are organized into two subsections [Section 65302 (h)(1) through Section 65302 (h)(2)], which are summarized below:

- 65302 (h) (1) add to the required elements of the general plan an environmental justice element, or related goals, policies, and objectives integrated in other elements, that identifies “disadvantaged communities”
- 65302 (h) (1) (A) identify objectives and policies to promote:
  - Public facilities in disadvantaged communities
  - Food access in disadvantaged communities
  - Safe and sanitary homes in disadvantaged communities
  - Physical activity in disadvantaged communities
- 65302 (h) (1) (A) identify objectives and policies to reduce:
  - Exposure to pollution, including improving air quality in disadvantaged communities
  - Any unique or compounded health risks in disadvantaged communities not otherwise addressed above
- 65302 (h) (1) (B) identify objectives and policies to promote civic engagement in the public decision-making process in disadvantaged communities
- 65302 (h) (1) (C) identify objectives and policies that prioritize improvements and programs that address the needs of disadvantaged communities
- 65302 (h) (2) adoption or revision of environmental justice element, or related goals, policies, and objectives, upon the revision of two or more elements concurrently on or after January 1, 2018.

*“Environmental Justice” seeks to minimize the effects of environmental hazards and is defined by California Government Code (Section 65040.12) as the “fair treatment and meaningful participation of people of all races, culture, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.” Environmental justice also aims to ensure the availability of a healthy environment for all people; reducing pollution burdens for populations and communities experiencing adverse effects; promote meaningful participation of populations and communities most impacted through accessible engagement and technical assistance; and consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions (California Government Code Section 65040.12)*

*“Disadvantaged Communities” are defined by California State Law as (1) “an area identified by the California Environmental Protection Agency (CalEPA) pursuant to Section 39711 of the Health and Safety code;” or (2) “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” pursuant to California Government Code Section 650302(h)(4)(A).*



## Purpose and Scope

Low-income communities and communities of color often bear a disproportionate burden of pollution and associated health risks based on legacy decisions that place industrial or polluting uses next to these communities. Environmental Justice seeks to address these inequities by reducing the pollution experienced by these communities and ensuring their input is considered in land use and policy decisions that directly impact them.

The purpose of the Environmental Justice (EJ) Element is to include policies in the planning and decision-making process that will address the inequities resulting from environmental hazards and health impacts in the built environment to ensure that all people have the right to live, work, and play in a safe and healthy environment. The EJ Element identifies Environmental Justice Communities (EJCs) that are disproportionately affected by environmental pollution that can lead to negative public health effects, exposure, or environmental degradation.

The EJ Element contains goals and policies which will:

- Reduce unique or compounded health risks in “disadvantaged communities”
- Promote civic engagement in public decision making
- Prioritize improvements and programs to address needs and benefits for “disadvantaged communities”

The EJ Element incorporates Topic Areas to assess conditions in these communities and develop objectives to reduce negative health impacts through strategies that include, but are not limited to:

- Reducing pollution exposure and improving air quality
- Promoting public facilities, defined as public improvements, public services, and community amenities
- Promoting food access
- Promoting safe and sanitary homes

The EJ Element is the County of San Diego’s commitment to the fair treatment of people of all races, cultures, and incomes concerning the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies. The EJ Element provides policy direction that supports environmental laws and regulations as well as policies that support the guiding principles established in the General Plan.

## Guiding Principles for Environmental Justice

The EJ Element maps, goals, and policies support the Guiding Principles specified in Chapter 2 of the General Plan. Specifically, Guiding Principle 10 provides direction for the EJ Element to ensure the community and stakeholders have engagement opportunities to impact strategies to minimize environmental and public health risks of the built environment. Community input is integral to the development of the EJ Element because the communities identified should have access and opportunities for engagement in the planning and decision-making processes that will affect them. To foster this engagement, compensation for people with lived experience will be explored and may include childcare, food, and transportation to promote meaningful engagement. Further, seeking ways to include education and training opportunities, establishing an Environmental Justice Advisory Committee, or incorporating other community benefits as part of this civic engagement may be explored. The EJ Element is a formalization of this Guiding Principle and introduces new policies and actions that promote civic engagement and access to the public decision-making process.



## Relationship to Other General Plan Elements

The EJ Element is closely linked to all other elements of the General Plan. Several EJ Element policies are directly interrelated with mandated topics in the Land Use, Housing, Mobility, Conservation and Open Space, and Safety Elements. For example:

- **Land Use** establishes the framework for shaping the types and siting of new development along with strategies to maintain and enhance existing development and character within the unincorporated County. The Pollution Exposure, Food Access, Physical Activity, and Public Facilities objectives within the EJ Element are closely related to Land Use.
- **Mobility** supports the Land Use element by identifying the major roads and transportation systems necessary to support the development of the land uses and densities laid out in the element. The Mobility Element also includes goals and policies related to safe multi-modal transportation systems that provide for the safe, accessible, and efficient movement of people and goods within the unincorporated County. The Physical Activity, Food Access, and Public Facilities objectives within the EJ Element are closely related to Mobility.
- **Conservation and Open Space** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, mineral deposits, and open space and includes goals and policies related to environmental conservation and air quality. The Pollution Exposure, Food Access, Physical Activity, and Public Facilities objectives within the EJ Element are closely related to Conservation and Open Space.
- **Housing** ensures that there is sufficient residential capacity available to meet the minimum needs established by the state at various income levels. The Safe and Sanitary Homes objective within the EJ Element is closely related to Housing.
- **Safety** identifies hazards to people and infrastructure and includes safety considerations in the planning and decision-making process by 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-caused hazards. The Pollution Exposure, Public Facilities, and Safe and Sanitary Homes objectives within the EJ Element are closely related to Safety.

Within the EJ Element, while references to related policies are provided where necessary and applicable, the policies in the EJ Element are tailored to address specific environmental justice and public health-related issues. The referenced policies in other elements should also be reviewed to determine environmental, health, social equity, and other similar policies associated with the identified EJ Communities. Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and any other applicable unincorporated communities.

Furthermore, the implementation programs and actions of EJ Element are incorporated into the standalone Implementation Plan of the entire General Plan. EJ Element implementation includes developing programs to monitor progress, prioritizing funding for EJ Communities, establishing cross-sector and multi-jurisdictional partnerships to address EJ issues, and other actions as appropriate.



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# Goals and Policies for the Environmental Justice Element

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## Identify Communities and Assessing Needs

### CONTEXT

Throughout history, low-income residents, communities of color, indigenous peoples and tribal nations, and immigrant communities have experienced disproportionate impacts of environmental burdens and related health problems. Facing these conditions, communities have confronted legacies of environmental racism and injustice by building their political and decision-making power. Across the country, this fight for environmental justice has led to many victories and benefits related to removing pollution sources; creating restrictions on new polluting sources; investing in parks, accessible public transportation, education programs, and affordable housing; and identifying strategies to ensure equitable access to environmental benefits and investments for low-income communities and communities of color.<sup>1</sup>

The vision of the County of San Diego is a region that is building better health, living safely, and thriving. The County's mission is to effectively provide public services that build strong and sustainable communities. All County of San Diego programs, practices, policies, and interventions support the *Live Well San Diego* vision. The three components – Building Better Health, Living Safely, and Thriving -- embody the vision of *Live Well San Diego*, which includes specific strategies and indicators to track outcomes related to health, wellness, and equity. The strategic approaches include Building a Better Service Delivery System; Supporting Positive Choices; Pursuing Policy, System, and Environmental Change; and Improving the Culture from Within. Our collective impact approach seeks to better understand health and its many determinants. We recognize that health is a lot more than just individual choices and behaviors. We understand that to achieve Health Equity, there are many key factors that must be in place including safe and healthy environments.

The methodology utilized by the County of San Diego for identifying “disadvantaged communities” for the EJ Element utilizes the state-recommended screening tool CalEnviroScreen 3.0 combined with localized data available through the County’s *Live Well San Diego* data Indicators as measurements of pollution, health, and social equity. This section contains the goals and policies used in identifying the disadvantaged communities for this initial version of the EJ Element, as well as policy guidance for including additional criteria to expand the identified EJ Communities for future EJ Element updates.

### ENVIRONMENTAL JUSTICE COMMUNITIES

To broaden the reach of the EJ Element and to align with current County programs directed at high-need areas, the County’s methodology will refer to “disadvantaged communities” as Environmental Justice Communities (EJ Communities) to differentiate them from the State’s designated “disadvantaged communities.” The methodology includes data indicators from the following tools:

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<sup>1</sup> California Environmental Justice Alliance, “SB100 Implementation Toolkit,” 2018.



- **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. Each census tract in the state gets a combined score indicating the cumulative impact of pollution burdens and population vulnerability.
- **Live Well San Diego:** Localized data measuring health, wellness, and equity in San Diego County to address long-standing inequities and disparities through key interventions, programs, services for collective impact in communities that face barriers to achieving outcomes for building better health, living safely, and fostering thriving communities.

The customized methodology uses a layering system that identifies census tracts that share data outcomes and geographic boundaries from CalEnviroScreen and Live Well Communities that are located fully or partially within the County’s land use authority. 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 Populations:** include but are not limited to people with asthma or other respiratory conditions, chronic illnesses, pregnant women, and low birth weight infants.
- **Socioeconomic Factors:** Educational Attainment, Housing Burden, Linguistic Isolation, Poverty, and Unemployment.

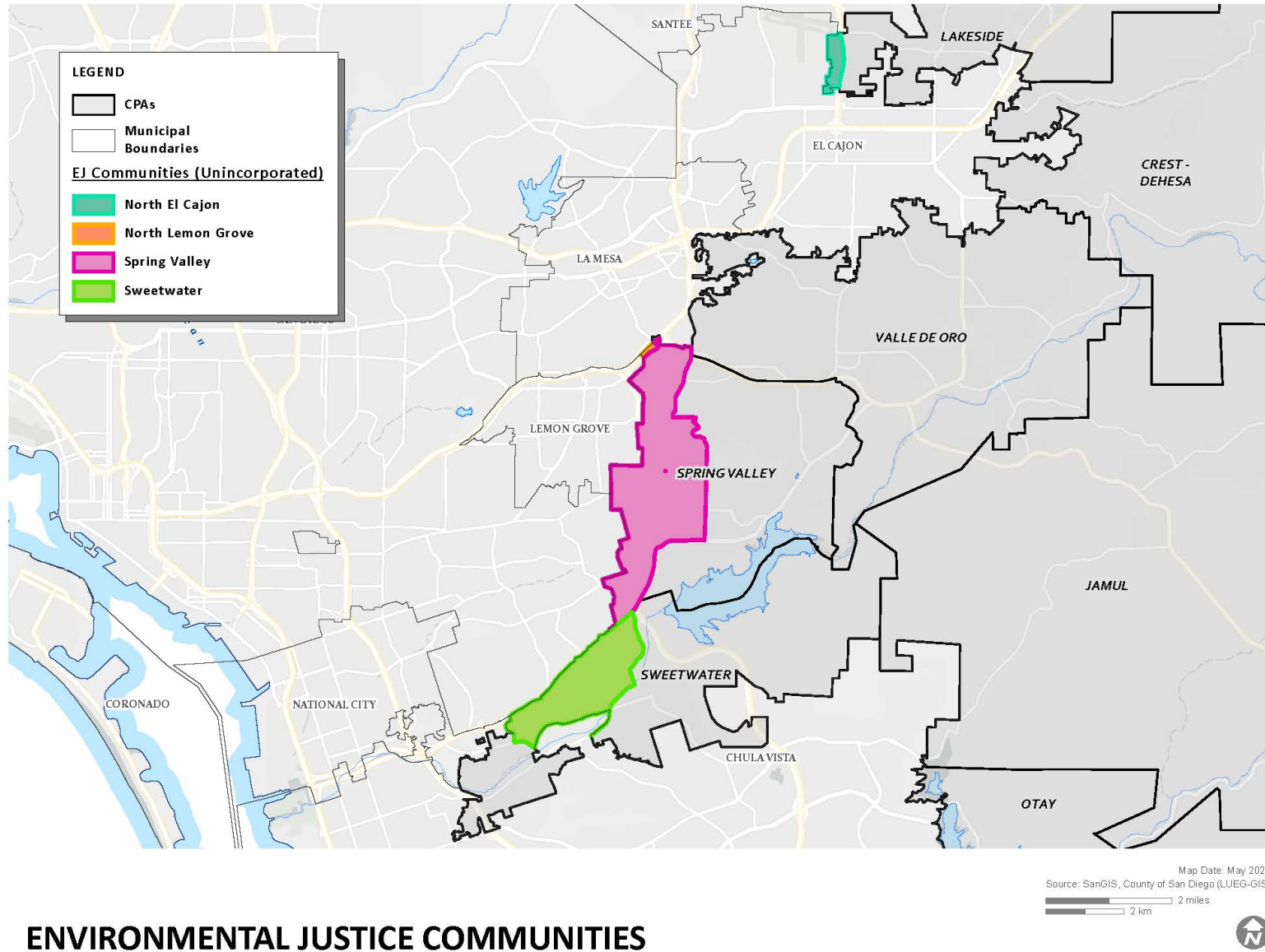
As the primary screening method for identifying “disadvantaged communities,” CalEnviroScreen has a publicly available interactive mapping tool to view how census tracts compare to one another across the state. The higher the CalEnviroScreen, the more a community is impacted. Census tracts that fall within the highest quartile of scores (between 75 to 100) are considered “disadvantaged communities” under SB1000. CalEnviroScreen 3.0 identified only two (2) census tracts that are considered DACs within the County’s jurisdiction within Northern El Cajon and Lemon Grove. Adding the fifteen (15) census tracts from *Live Well San Diego* data that are fully or partially within the County’s jurisdiction, the identification process resulted in seventeen (17) total census tracts with varying population sizes, demographics, socioeconomic characteristics, and environmental conditions that meet the intent for addressing environmental justice issues, concerns, and priorities as part of the EJ Element.

To better target engagement efforts and tailored goals, policies, and implementation measures in the EJ Element, the County grouped the 17 identified census tracts into four (4) distinct EJ Communities: North El Cajon, North Lemon Grove, Spring Valley, and Sweetwater (Figure 1). These communities span the unincorporated and incorporated (city) areas within the jurisdiction covered by the County’s General and share land use jurisdiction with the cities of Chula Vista, El Cajon, La Mesa, Lemon Grove, and San Diego.

The County’s General Plan only applies to the unincorporated area, therefore the goals, policies, and programs of the EJ Element likewise only apply to the unincorporated area. However, the County’s EJ Element was prepared in coordination with adjacent cities’ EJ policies and programs and the broader regionwide *Live Well San Diego* vision since environmental challenges and solutions are not constrained by jurisdictional boundaries. The EJ Element intends to address long-standing inequities, disparities, and disproportionality in the identified EJ Communities by focusing on key interventions that will engage the community, strengthen existing services, and improve outcomes.



Figure EJ-1. Map of Identified Environmental Justice Communities in San Diego County



## ENVIRONMENTAL JUSTICE COMMUNITIES

San Diego County General Plan

Figure EJ-1



## POPULATION AND SOCIOECONOMIC CHARACTERISTICS

Certain communities within the county experience historic discrimination, economic insecurity, and political disempowerment, which can lead to disproportionate pollution burdens, health impacts, and socioeconomic barriers. While the identified EJ Communities may experience similar environmental, socioeconomic, and geographic factors, each community encompasses distinctly different residential populations with their strengths, assets, and networks. This section will summarize existing conditions related to population characteristics, and socioeconomic factors within the four identified EJ Communities compared to the rest of the County.

### *Population and Density*

Based on American Community Survey (ACS) 5-Year Estimates (2014-2018), there are 3,343,364 people living within the county. Approximately 2.7% of the County’s population resides in the identified EJ Communities. Of the EJ Communities, Spring Valley is the most populous and most dense community, while North El Cajon is the least populous and least dense. However, compared to the County overall, each of the EJ Communities has a significantly higher population density measured by people per square mile.

**Table EJ-1. Population Density in EJ Communities**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>Population</b>	3,657	4,153	46,202	27,600	3,343,364
<b>Land Area (sq. mi.)</b>	2.59	0.66	5.84	3.96	4,210.23
<b>Population Density (people per sq. mi.)</b>	1,414	6,328	7,915	6,977	794

Source: U.S. Census Bureau, American Community Survey Estimates (2014-2018); TIGERweb (2019)

### *Race and Ethnicity*

Examining the racial and ethnic makeup of communities is vital to identifying the strengths and assets of community networks, resources, and other indicators of social capital. It is also important in analyzing disparities related to pollution burdens, health impacts, quality of services, and level of community investments. Furthermore, race and ethnicity are one of the factors considered when measuring health equity and the social determinants of health, along with income, educational attainment, employment status, and access to healthcare. Achieving environmental justice goals requires that disparate conditions be understood and addressed so that resulting policies and implementation programs can prevent further inequities.

The population of EJ Communities is more racially and ethnically diverse than the county as a whole. According to 2015-2018 ACS Estimates, the county has 54.2 percent people of color overall (compared to California with 62.5 percent). Apart from North El Cajon, the only EJ Community with a majority White population (54.6%), the other EJs have a majority people of color population: North Lemon Grove (86.8%), Spring Valley (74.6%), Sweetwater (86.8%). The racial and ethnic breakdown within each EJ Community makes these areas unique and distinct. Black and African American residents make up a significantly larger share in each EJ Community compared to the county, led by Sweetwater (16%), and Spring Valley (15%). People who identify as Hispanic/Latino make up the second-largest ethnic population group within North Lemon Grove (48%) and Spring Valley (45%) exceeding the county as a whole (33.9%). Furthermore, Sweetwater has a significantly higher share of Asian residents (33%) compared to the other EJ Communities and the county as a whole (12.6%).



**Table EJ-2. Race and Ethnicity**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>White</b>	54.6%	13.2%	25.4%	13.2%	45.9%
<b>Black/ African American</b>	11.3%	28.2%	12.2%	12.5%	4.7%
<b>Asian</b>	7.3%	1.6%	11.9%	28.4%	11.6%
<b>Hispanic or Latino</b>	18.9%	47.8%	45.0%	39.7%	33.5%
<b>Hawaiian or Pacific Islander</b>	0.7%	0.0%	0.8%	1.2%	0.4%
<b>American Indian</b>	0.2%	1.0%	0.4%	0.1%	0.4%
<b>Two or More Races</b>	6.9%	8.2%	4.0%	4.5%	3.4%
<b>Other</b>	0.2%	0.0%	0.1%	0.2%	0.2%

Source: U.S. Census Bureau, American Community Survey Estimates (2014-2018)

**Age**

Youth and elderly populations experience the impacts of pollution burdens, health outcomes, and socioeconomic conditions differently from the average adult. The age ranges within EJ Communities are comparable to the county as a whole. According to the 2014-2018 ACS Estimates, North Lemon Grove has a larger percentage of residents under age 18 (34%) and over 65 (16%) compared to the other EJ Communities. North El Cajon has a significantly higher population of residents between the ages of 25-44 than the other EJ Communities (37%). A quarter of residents in Sweetwater are between 45-64. The prominent youth and older adult population will impact how goals and policies are implemented in these communities.

According to the Racial Equity Index and National Equity Atlas, the youth of color become disconnected – neither working nor in school – at higher rates than White youth due to inequities in concentrated poverty rates at the school and neighborhood-level. These disparities have been exacerbated throughout the history of racial segregation, exclusionary zoning laws, housing discrimination, and ongoing discriminatory hiring practices, and predatory lending schemes.<sup>2</sup> Within the county, 6 percent of youth aged 16 to 19 were not working or in school according to 2017 data, which is slightly lower than 7 percent of youth statewide. Within EJ Communities, there is a higher percentage of disconnected youth led by a portion of census tracts in Sweetwater (21% in Tract 32.07 and 13% in Tract 32.09); and Spring Valley (30% in Tract 138.01, 16% in 139.06, and 12% in Tract 140.02). Enacting policies that support sustained engagement with the youth population will help ensure that young people are empowered through decision-making processes and can better access educational and workforce opportunities.

**Languages Spoken and English Proficiency**

The development of the EJ Element intends to ensure that those most impacted by EJ issues are included in public decision-making processes. It is common that the people in these impacted communities may speak languages other than English which may create additional barriers to navigate traditional public

<sup>2</sup> National Equity Atlas, “Disconnected Youth,” 2017 retrieved from [https://nationalequityatlas.org/indicators/Disconnected\\_youth](https://nationalequityatlas.org/indicators/Disconnected_youth).



processes without additional resources and support.<sup>3</sup> According to 2014-2018 ACS Estimates, the three primary languages spoken in the County are English (58%), Spanish (23.3%), and Tagalog (2.85%). Of those who speak a language other than English, 30.4 percent reported to the U.S. Census that they speak English “well” or “very well.”<sup>4</sup> The primary language in each EJ Community has a relatively similar breakdown:

- **North El Cajon:** English (60%), Spanish (15%), Arabic (10%), Korean, Chinese, Vietnamese, and Other Asian and Pacific Islander (8%)
- **North Lemon Grove:** English (58%), Spanish (34%), and Other/Unspecified (5%)
- **Spring Valley:** English (56%), Spanish (33%), and Tagalog (6%)
- **Sweetwater:** English (46%), Spanish (31%), and Tagalog (19%)

Within the EJ Communities, Spanish is the most common non-English primary language followed by Tagalog being the second most common. In Sweetwater, there is a significantly higher percentage of residents who speak Tagalog compared to the other EJ Communities. Further, approximately 10 percent of residents in North El Cajon speak Arabic, and 8 percent of residents speak either Korean, Chinese, Vietnamese, or another Asian and Pacific Islander language.

**Educational Attainment**

Educational attainment is another factor used to measure the social determinants of health and can also indicate the level of accessibility and involvement in public decision-making processes. According to the California Healthy Places Index, everyone should be able to seek opportunities for higher education, access quality jobs and higher wages, gain knowledge to make healthy choices and build important social and cognitive skills.<sup>5</sup> Within the EJ Element, goals, policies, and implementation programs should consider all levels of education and not only benefit those who have completed a Bachelor’s Education or higher. Compared to the county as a whole (87.1%), North El Cajon (94%) is the only EJ Community with a higher percentage of residents over age 25 who have completed High School or higher. North Lemon Grove has the lowest level of educational attainment with 15.6 percent of residents over age 25 who have received a bachelor’s degree or higher compared to the other EJ Communities and County (38.1%).

**Table EJ-3. Level of Educational Attainment**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
High School or Higher	94.0%	72.7%	81.7%	84.0%	87.1%
Bachelor’s or Higher	23.4%	15.6%	18.5%	23.5%	38.1%

Source: U.S. Census Bureau, American Community Survey Estimates, 2014-2018

**Household Income**

All households should be able to afford basic necessities, including medical care, food, quality housing, and education. As a measurement of community well-being, the ability to access economic opportunity and positive health impacts are closely linked. People experiencing poverty are most negatively impacted when forced to

<sup>3</sup> California Environmental Justice Alliance, “SB100 Implementation Toolkit”, 2018

<sup>4</sup> U.S. Census Bureau, American Community Survey, “Language Spoken at Home for the Population 5 Years and Over,” Table C16001, 2018

<sup>5</sup> California Healthy Places Index, 2018



choose between affording basic human needs and quality of life.<sup>6</sup> According to the American Community Survey Estimates (2014-2018), the median household income for the County of San Diego is approximately \$74,855. Within the EJ Communities, there is a wide range of median household incomes among census tracts. Apart from two census tracts in Spring Valley and Sweetwater with median incomes above \$80,000, the rest of the EJ Communities are well below the level of the county ranging between \$33,824 in North Lemon Grove to \$56,477 in North El Cajon.

The U.S. Census Bureau also measures poverty status for individuals and families. In 2018, the federal poverty level (FPL) for individuals started at \$12,140 increasing by approximately \$4,320 for each additional person in a family. According to American Community Survey Estimates (2014-2018), 12.5 percent of the population in San Diego County live below the FPL. In the EJ Communities, North Lemon Grove has the highest poverty level (21%) followed by North El Cajon (18%) and Spring Valley (12.6%). In California, 200% of the federal poverty level is often used to measure poverty due to high costs of living with \$24,280 as the income threshold for an individual. In the county, nearly 1 out of 3 residents have incomes below that level. At this threshold, North Lemon Grove, North El Cajon, and Spring Valley all have higher poverty levels compared to the County.

**Table EJ-4. Poverty Status**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>Below Federal Poverty Level (% of Population)</b>	18.0%	21.0%	12.6%	9.9%	12.5%
<b>Income &lt; 200% of Poverty Level (% of Population)</b>	34.9%	58.0%	34.2%	24.5%	29.3%

Source: U.S. Census Bureau, American Community Survey Estimates, 2014-2018

**Car Ownership**

Owning a car and having access to a vehicle brings certain benefits and opportunities to individuals and families including access to jobs, food, medical care, and leisure and recreation. For those that do not own or have access to a vehicle, everyone should still be able to rely on safe and convenient transportation options, such as taking public transit, walking, or biking.<sup>7</sup> Furthermore, a person’s access to opportunities and basic necessities should not be limited or hindered by the lack of access to a car. In San Diego County, 5.5 percent of households do not have a vehicle while 30 percent of households have at least one vehicle available, according to 2014-2018 ACS Estimates. For EJ Communities, North Lemon Grove has a significantly higher percentage of households without a vehicle (20.6%), followed by North El Cajon (10.9%).

Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and any other applicable unincorporated communities.

<sup>6</sup> California Health Places Index, 2018

<sup>7</sup> California Healthy Places Index, 2018



## GOALS AND POLICIES

### GOAL EJ-1

**EJ Community Programs and Services.** Support and expand programs and services in the Implementation Plan to prioritize those that identify EJ Communities, address EJ issues, and foster partnerships with countywide partnerships and programs.

### Policies

- EJ-1.1 Expansion of EJ Communities.** Provide on-going engagement with unincorporated residents and stakeholders to evaluate additional criteria for the inclusion of communities not currently identified as EJ Communities.
- EJ-1.2 Prioritize Funding.** County departments should prioritize fiscal decisions and general discretionary funds for recreation, air quality and other environmental improvements, public infrastructure investments, community programming, and engagement opportunities in EJ Communities.
- EJ-1.3 Explore Collaborative Partnerships (all unincorporated areas).** Continue to identify current and potential partners and programs to implement EJ-related activities across the county and in countywide plans and initiatives.

## Reduce Pollution Exposure and Improve Air Quality

### CONTEXT

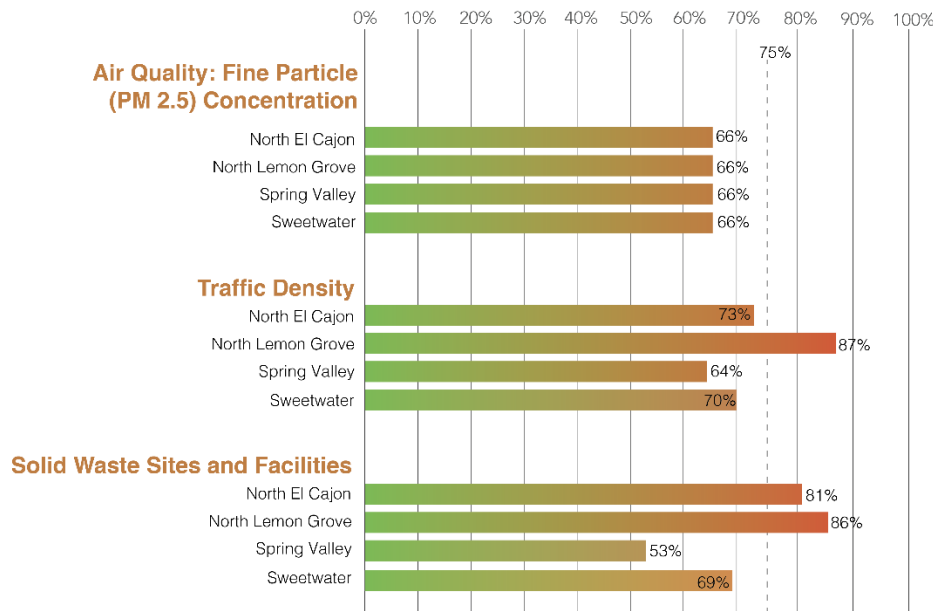
Pollution exposure occurs when people interact with contaminants in the air, food, water, and soil often due to conflicting land uses sited near one another. These contaminants and pollution sources do not impact everyone equally. Vulnerable populations (such as children, older adults, low-income families, people with chronic health conditions, etc.) and sensitive land uses (such as schools, housing, parks, medical facilities, senior living, childcare, etc.) are more susceptible to pollution exposure impacts. EJ Communities are disproportionately impacted by multiple pollution sources, including toxic gas emissions from solid waste facilities, mobile and stationary sources such as vehicle and diesel engine exhaust, hazardous chemicals contaminating groundwater and soil from leaking storage tanks.<sup>8</sup> California Government Code Section 65302(h) mandates that the EJ Element assess the “unique or compounded health risks” due to pollution exposure in EJ Communities and focuses on pollution sources related to air pollution, groundwater contamination, and toxic and hazardous materials. According to CalEnviroScreen 3.0, the top three pollution burdens for EJ Communities (compared to other census tracts across the state) are fine particle (PM2.5) concentration, traffic density, and solid waste sites and facilities. Percentages at or above 75 percent demonstrate an unhealthy level of pollution or a high level of vulnerability to environmental hazards.

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<sup>8</sup> California Environmental Justice Alliance, “SB1000 Implementation Toolkit,” 2018



Figure EJ-2. Top 3 Pollution Burdens for EJ Communities



Source: CalEnviroScreen 3.0, 2018

While some EJ Communities may be below the 75 percent marker compared to the rest of the state, when compared to the rest of San Diego County as a whole, there are disproportionate impacts borne by these communities for these categories. The sections below will describe the pollution exposure and environmental effects that EJ Communities experience.

## AIR POLLUTION

Air quality is an important factor that affects community health and the environment. Research has consistently linked toxic air contaminants to incidences of respiratory diseases, including asthma and lung cancer.<sup>9</sup> Regulatory agencies assess air quality by measuring a combination of ozone, particulate matter, diesel exhaust, and traffic density. Air pollution emission sources in the San Diego Air Basin are typically grouped into two categories: stationary and mobile sources. Mobile source emissions can be attributed to vehicles and transportation-related activities. Stationary sources can be further divided into two major subcategories: point and area sources. Point source emissions originate from manufacturing and industrial processes. Area source emissions are generated from residential heaters, small engines, and other consumer products. EJ Communities in San Diego County are more susceptible to unhealthy air quality due to a combination of incompatible land uses proximity to transportation corridors and vulnerable population characteristics that experience negative health outcomes.

### Particulate Matter

Particulate matter (PM) refers to a broad class of aerosolized solid and liquid particles that come from a variety of mobile and stationary sources involving combustion. These particles include any combination of organic chemicals, dust, allergens, and metals. Exposure to PM is linked to adverse effects on the heart and lungs depending on the particulate size. The smaller the particle size, the higher likelihood the particles can penetrate

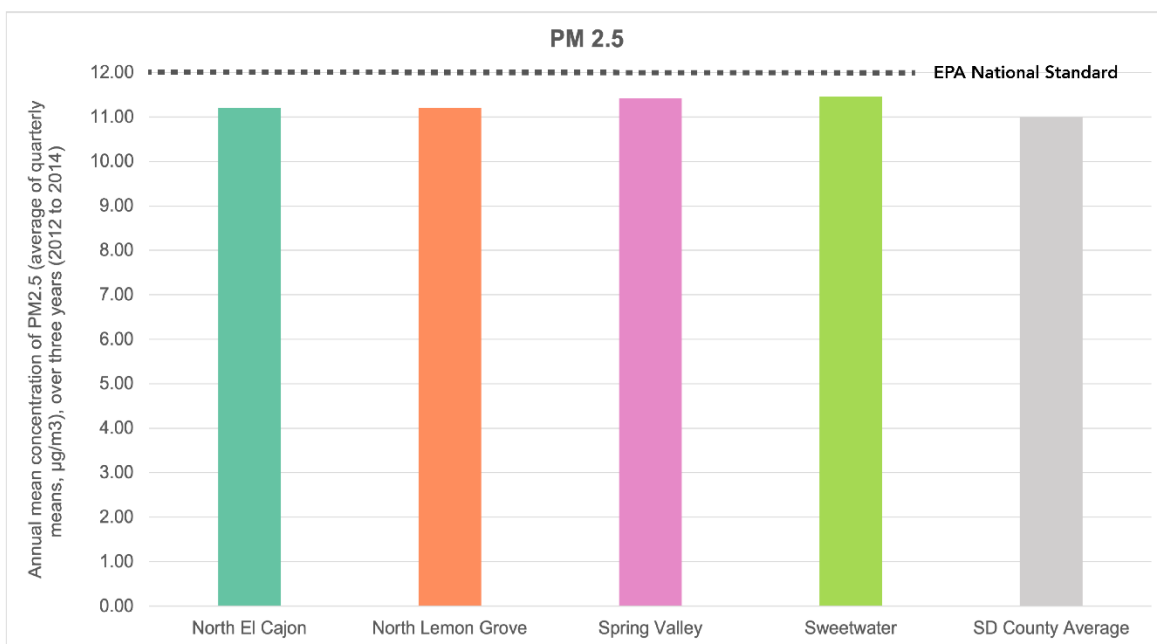
<sup>9</sup> Office of Environmental Health Hazard Assessment, 2017



the lungs and, in some cases, the bloodstream.<sup>10</sup>

PM2.5 refers to particles that have a diameter of 2.5 micrometers or less. Research indicates that short and long-term exposure to PM2.5 can cause lung injury and inflammation, blood clot formation, asthma attacks, and chronic bronchitis, to name a few. Children, the elderly, and persons suffering from cardiopulmonary disease, asthma, and chronic illness are the most vulnerable to the effects of PM exposure. According to CalEnviroScreen 3.0, all the County’s EJ Communities experience slightly higher PM2.5 concentration levels than the County’s average. Since the inception of the federal PM2.5 standard in 1997, the US Environmental Protection Agency has designated the San Diego County region as Unclassifiable/Attainment.<sup>11</sup>

**Figure EJ-3. Concentration of Particulate Matter 2.5 (2012-2014)**



Source: CalEnviroScreen 3.0, 2018

**Asthma**

Asthma is a chronic lung disease characterized by episodic breathlessness, wheezing, coughing, and chest tightness. While the causes of asthma are poorly understood, it is well established that exposure to traffic and outdoor air pollutants, including PM, ozone, and diesel exhaust, can trigger asthma attacks.<sup>12</sup> People with asthma are also especially susceptible to pneumonia, flu, and other respiratory illnesses.

Based on CalEnviroScreen 3.0 data, the EJ Communities in San Diego County experience more asthma-induced emergency room (ER) visits than the County as a whole, led by North Lemon Grove. In comparison to the State, North Lemon Grove had a higher rate of ER visits for asthma (per 10,000 visits) than 76 percent of other census tracts, putting it within the top 25 percent in the state. Both North El Cajon and Spring Valley had higher rates of ER visits for asthma than 66 percent of census tracts across the state, putting those tracts among the highest third.

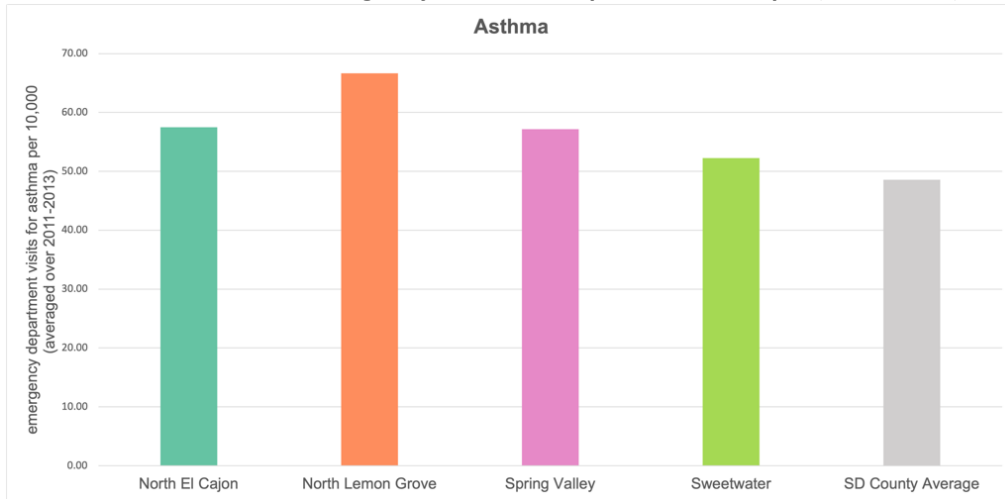
<sup>10</sup> U.S. Environmental Protection Agency

<sup>11</sup> U.S. Environmental Protection Agency, “Air Quality Designations for the 2012 Primary Annual Fine Particle (PM2.5) National Ambient Air Quality Standards (NAAQS)”, 40 CFR Part 81, 2015.

<sup>12</sup> Office of Environmental Health Hazard Assessment, 2017



**Figure EJ-4. Asthma-Related Emergency Room Visits per 10,000 People (2011-2013)**



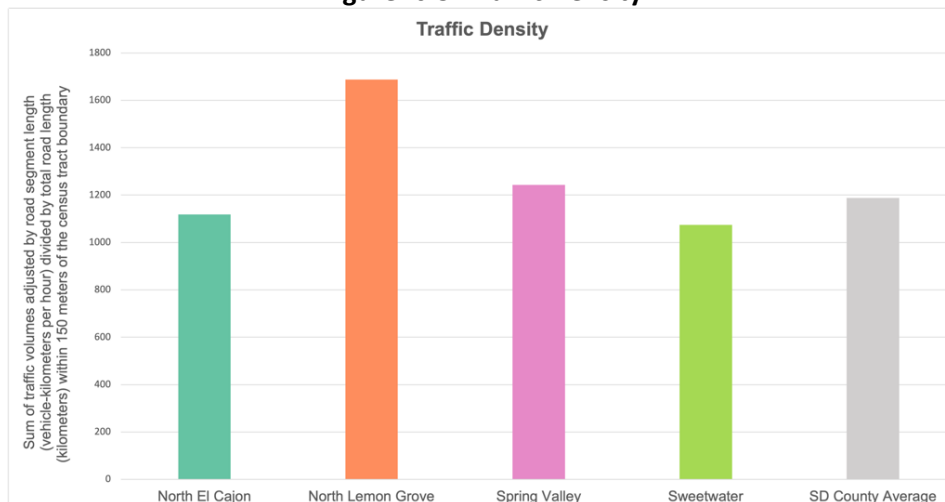
Source: CalEnviroScreen 3.0, 2018

The higher rate of asthma-related ER visits in EJ Communities is also closely linked to traffic density (measured by vehicle kilometers/hour divided by total road length) and proximity to freeways and other high-volume road networks. As such, many census tracts within EJ Communities score in the top quarter tier of state census tracts for traffic density.

**Traffic Density**

Within EJ Communities, several high-volume highways and road networks are nearby residential neighborhoods. State Route 54 connects El Cajon, Spring Valley, and Sweetwater to major junctions with Interstate 8 and 805. State Route 125 connects all four EJ Communities to Otay Mesa and the U.S.-Mexico Border. For traffic density, North Lemon Grove, and Spring Valley all exceeded the County’s average traffic volume, likely due to the high-volume of State Routes 94 and 125.

**Figure EJ-5. Traffic Density**



Source: CalEnviroScreen 3.0, 2018



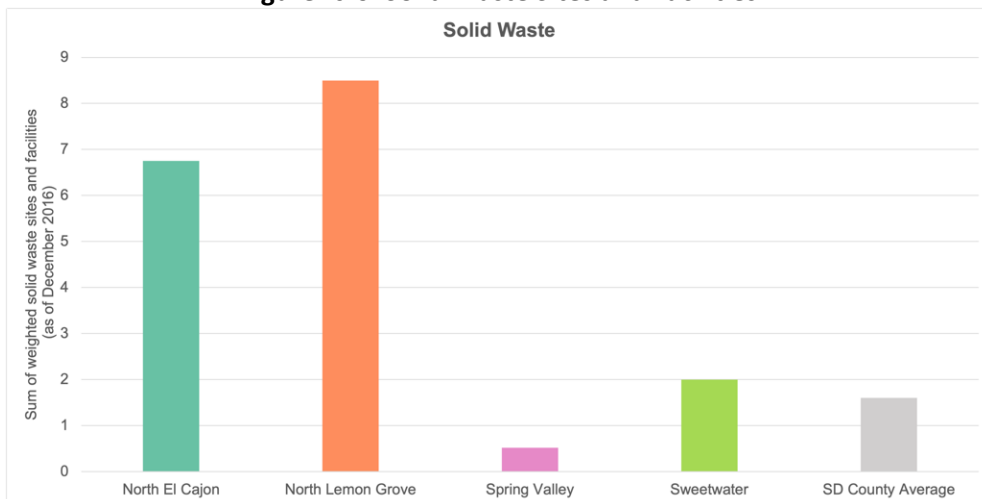
## HAZARDOUS AND TOXIC FACILITIES

Many EJ Communities have multiple sources of pollution and toxic and hazardous materials exposure from cleanup sites, hazardous waste facilities, and solid waste sites and facilities. This type of pollution exposure often results from historical incompatibility of land uses or a high concentration of industrial facilities sited near residential areas, schools, parks, and healthcare facilities.

### **Solid Waste Sites and Facilities**

Solid waste sites and facilities, such as landfills, composting sites, and recycling centers, are susceptible to contaminating air, water, and soil with hazardous materials. While many newer facilities are designed to meet environmental standards, solid waste facilities may still impact nearby communities via odors, vermin, and increased truck traffic.<sup>13</sup> The California Department of Resources, Recycling, and Recovery (CalRecycle) maintains a database of permitted, abandoned, closed, and illegal solid waste sites and facilities across the state. In San Diego County, North El Cajon and North Lemon Grove contain or are nearby more solid waste facilities compared to other EJ Communities and the County as a whole. Common facilities include waste management and recycling facilities.

**Figure EJ-6. Solid Waste Sites and Facilities**



Source: CalEnviroScreen 3.0, 2018

### **Cleanup Sites**

Cleanup sites are places that suffered environmental degradation due to the presence of hazardous substances. Also known as “brownfields,” these sites pose potential health risks to nearby residents and workers and often remain underutilized due to remediation costs or concerns about liability. Studies have identified ways hazardous substances can move off-site and impact surrounding communities through “volatilization, groundwater plume migration, or windblown dust.”<sup>14</sup> The California Department of Toxic Substances Control maintains a public database, EnviroStor, with information on cleanup sites. Of San Diego’s EJ Communities, North El Cajon contains or is within a kilometer of 13 cleanup sites, more than any other census tract in the County’s jurisdiction. These sites include metal product producers, military facilities, and Magnolia Elementary School, which is undergoing remediation.

<sup>13</sup> Office of Environmental Health Hazard Assessment (OEHA), 2017.

<sup>14</sup> Ibid.



Figure EJ-7. Cleanup Sites

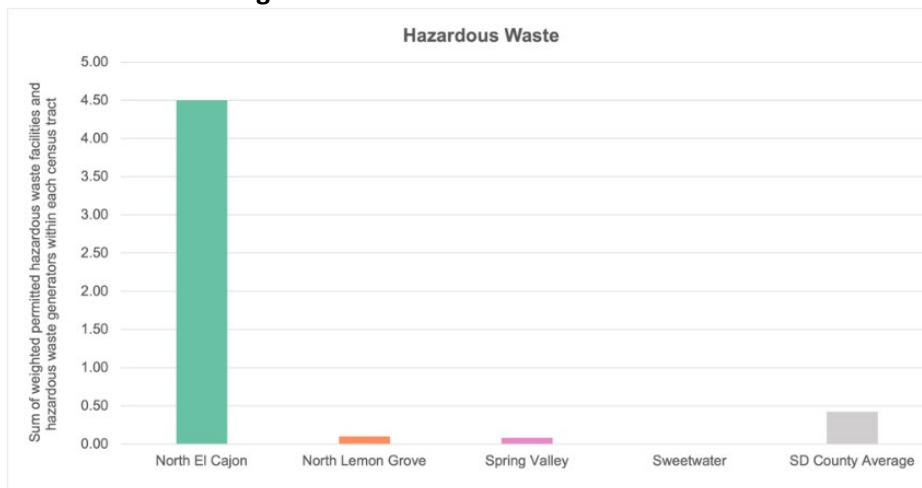


Source: CalEnviroScreen 3.0, 2018

**Hazardous Waste Generators and Facilities**

Hazardous waste refers to liquids, solids, or contained gases deemed potentially dangerous or harmful to human health or the environment by US EPA and DTSC. Both agencies have standards to determine when waste materials must be treated as hazardous waste. Most hazardous waste is transported from hazardous waste generators to permitted facilities, which include recycling, treatment, storage, or disposal sites.<sup>15</sup> DTSC maintains a public database, EnviroStor, on permitted facilities involved in the treatment, storage, or disposal of hazardous waste. Of the County’s EJ Communities, North El Cajon contains or is nearby 19 hazardous waste generators and permitted treatment, storage, and disposal facilities. With a 96% percentile CalEnviroScreen score, this census tract holds a significantly disproportionate number of facilities compared to the rest of the county and state as a whole. Example facilities include metal processing facilities, aerospace product manufacturers, a Caltrans vehicle maintenance facility, to name a few.

Figure EJ-8. Hazardous Waste Facilities



Source: CalEnviroScreen 3.0, 2018

<sup>15</sup> Office of Environmental Health Hazard Assessment (OEHHA), CalEnviroScreen Indicators, <https://oehha.ca.gov/calenviroscreen/indicators>.



## WATER CONTAMINATION

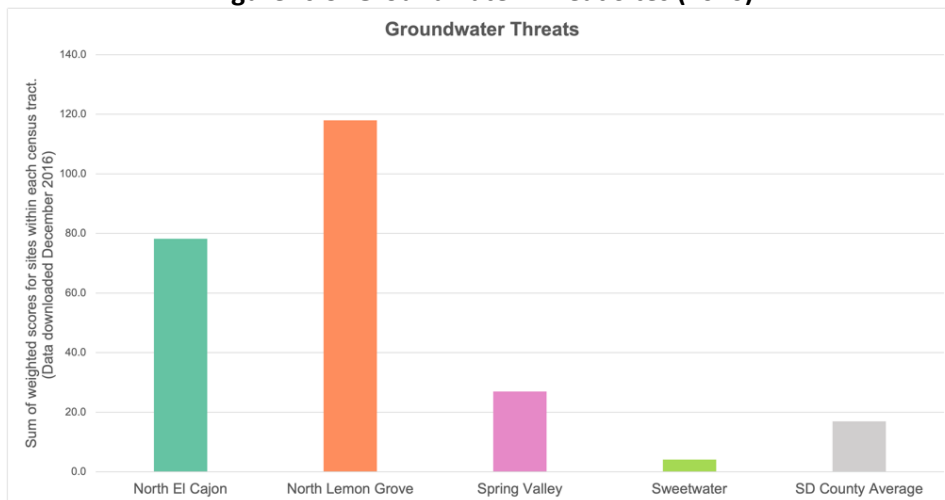
Water contamination can impact EJ Communities in many ways, including lack of access to safe, clean, and affordable drinking water due to unsanitary conditions of local drinking water sources; and polluted streams, rivers, and other bodies of water that make outdoor recreation and water access especially hazardous to humans. Since water quality is a regional issue, so goals and policies must apply countywide to protect, enhance, and restore water resources for EJ Communities.

The San Diego County Water Authority (Water Authority) is responsible for providing safe drinking water to its 24 retail member agencies and their customers. The member agencies are represented on a 36-member Board of Directors. A member of the Board of Supervisors also serves as a non-voting representative to the Water Authority Board. Approximately 80 percent of the county’s water is imported through the Metropolitan Water District of Southern California, from the Colorado River and the State Water Project. The pipelines come under the Water Authority’s ownership just south of the Riverside-San Diego county line and carry either fully treated potable water or untreated water that is then treated within the county.<sup>16</sup>

### Groundwater Threats

Groundwater accounts for about 5 percent of the San Diego region’s water supply portfolio. While the Water Authority does not hold groundwater rights, it does provide financial and technical assistance to member agencies that are evaluating, planning, and implementing groundwater recovery projects.<sup>17</sup> Groundwater basins are susceptible to contamination from numerous sources, including leaking underground storage tanks, industrial operations, and agricultural activities. CalEnviroScreen uses data from GeoTracker to determine groundwater threat scores for each census tract. The State Water Resources Control Board uses GeoTracker to identify sites that impact or potentially impact water quality. The North Lemon Grove EJ Community received the highest groundwater threats score, followed by North El Cajon and Spring Valley. According to GeoTracker, the most common leaking underground storage tanks in these communities include gasoline stations and industrial sites, including the Gillespie Field Airport in North El Cajon.

Figure EJ-9. Groundwater Threat Sites (2016)



Source: CalEnviroScreen 3.0, 2018

<sup>16</sup> San Diego County Water Authority

<sup>17</sup> Ibid

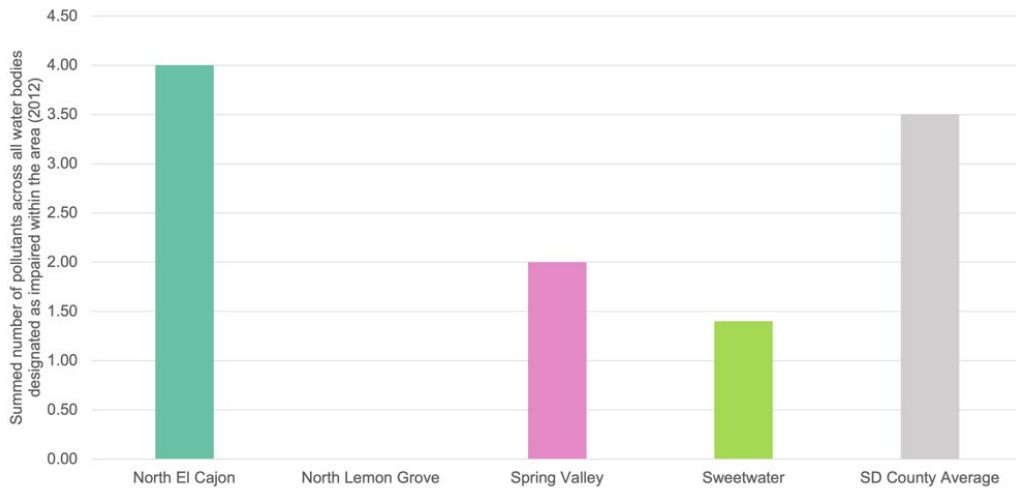


**Impaired Waterbodies**

Rivers, lakes, streams, and other bodies of water provide important uses to San Diego County residents. Water bodies provide recreational space for residents to swim and fish, as well as support biological diversity (OEHHA). Every two years, the State Water Resources Control Board evaluates surface water quality throughout California, designating lakes, streams, and rivers that do not meet water quality standards as impaired under Section 303(d) of the Clean Water Act.

Based on CalEnviroScreen 3.0, North El Cajon has the highest number of pollutants across impaired water bodies. Forrester Creek, for instance, is a designated impaired water body in North El Cajon that is contaminated in part due to stormwater runoff, industrial point sources, and other unknown sources in proximity to the Gillespie Field Airport.<sup>18</sup> In both Spring Valley and Sweetwater, the Sweetwater Reservoir and Lower Sweetwater River are both designated as impaired water bodies contaminated due in part to urban runoff and agriculture uses.<sup>19</sup>

**Figure EJ-10. Number of Pollutants for Impaired Water Bodies (2012)**



Source: CalEnviroScreen 3.0, 2018

**Drinking Water**

According to CalEnviroScreen 3.0, most drinking water in the state meets health and safety requirements since it is regulated by several local, state, and federal agencies. Contamination can occur when both natural and human sources of chemicals or bacteria impact the quality of water. Natural contaminants can be found in rock sediments, soil, or from wildfires. Human contaminants include factories, sewage, and runoff from farms.<sup>20</sup> Low-income communities and rural areas are often exposed to contaminants in their drinking water at higher rates compared to other parts of the state which can lead to significant health impacts.<sup>21</sup>

The indicator combines information about 13 contaminants and two types of water quality violations that are sometimes found when drinking water samples are tested. OEHHA calculated average concentrations for the contaminants in each water system across the state. The level of contaminants in drinking water within EJ Communities all fall below the 40<sup>th</sup> percentile compared to other census tracts in the State, which is slightly higher

<sup>18</sup> California Environmental Protection Agency, State Water Resources Control Board, 2010

<sup>19</sup> Ibid.

<sup>20</sup> Office of Environmental Health Hazard Assessment (OEHHA), 2017.

<sup>21</sup> California Environmental Justice Alliance, "SB100 Implementation Toolkit," 2018.



then the San Diego County average (30.89 percentile). While unsafe drinking water does not seem to be a widespread issue within EJ Communities, the County of San Diego provides public information about updated water district contact information, resources, and educational materials about monitoring water quality and reporting unsanitary conditions. The State Water Resources Control Board manages water quality monitoring statewide and provides numerous data monitoring tools available to the public.

For more detail, the Conservation and Open Space Element (Chapter 5) examines the conditions and impacts of air quality, climate change, energy, and water resources. The Safety Element (Chapter 7) examines hazard mitigation, including the conditions of exposure to toxic materials. The EJ Element goals, policies, and implementation programs aim to clean up existing pollution sources, reduce specific pollution sources, separate sensitive land uses, mitigate existing impacts on sensitive land uses, and prevent new pollution sources from developing. Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and any other applicable unincorporated communities.

## GOALS AND POLICIES

### GOAL EJ-2

**Protect Sensitive Land Use Compatibility.** Support and expand land use development, transportation patterns, pollution mitigation, and other techniques to ensure compatibility that protects sensitive land uses (e.g. schools, housing, health facilities, childcare facilities, senior centers, parks, etc.) from increased pollution exposure in EJ Communities.

#### Policies

- EJ-2.1 Monitor Industrial Proximity.** Establish programs that monitor, evaluate, and report the immediate and long-term health and environmental impacts of the proximity of sensitive land uses to industrial areas in EJ Communities. *See Land Use Element Policies: LU-10.4, LU-11.1, LU-11.2, LU-11.9, LU-11.10, LU-11.11.*
- EJ-2.2 Limit New Toxic and Hazardous Waste Facilities.** Continue enforcement of policies and programs that disallow siting and construction of new large-scale hazardous waste facilities on or near sensitive land uses in and around EJ Communities.
- EJ-2.3 Renewable Energy Facilities.** Develop criteria to identify and evaluate potential environmental impacts of storage, operation, and maintenance of renewable energy facilities and products that affect EJ Communities.
- EJ-2.4 Designated Truck Routes.** Consistent with the Mobility Element, minimize heavy truck traffic and designate routes away from residential neighborhoods and other sensitive areas in EJ Communities.
- EJ-2.5 Conflicting Land Use Buffers (all unincorporated areas).** Consistent with the Land Use Element, avoid land use conflicts by ensuring sensitive land uses are adequately buffered from heavy industrial uses and other facilities that may pose a threat to human health. *See Land Use Element Policies: LU-2.8, LU-4.5, LU-6.10, LU-11.2, LU-11.10.*



- EJ-2.6 Pollution Reduction Incentives (all unincorporated areas).** Encourage existing stationary sources of emissions to use feasible measures to minimize emissions that could have potential impacts on air quality. Incentivize non-conforming uses to relocate to appropriate industrial zones if currently impacting sensitive land uses.
- EJ-2.7 New Sensitive Land Uses (all unincorporated areas).** Consistent with the Land Use Element, avoid locating new homes, schools, childcare and eldercare facilities, parks and recreation, and health care facilities within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
- EJ-2.8 Existing Sensitive Land Uses (all unincorporated areas).** Consistent with the Land Use Element, promote policies, programs, and incentives (such as buffers, monitoring requirements, permit inspection, etc.) to minimize health, noise, and environmental impacts on existing homes, schools, childcare, and eldercare facilities, parks, and recreation, and healthcare facilities located within 500 feet of freeways, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.

### GOAL EJ-3

**Equitable and Healthy Air Quality.** Improve air quality conditions for communities so that all residents can live, work, and play in their community without disproportionate risk of air pollution and related negative health impacts.

#### Policies

- EJ-3.1 Point Source Emissions.** County will collaborate with San Diego County Air Pollution Control District (APCD) to continue to identify and reduce point source emissions (Ozone, Particulate Matter (PM) 2.5, Diesel PM) in EJ Communities and monitor the environmental and health impacts on populations in EJ communities to track progress and outcomes.
- EJ-3.2 Smoke-Free Environments (all unincorporated areas).** Reduce current gaps in protections for smoke-free public spaces, including entryways, sidewalks, special events, worksites, and services areas. Monitor and reduce air quality and environmental impacts of secondhand and thirdhand smoke to protect County residents from negative health impacts.
- EJ-3.3 Air Quality Compliance (all unincorporated areas).** Review and update County regulations and/or requirements, based on improved technology, and new rules and regulations. Identify trends and patterns of non-compliance and make this information available to EJ communities if not already available.
- EJ-3.4 Industrial Business Operations and Practices (all unincorporated areas).** Collaborate with the industrial business community to improve outdoor air quality through enhanced operations and other pollution reduction practices, including permit inspection incentives and collaboration to obtain grants, where possible.
- EJ-3.5 Design Review Considerations (all unincorporated areas).** Explore the feasibility to include in the design review process, the use of measures to reduce indoor air quality impacts (i.e., air filtration systems sufficient to mitigate the effects of wildfire smoke, kitchen range top exhaust fans, and low-VOC paint and carpet for new developments).



- EJ-3.6 Community Engagement for Monitoring (all unincorporated areas).** Support and promote ongoing community engagement for participating in air quality monitoring programs and incentives.
- EJ-3.7 Carbon Sequestration Efforts (all unincorporated areas).** Consistent with the Land Use Element and Climate Action Plan, support and promote carbon sequestration and carbon farming efforts for agricultural lands in unincorporated areas to mitigate air, water, and soil pollution exposure and help build climate resilience. *See Land Use Element Policy LU-6.1 and Climate Action Plan Strategy A-6.*

## GOAL EJ-4

**Protect and Restore Surface Water.** Protect and restore surface water bodies in the unincorporated area, including those within EJ Communities, from future contamination.

### Policies

- EJ-4.1 Remediation (all unincorporated areas).** Support and expand policies and programs and coordinate with local and regional agencies to continue remediation and treatment efforts for contaminated surface water, groundwater, and soils in affected EJ Communities. *See Land Use Element Policies LU-8.1, LU-8.2*
- EJ-4.2 Water Restoration Funding Sources (all unincorporated areas).** Prioritize applying for state and federal funding sources to restore contaminated water bodies.
- EJ-4.3 Green Infrastructure Standards (all unincorporated areas).** Develop green infrastructure standards that rely on natural processes for stormwater drainage, groundwater recharge, and flood management. Explore feasibility of expanding green infrastructure projects on public, underutilized land. *See Land Use Element Policy LU-6.5.*
- EJ-4.4 Water Quality Incentives (all unincorporated areas).** Incentivize water quality improvement programs and green infrastructure implementation in EJ Communities and other unincorporated communities.



## Promotion of Public Facilities

### CONTEXT

EJ Communities may lack adequate access to public facilities necessary to promote a healthy quality of life. SB1000 refers to public facilities as “public improvements, public services, and community amenities” pursuant to California Government Code Section 66000. This includes a variety of public buildings and infrastructure, such as community centers, schools, parks, and open space, and emergency services. The prevalence of these public facilities plays an important role in providing residents amenities and services that enhance community resilience, health, and wellbeing.

#### ***Existing Facilities and Community Amenities***

The San Diego Association of Governments (SANDAG) maintains a geodatabase of the following public facilities and community amenities across San Diego County:

- Schools
- Libraries
- Childcare Centers
- Fire Stations
- Police Stations
- Medical Facilities (Clinics, Hospitals)
- Shopping Centers and Business Sites
- Parks and Open Spaces
- Bike Routes
- Transit Routes and Stops

Each of these public facilities or amenities provides an important function in a community. Schools, libraries, and childcare centers, for instance, are important for childhood development. Proximity to fire and police stations reduces arrival times for emergency situations. Lastly, parks, bike routes, and transit facilities promote active transportation and recreation, which are significant drivers in physical and mental health.<sup>22</sup>

While the County of San Diego does not have the purview over all these types of facilities, the County is committed to working with the appropriate entities to promote the equitable distribution and adequate maintenance of these facility types countywide, where appropriate. The County can also guide the siting of new facilities in areas of growth and work in partnership with other agencies to ensure that existing facilities are serving those with the highest need.

#### ***Crime Hot Spots***

Increased crime activity in neighborhoods, such as property theft and violent assaults, can have significant impacts on the health, well-being, and social cohesion of a community and contribute to premature death and disability, poor mental health, and increased prevalence of certain illnesses such as high blood pressure and asthma.<sup>23</sup> *Live Well San Diego* measures overall crime as an indicator of security for community health and wellness and employs several collective action strategies to influence healthy choices and behaviors, increase the perception of community safety, and reduce the total crime rate across the county. Example strategies include early youth intervention programs, park safety improvements, street lighting, and design improvements, and neighborhood

<sup>22</sup> California Environmental Justice Alliance, “SB1000 Implementation Toolkit,” 2018.

<sup>23</sup> Live Well San Diego, 2017



outreach and engagement.<sup>24</sup>

SANDAG’s Criminal Justice Research Division aims to support local criminal justice planning and policy initiatives by providing data reporting and analyses of crime occurrence, trends, and response strategies. The County of San Diego reports crime data to SANDAG through the Automated Regional Justice Information System (ARJIS) Database and CrimeMapping. In 2017, there were approximately 2,032 violent and property crimes per 100,000 people. Of these, five out of six crimes are property crimes, and one out of six crimes is a violent crime.<sup>25</sup> Property crimes include burglary, theft, and motor vehicle thefts. Violent crimes include murder, rape, robberies, and aggravated assaults.<sup>26</sup>

Within the unincorporated county, the Sheriff’s Department provides crime data reporting based on “Sheriff Beat” areas that do not directly correlate to the census tract level for EJ Communities. Table EJ-X compares EJ Communities and the County overall and their incidents of violent crime and property crime rates per 1,000 residents for a six-month period between June through December 2020.

**Table EJ-5. Property Crime and Violent Crime Rates Per 1,000 People**

Crime (per 1,000 people)	Rate	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	Unincorporated Areas*	County of San Diego*
Population (2018)		3,657	4,153	46,202	27,600	492,491	3,343,364
Property Crime Rate		19.7	13.7	2.4	1.6	10.1	7.0
Violent Crime Rate		8.5	11.1	3.1	1.0	3.2	1.8
Total Crime Rate		28.2	24.8	5.5	2.6	13.4	8.9

Source: CrimeMapping and ARJIS, 2020

\*Crime data for San Diego County and Unincorporated Areas gathered from the ARJIS Database for the period of June 1, 2020, to December 31, 2020

Among the EJ Communities, North El Cajon and North Lemon Grove have the highest crime rates (per 1,000 people) compared to the rest of the unincorporated areas and the county. The crime rates for Spring Valley and Sweetwater are significantly lower than the rates for both the unincorporated areas and countywide.

Within the existing General Plan, the Land Use Element, Conservation, and Open Space Element, Mobility Element, and Safety Element all contain additional context and specific goals and policies related to many public facilities and improvements, including road networks, bike infrastructure, civic buildings, open space restoration, and emergency services. The Physical Activity Section within the EJ Element also covers parks, recreation centers, and bike and pedestrian facilities in more detail.

The EJ Element goals and policies are aimed at increasing access and ensuring equitable distribution and maintenance of public facilities, infrastructure, and community services in EJ Communities. Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and the other unincorporated communities.

## GOALS AND POLICIES

### GOAL EJ-5

<sup>24</sup> Live Well San Diego, 2017

<sup>25</sup> Live Well San Diego, 2017.

<sup>26</sup> SANDAG, Automated Regional Justice Information System, <http://crimestats.arjis.org>.



**Distribution and Quality of Public Facilities, Infrastructure, and Services.** Ensure public facilities are equitably located and services are distributed throughout EJ Communities at an operational level comparable to the rest of the unincorporated County.

## Policies

- EJ-5.1 Responsive to Community Needs.** Ensure public facilities, infrastructure, services, and crime prevention strategies are responsive to community needs and adaptive to shifting priorities for future demand in EJ Communities by proactively engaging residents through needs assessments and ongoing community outreach.
- EJ-5.2 Priority Siting and Improvements.** Prioritize siting for new civic buildings, provision of County services, infrastructure improvements, and community amenities based on community-identified locations and feedback from EJ Communities (e.g. community centers, schools, parks, and open space, and emergency services, and improvements for transportation infrastructure, such as road maintenance, bike, and pedestrian facilities, including Americans with Disabilities Act (ADA) accessibility).
- EJ-5.3 Vacant Lot Transformations.** Explore feasibility of converting County-owned vacant lots or underutilized public right-of-way into small parks, community gardens, or open spaces throughout the County, focusing on EJ Communities, where there is a general lack of parks and green space.
- EJ-5.4 Funding and Financing Mechanisms.** Support funding and financing mechanisms to provide and enhance community-desired public facilities and services in EJ Communities.
- EJ-5.5 Service Response Delivery.** Coordinate with service providers (e.g. water, sewer, waste management, electricity) to ensure the continuation of efficient, equitable, and effective service delivery, operations, and maintenance in EJ Communities. Identify and prevent potential system vulnerabilities. Continue coordination with shared jurisdictions to establish response teams or contingency plans between jurisdictions when service issues arise.
- EJ-5.6 Opportunity Sites Engagement (all unincorporated areas).** Engage community residents in the siting of potential future development of land for public facilities.
- EJ-5.7 Accessible Routes (all unincorporated areas).** Work with local transit and flexible transit providers (e.g. CalTans and microtransit options) to establish and maintain routes and service frequency that provide residents with access to schools, parks, healthcare facilities, shopping centers, employment, and other public facilities across the County.
- EJ-5.8 New Development and Aging Infrastructure (all unincorporated areas).** Consider the impacts of new developments on aging infrastructure and require infrastructure rehabilitation and improvements as a condition of approval, where feasible.
- EJ-5.9 Weatherization for Public Buildings (all unincorporated areas).** Examine public buildings and facilities in unincorporated areas, including EJ Communities, to eliminate current gaps in weatherization efforts to ensure the safety and resiliency of these facilities for a variety of climate scenarios including extreme heat, flooding, and wildfire smoke.
- EJ-5.10 Reduce Crime and Community Violence (all unincorporated areas).** Address safety concerns by reviewing and summarizing research on policies and programs known to improve safety, reduce crime,



and community violence without relying on policing. Convene a diverse group of stakeholders, including residents, across the fields of criminology, social and behavioral sciences, public health, epidemiology, law, and public policy to meet and produce an accessible synthesis of research evidence and recommendations for local EJ Communities. See *Safety Element Policies S-16.2 and S-16.3*.

## Promotion of Safe and Sanitary Homes

### CONTEXT

The condition, quality, and affordability of housing have significant impacts on the health, safety, and well-being of San Diego County residents in an environmental justice context. Numerous factors, such as hazardous building materials, exposure to excessive heat or cold, poor air quality and filtration, and moisture and mold from flooding or inadequate building maintenance can lead to severe and negative health outcomes.<sup>27</sup> Many EJ Community residents live in housing units that were built before established regulations about removing pollutants such as lead paint and asbestos. Unsafe and unsanitary housing conditions can also indicate inadequate or incomplete kitchen and plumbing facilities, overcrowding with more than one person per room, and cost-burdens leading to the inability to pay for other basic needs such as food and health care.<sup>28</sup>

#### **Household Characteristics**

Homeowners and renters both experience the negative impacts of pollution burdens and inequitable access to community resources and facilities, as well as positive impacts linked to economic opportunity, proximity to jobs, and access to social networks. Whether you own or rent your home, everyone should be able to afford quality housing without choosing between healthy food, medical care, and other basic necessities. The ability to own a home can create opportunities for wealth building and pathways for community stability over time.<sup>29</sup> In the County of San Diego, more than half of residents own their own homes while nearly 47 percent of residents are renters. Within the EJ Communities, there is a large majority of renters in North El Cajon (91.7%) and North Lemon Grove (90.8%). Both Spring Valley and Sweetwater have higher homeownership rates than the countywide rates with nearly 60 percent of residents. High costs related to owning or renting a home are linked to housing affordability and habitability which are further explored in the baseline conditions for Safe and Sanitary Housing within the EJ Element and within the Housing Element as a whole.

#### **Housing Quality**

While no agency formally surveys or monitors housing quality and maintenance, the age and quality of housing stock and the number of low-income residents can be used as a proxy for identifying neighborhoods with potentially high proportions of homes with inadequate or deferred maintenance. The following tables demonstrate the proportion of homes built before 1980 and the percentage of families considered low-income at 200 percent below the federal poverty line.

**Table EJ-6. Age of Housing Stock**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>Units Built before 1980</b>	61.8%	53.6%	74.3%	52.8%	53.3%
<b>Units Built after 1980</b>	38.2%	46.4%	25.7%	47.2%	46.7%

Source: American Community Survey 5-Year Estimates 2014 - 2018

<sup>27</sup> California Environmental Justice Alliance, "SB1000 Implementation Toolkit," 2018.

<sup>28</sup> U.S. Department of Housing and Urban Development, "Comprehensive Housing Affordability Strategy," 2013-2017.

<sup>29</sup> California Healthy Places Index, 2018



All the EJ Communities have an older housing stock (units built before 1980) compared to the county, except for Sweetwater. Spring Valley has the oldest housing stock with nearly 3 out of every 4 homes built before 1980, followed by North El Cajon with nearly 2 out of 3 homes built before 1980.

Except for Sweetwater, all the EJ Communities have a higher percentage of families, including those that own and rent, that live below the poverty level compared to the county. North El Cajon has the highest percentage of families living below the poverty level (16.1%) followed by North Lemon Grove (11.8%) and Spring Valley (9.7%).

**Table EJ-7. Families Below Poverty Level**

Below Poverty Level	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>Total Families</b>	16.1%	11.8%	9.7%	6.9%	8.7%
<b>Owner</b>	0%	0%	3.4%	2.6%	3.4%
<b>Renter</b>	17.7%	13.1%	17.7%	9.7%	16.3%
<b>Income Below 200% FPL</b>	27%	52%	29.6%	20.1%	23%

Source: American Community Survey 5-Year Estimates 2014 - 2018

For families that own their homes, 3.4 percent of families in Spring Valley live below the poverty line which is comparable to the county. For families that rent, 17.7 percent of families in North El Cajon and Spring Valley live below the poverty line. Looking at indicators for the age of housing stock and families below the poverty level, there is a need to target goals, policies, and implementation programs and promote resources and assistance services in these communities that may experience inadequate or deferred housing maintenance.

**Housing Overcrowding**

Overcrowding occurs when there are more inhabitants in a housing unit than what it was originally designed for. While overcrowding is underreported, the U.S. Census Bureau collects occupancy data that can help determine whether overcrowding may be occurring. Overcrowding is often measured by determining the number of occupants per room in a dwelling unit. An occupancy-per-room score above 1 means that more than one person is occupying the number of dwelling rooms inside a home. According to the most recent available data, most of the EJ Communities may be experiencing higher overcrowding than the County as a whole and should be monitored more closely. Apart from Spring Valley, EJ Communities have a higher occupancy rate of 1.51 or more than the county as a whole.

**Table EJ-8. Number of Occupants Per Room**

Occupants per Room	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>1.00 or less</b>	87.9%	91.0%	93.5%	87.9%	93.3%
<b>1.01 to 1.50</b>	8.5%	5.1%	5.4%	9.9%	4.5%
<b>1.51 or more</b>	3.6%	3.9%	1.1%	2.3%	2.2%

Source: American Community Survey 5-Year Estimates 2014 - 2018

There may be larger families or multiple families living together in both owner- and renter-occupied households within EJ Communities indicating that goals, policies, and implementation programs should consider intergenerational and multi-family networks.

**Housing Affordability**

California is experiencing a housing affordability crisis and the County of San Diego is no exception. All residents should be able to afford adequate housing without giving up healthy food, medical care, or other necessities, or accepting unsafe housing conditions. High housing costs and housing instability are associated with increased



stress and depression, communicable diseases like tuberculosis, and decreased children’s wellbeing and educational outcomes.<sup>30</sup> Residents who pay more than 30 percent of their income on housing are considered cost-burdened by state and federal standards. Unaffordable housing has several direct and indirect impacts on residents’ health and wellbeing, including higher risks of overcrowding, deferred costs on healthcare, and longer commutes, to name a few.<sup>31</sup>

The U.S. Census Bureau measures housing burden by calculating a household’s gross rent as a percentage of income. Recent data shows that over half (57%) of the county’s renters are housing-burdened, meaning that at least a third of their income is spent on rent. Of the EJ Communities, North Lemon Grove (65.1%) and Spring Valley (62.1%) exceed the county’s proportion of rent-burdened households. On the other, North El Cajon is home to a slightly lower proportion of rent-burdened households (45.6%) than the County as a whole.

**Table EJ-9. Gross Rent as a Percentage of Household Income**

Percentage Spent on Rent	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>30.0 to 34.9 Percent</b>	8.8%	15.8%	9.7%	17.3%	10.2%
<b>35 Percent or More</b>	36.8%	49.3%	52.9%	40.4%	46.8%
<b>Total Percentage of Rent-Burdened Households</b>	45.6%	65.1%	62.6%	57.7%	57.0%

Source: American Community Survey 5-Year Estimates 2014 - 2018

Due to increased costs of living, the proportion of low-income households who are paying more than 50 percent of their income on housing is steadily increasing.<sup>32</sup> Severe cost burden is calculated as the ratio of housing costs to household income that is greater than 50 percent. For renters, housing cost is considered gross rent (contract rent plus utilities). For owners, housing cost is monthly costs, including mortgage, utilities, association fees, insurance, and real estate taxes.<sup>33</sup> CalEnviroScreen 3.0 uses housing burden as an indicator measuring the percent of households in a census tract that are both low-income (making less than 80%of the county’s median family income) and severely burdened by housing costs (paying greater than 50% of income on housing costs).<sup>34</sup> For the county as a whole, 10.9% of low-income homeowners and 25.8% of low-income renters are severely burdened.

**Table EJ-10. Severely Cost-Burdened Homeowners and Renters**

Severely Cost-Burdened	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>Low-Income Homeowners</b>	27.8%	17.9%	0.4%	13.7%	10.9%
<b>Low-Income Renters</b>	27.0%	31.4%	30.1%	22.4%	25.8%
<b>Total Percentage</b>	54.8%	49.3%	30.5%	36.1%	36.7%

Source: California Healthy Places Index, 2015; HUD CHAS, 2013-2017

More than half of low-income homeowners and renters in North El Cajon (54.8%) are considered severely cost-burdened, followed by North Lemon Grove (49.3%). Spring Valley has less than 1 percent of low-income homeowners who are severely cost-burdened and the lowest percentage overall compared to the other EJ Communities and the county (36.7%).

<sup>30</sup> California Healthy Places Index, 2015.

<sup>31</sup> ChangeLab Solutions, “Preserving, Protecting, and Expanding Affordable Housing: A Policy Toolkit for Public Health,” 2015

<sup>32</sup> OEHA, CalEnviroScreen 3.0, 2018.

<sup>33</sup> U.S. Department of Housing and Urban Development, “Comprehensive Housing Affordability Strategy,” 2013-2017.

<sup>34</sup> OEHA, CalEnviroScreen 3.0, 2018.



The Housing Element is the primary location for countywide housing-related policies. The EJ Element's goals and policies focus specifically on improving affordability and living conditions in EJ Communities. Where "all unincorporated areas" is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and the other unincorporated communities.

## GOALS AND POLICIES

### GOAL EJ-6

**Safe Living Conditions.** Ensure all residents have healthy and safe living conditions and both renters and owners can access and receive assistance for weatherization (e.g., heating, cooling, and air filtration, plus safeguards against extreme weather events such as flash floods), upkeep, and maintenance, particularly for households in EJ Communities.

#### Policies

- EJ-6.1 Rehabilitation and Preservation.** Support and promote programs that encourage the rehabilitation of substandard conditions and preservation of affordability for dwellings owned/occupied by lower-income households in EJ Communities, including weatherization, air filtration, mold and mildew prevention, and other improvements. *See Housing Element Policies H-4.1 and H-4.2.*
- EJ-6.2 Building Code Education and Regulation.** Promote awareness of codes and compliance measures in EJ Communities to improve unsafe and unsanitary conditions, focusing on trash and dumping, overcrowding, maintenance of older housing stock, unpermitted garage conversions, graffiti, unpermitted plumbing, and electrical, and lack of building and yard maintenance.
- EJ-6.3 Smoke-Free Living Environments.** Promote smoke-free multi-family policies and programs.
- EJ-6.4 Weatherization and Climate Change Adaptation.** Support increase of weatherization in EJ communities (e.g., heating and cooling, air filtration for wildfire smoke, ability to withstand flash floods, or other extreme weather). Build capacity by providing an outreach and convening function for professionals, the public, and relevant infrastructure and building stakeholders in EJ communities to increase knowledge and engage in disaster risk reduction and climate change adaptation.
- EJ-6.5 Low-Income Homeowners (all unincorporated areas).** Provide assistance and program referrals for low-income homeowners to maintain and improve residential properties through rehabilitation and energy efficiency and weatherization assistance programs. *See Housing Element Policies H-3.7, H-3.8, and H-6.6.*
- EJ-6.6 Rehabilitation Assistance and Code Compliance (all unincorporated areas).** Focus efforts for rehabilitation assistance and code compliance in communities with a high concentration of older and substandard residential structures.
- EJ-6.7 Property Maintenance and Neighborhood Quality (all unincorporated areas).** Promote policies and programs to increase awareness among property owners and residents about property maintenance, upkeep, weatherization, neighborhood quality, and the link between maintenance and neighborhood safety.
- EJ-6.8 Crime Reduction Improvements including Street Lighting (all unincorporated areas).** Support increase of proven best practices in urban planning for crime reduction such as street lighting improvements,



especially in residential, industrial, and public areas where crime is more likely to occur. *See Safety Element Policies S-14.1, S-15.1, S-16.2, S-16.3.*

## GOAL EJ-7

**Affordability Measures.** Ensure all residents have access to affordable housing options to reduce the prevalence of cost-burdened households, particularly for owners and renters in EJ Communities.

### Policies

- EJ-7.1 Prioritize Affordable Development.** Support and prioritize the development of affordable housing in and around EJ Communities for different income levels and located in proximity to community amenities. Consider the development of nontraditional housing types.
- EJ-7.2 Prevent Loss of Affordable Housing and Displacement.** Ensure that future improvements in EJ Communities will not produce a net loss of affordable housing or the displacement of existing residents.
- EJ-7.3 Renter and Owner Resources (all unincorporated areas).** Promote affordable options, accessible resources, and supportive services for tenants and homeowners, including connections to landlord-tenant mediation services.
- EJ-7.4 Developer and Community Outreach (all unincorporated areas).** Support and promote guidelines and best practices for affordable housing developers to conduct meaningful engagement to identify community needs, develop partnerships, and gather support for affordable housing projects through public outreach.
- EJ-7.5 Regional Coordination (all unincorporated areas).** Coordinate with the San Diego Housing Commission, affordable housing developers, and other regional partners to identify vacant land in EJ Communities to explore the feasibility of developing affordable housing for all income levels.



## Promotion of Healthy Food

### CONTEXT

Food is essential to the health, economy, and culture of a sustainable and thriving community, making access to healthy and affordable food sources a necessary component for measuring the quality of life. Some EJ Communities in San Diego County face more difficulty with food access which plays a critical role in maintaining one's long-term health and well-being.<sup>35</sup> This disparity leads to economic and public health challenges, including food insecurity, malnutrition, obesity, and behavioral and mental health issues.<sup>36</sup> Food access is not only linked to the physical accessibility of affordable food but also the security and peace of mind that food is always readily available.<sup>37</sup> Furthermore, the long-term impacts of the COVID-19 pandemic have increased the risk of food insecurity and severe illnesses for vulnerable individuals and families across the county.<sup>38</sup>

The prevalence of food deserts (areas with a lack of grocery stores and healthy food options) and food swamps (areas with a high concentration of unhealthy food options) highlights the consequences of planning and land use decisions that do not prioritize the needs of those most impacted. Assessing the food system – an interlinked network of processes, resources, and policies required to produce, process, distribute, access, consume, and dispose of food – requires a deeper understanding of the intersection with land use, housing, transportation, parks, and recreation, and other systems.<sup>39</sup>

#### **Food Environment**

Food environment factors, including proximity to grocery stores and restaurants, food prices, food and nutrition assistance programs, and other community characteristics, influence food choices, nutrition, and quality. The County of San Diego has defined a “food system” as the path the food follows from farm to fork, including growth and production, consumption, recycling, and waste. A healthy and efficient food system helps to increase access to healthy and affordable food options, supports the local economy and food supply chain, and protects our natural resources and ecosystem by supporting small-scale farmers and sustainable agriculture. In 2016, the Board of Supervisors directed the Chief Administrative Officer to develop the Live Well San Diego Food System Initiative (Food System Initiative) that addresses inequities, barriers, and waste in the food system while working to increase agricultural sustainability and access to healthy foods, in alignment with the County's Live Well San Diego vision of a region that is building better health, living safely, and thriving. The Food System Initiative's interdepartmental County working group collaborates with stakeholders to work towards achieving a “more robust and resilient local food system that builds healthy communities, supports the economy, and enhances the environment.” The Food System Initiative maintains and updates a yearly the Action Plan, to communicate the efforts taken to support and strengthen the region's food system throughout the San Diego region. These efforts leverage resources, identifies and enhances existing efforts, and encourages continued coordination and collaboration to support a robust and resilient food system.

<sup>35</sup> California Environmental Justice Alliance, “SB1000 Implementation Toolkit,” 2018

<sup>36</sup> California Environmental Justice Alliance, “SB1000 Implementation Toolkit,” 2018.

<sup>37</sup> Ibid.

<sup>38</sup> Feeding America, “The Impact of Coronavirus on Food Insecurity in 2020 and 2021,” March 2021.

<sup>39</sup> Hodgson, 2012

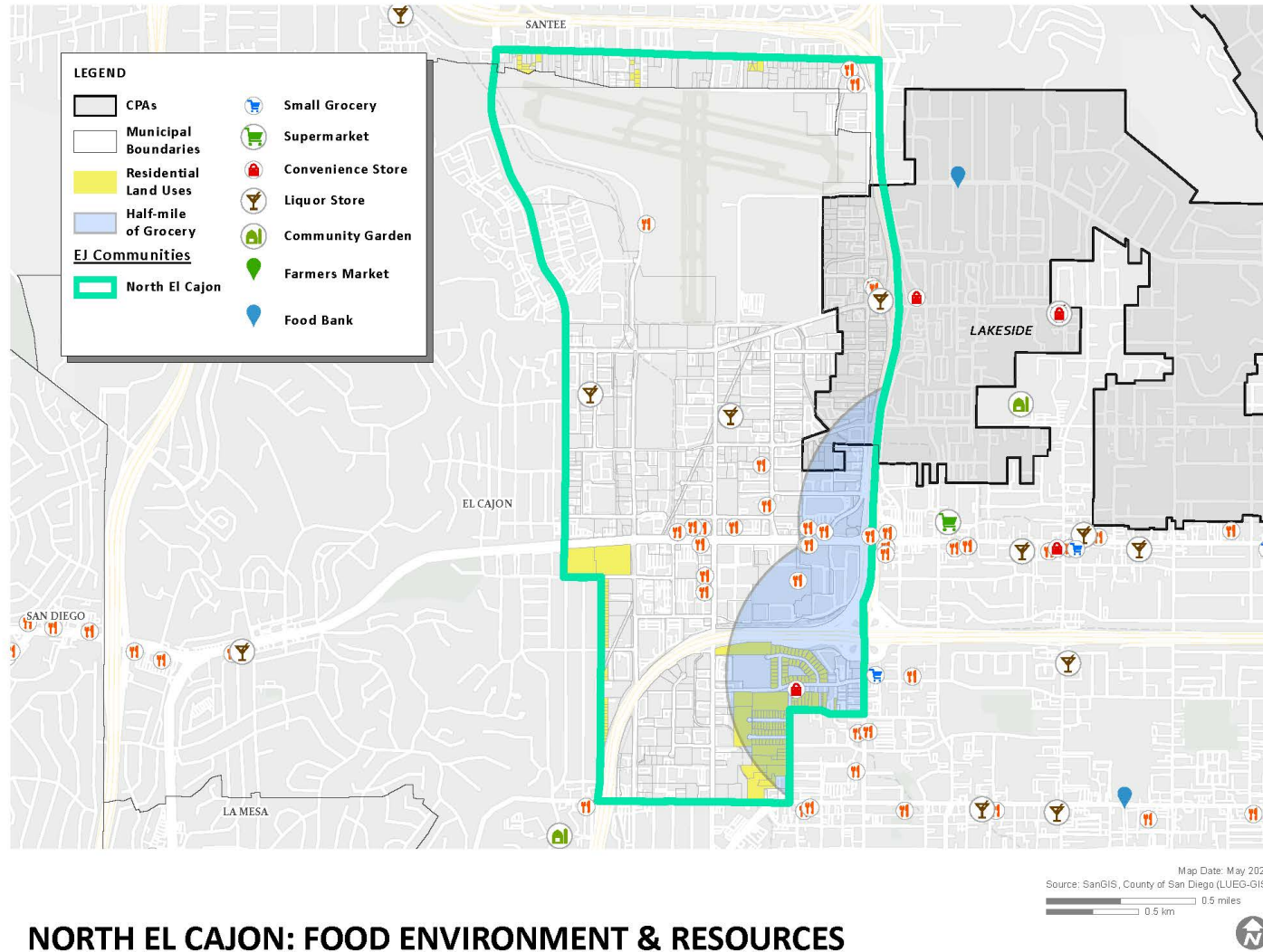


## CHAPTER 9 ENVIRONMENTAL JUSTICE ELEMENT

Figures EJ-11, EJ-12, EJ-13, and EJ-14 illustrate the food environment of each EJ Community, including small groceries and supermarkets, community gardens, farmers markets, food banks, convenience and liquor stores, and fast-food restaurants. The maps show the entire census tract the unincorporated EJ Community falls within to show the proximity of residential areas to a grocery or supermarket within a half-mile radius. This is because community members will travel across jurisdictional boundaries (unincorporated area to the incorporated city areas; and vice versa) to access necessities, such as food.



Figure EJ-11. Map of North El Cajon Food Environment and Resources



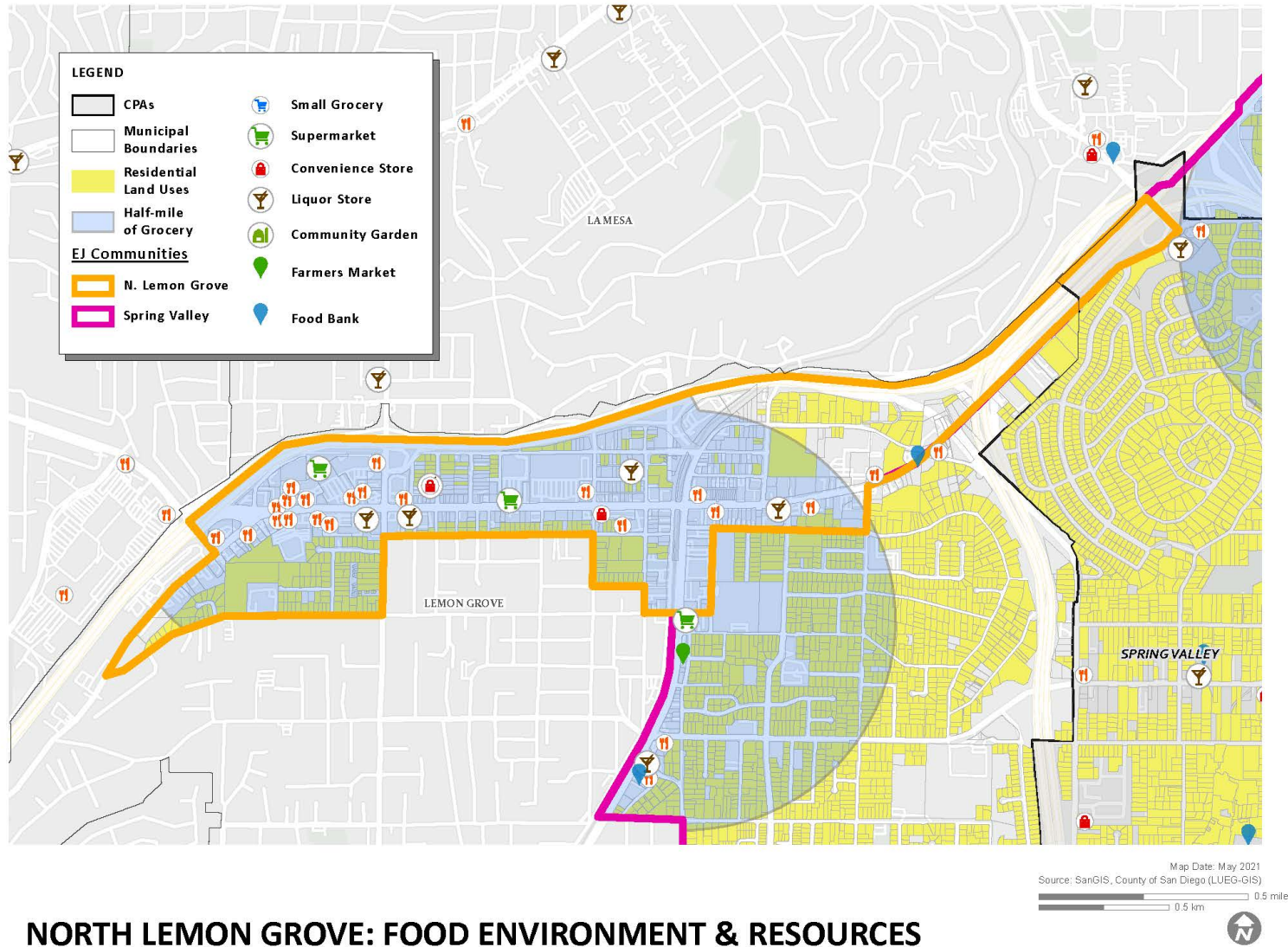
### NORTH EL CAJON: FOOD ENVIRONMENT & RESOURCES

San Diego County General Plan

Figure EJ-11



Figure EJ-12. Map of North Lemon Grove Food Environment and Resources

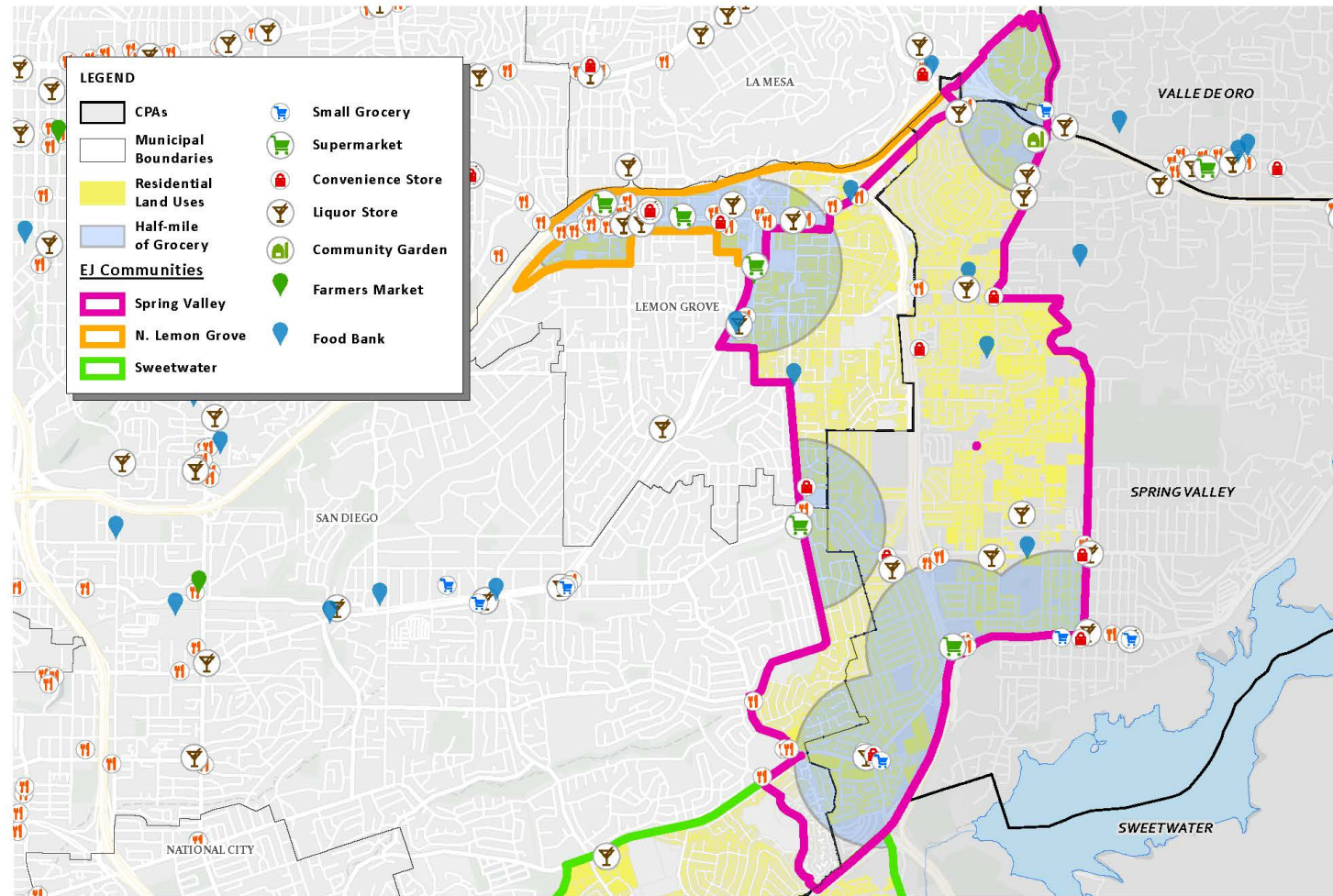


San Diego County General Plan

Figure EJ-12



Figure EJ-13. Map of Spring Valley Food Environment and Resources



Map Date: May 2021  
 Source: SanGIS, County of San Diego (LUEG-GIS)

1 km 1 mile

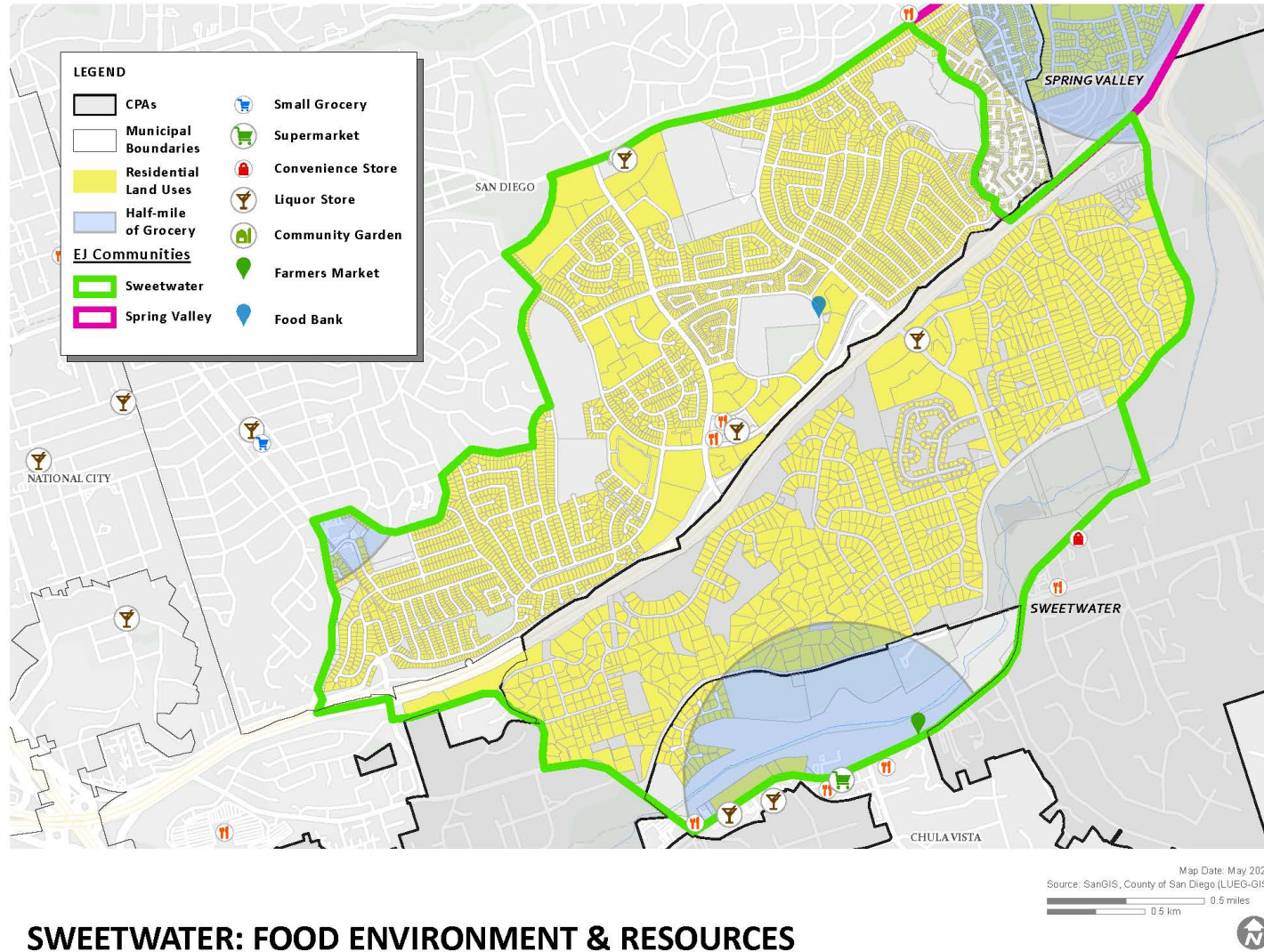
### SPRING VALLEY: FOOD ENVIRONMENT & RESOURCES

San Diego County General Plan

Figure EJ-13



Figure EJ-14. Map of Sweetwater Food Environment



### SWEETWATER: FOOD ENVIRONMENT & RESOURCES

San Diego County General Plan

Figure EJ-14



**Access to Grocery Stores**

People who live in a healthy, thriving community should have access to nutritious and affordable food options. Living nearby a supermarket can encourage better nutrition, lower the costs of obtaining food, reduce chronic diseases, and lower the risk of food insecurity.<sup>40</sup> Access to supermarkets, grocery stores, or other sources of healthy and affordable food contributes to a person’s ability to eat a healthy diet. Food access is not only linked to the physical ability to access affordable and culturally appropriate food, but also to food security, defined as the ability to access food at all times to maintain an active, healthy life.<sup>41</sup>

The California Healthy Places Index (HPI) uses data from the USDA Food Access Research Atlas (2015) to measure the percentage of people in urban areas who live less than a half-mile from a supermarket or large grocery store, or less than 1 mile in rural areas. In the County, nearly half (46.3%) of the population lives within walking distance to a supermarket. In EJ Communities, this percentage is significantly lower for Sweetwater (27.4%), North El Cajon (35.9%), and Spring Valley (40.4%). In contrast, North Lemon Grove has the highest percentage of the population living within proximity to a grocery store at 77 percent. This is likely due to the density and accessibility to retail options in the community. More coordinated research and data are needed to measure the availability of healthy, fresh, and affordable food options.

**Table EJ-11. Poverty Level, Median Income, Vehicle Access, and Supermarket Access**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<b>Poverty Level</b>	18.0%	21.0%	12.6%	9.9%	12.5%
<b>Median Household Income (2018)</b>	\$56,477	\$33,824	\$63,422	\$79,786	\$74,855
<b>No Vehicle Access</b>	10.9%	20.6%	5.1%	2.6%	5.5%
<b>Supermarket Access (less than ½ mile)</b>	35.9%	77.0%	40.4%	27.4%	46.3%

Source: American Community Survey 5-Year Estimates, 2014-2018; California Healthy Places Index (HPI), 2015; USDA Food Access Research Atlas, 2015; USDA Food Environment Atlas, 2015

**Food Insecurity**

Food insecurity means that little to no food is available at home and those impacted do not know when or where they will get their next meal.<sup>42</sup> The San Diego Hunger Coalition analyzed 2015-2017 data from the California Health Interview Survey (CHIS) from the UCLA Center for Health Policy Research and the California Department of Public Health. Their analysis shows that at the countywide level in 2017, 1 in 7 people (13.9%) experienced food insecurity – 1 in 5 children (18.8%), 1 in 8 adults (12.4%), and 1 in 10 seniors (10%).<sup>43</sup> Additional residents self-reported as “food secure” but were relying on CalFresh or WIC to supplement their food budget. The total population at risk of food insecurity in the County (including both food insecure or food secure with CalFresh or WIC assistance) is 641,000 or 1 in 5 people.<sup>44</sup>

<sup>40</sup> California Healthy Places Index, 2015

<sup>41</sup> USDA, 2015.

<sup>42</sup> Jacobs and Cushman San Diego Food Bank, Hunger Fact Sheet, 2020

<sup>43</sup> San Diego Hunger Coalition, “Hunger Free San Diego Issue Brief: 2017 San Diego County Food Insecurity,” 2019

<sup>44</sup> Ibid



*Live Well San Diego* measures vulnerable populations experiencing food insecurity as an indicator for social well-being referencing survey response data from the latest California Health Interview Survey (CHIS) from 2019 and includes those who self-report experiencing food insecurity. Data reported at the HHS Service Region level shows that the adult population with an income of 200% of the federal poverty level or less who have experienced food insecurity is between 40.2 percent to 41.7 percent in the Central and East Regions (which include the identified EJ Communities) compared to the County overall (38.6%).

**Table EJ-12. Percent of Low-Income Adult Population Who Experience Food Insecurity**

<i>Percent of Population (18+) with Income &lt; 200% of Federal Poverty Line who have Experienced Food Insecurity (2018)</i>				
	Central Region <sup>45</sup>	East Region <sup>46</sup>	County of San Diego	California
<b>Not able to afford enough food</b>	41.7%	40.2%	38.6%	44.5%

Source: California Department of Public Health and UCLA Center for Health Policy Research, California Health Interview Survey (CHIS), 2018.

According to research and best practices from *Live Well San Diego*, previous studies suggest that children living in food-insecure households are at a higher risk of many negative health outcomes, including chronic conditions.<sup>47</sup> This is especially important for children because their nutrition affects current health conditions as well as physical, mental, and social development for future health and well-being. Due to many intersecting risk factors associated with poverty conditions, many food insecure and low-income people are especially vulnerable to obesity: limited resources and lack of access to healthy, affordable foods; fewer opportunities for physical activity; high-stress levels; limited access to health care.

**Obesity and Diabetes**

The California Department of Public Health reports that nutrition plays a significant role in causing or preventing multiple illnesses, including cardiovascular disease, some cancers, obesity, type-2 diabetes, and anemia. Due to cost burdens and transportation availability related to food access and insecurity, lower income families are less likely to have a nutritious diet than those that can readily access and afford healthy and nutritious food. Food choices and the likelihood of being overweight or obese are also influenced by food environments and the type and quality of foods available in the community or neighborhood, including stores, restaurants, schools, and workplaces.

According to the California Health Interview Survey (2016), the County of San Diego (25.0%) has a lower percentage of people over 18 who are considered obese using self-reported weight and height (Body Mass Index (BMI) of 30 or higher) compared to the rest of the state (28.0%). In all EJ Communities, with the exception of North El Cajon (23.8%), there is a higher percentage of obesity compared to the County. People in the combined census tracts for Spring Valley reported the highest rates of obesity at 36.2 percent, followed by North Lemon Grove at 32.2 percent.

<sup>45</sup> In San Diego County, the HHS Central Service Region includes the Southeastern San Diego Live Well Community (three tracts for Spring Valley and all five tracts for Sweetwater EJ Communities).

<sup>46</sup> In San Diego County, the HHS East Service Region contains the Lemon Grove Live Well Community (one tract for North Lemon Grove EJ Community and two tracts for Spring Valley EJ Community), Spring Valley Live Well Community (five tracts for Spring Valley EJ Community), and El Cajon sub-regional area (SRA).

<sup>47</sup> Live Well San Diego, “Research, Best Practices, and Logic Model: Vulnerable Populations – Food Insecurity,” 2014.



**Table EJ-13. Prevalence of Obesity and Diabetes**

	North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego	California
<b>Obesity (BMI &gt;= 30) (18+)</b>	23.8%	32.2%	36.2%	27.5%	25.0%	28.0%
<b>Diabetes (18+)</b>	5.5%	11.9%	11.5%	11.9%	8.2%	9.7%

Source: UCLA Center for Health Policy Research, California Health Interview Survey (CHIS), 2016

CHIS also collects data on diabetes for people over 18 who have ever been diagnosed. In California, 9.7 percent of respondents reported a diabetes diagnosis compared to 8.2 percent of respondents in the County of San Diego. In all EJ Communities, except for North El Cajon (5.5%), there is a higher percentage of people who have been diagnosed with diabetes. People in the census tracts that make up North Lemon Grove (11.9%), Spring Valley (11.5%), and Sweetwater (11.9%) reported the highest rates of diabetes between 11 and 12 percent compared to the County and California as a whole.

The goals and policies in this section are aimed at improving food systems and expanding access to healthy food options throughout the county. Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and the other unincorporated communities.

## GOALS AND POLICIES

### GOAL EJ-8

**Countywide Food System Improvements.** Improve the food system throughout the county, from supply and production to processing, distribution, access, and waste management through comprehensive and holistic approaches to advance an equitable and healthy food system for all residents.

#### Policies

**EJ-8.1 Transportation System Linkages (all unincorporated areas).** Ensure transportation systems serve local neighborhoods by linking residents to healthy food sources, such as grocery stores and farmers’ markets. Provide supportive services to residents such as subsidized transit passes.

**EJ-8.2 Multimodal Access to Food (all unincorporated areas).** Expand multimodal access to fresh food by encouraging grocery stores, healthy corner stores, and outdoor markets at transit centers and reducing transportation barriers to accessing existing healthy food assets (e.g., provide transportation support to grocery stores)

**EJ-8.3 Local Agriculture and Food Production (all unincorporated areas).** Support and incentivize local agriculture and food production by reducing permitting barriers to sustainable growing practices in EJ Communities and unincorporated areas. Explore feasibility of allocating suitable vacant or underutilized public and privately-owned land for edible landscaping and community gardens. Where appropriate, work with the local Water Authority to determine incentives for food production.

**EJ-8.4 Food Waste Reduction (all unincorporated areas).** Support and expand policies and programs to help reduce and mitigate the economic and environmental impacts of food waste. Amend the existing Organics



Ordinance to allow food to be taken from large food waste producers and private residences for composting to be used in food production.

## GOAL EJ-9

**Access to Healthy, Nutritional, and Affordable Food.** Expand access to fresh, healthy, and affordable food from grocery stores, convenience stores, farmers' markets, and community gardens to reduce food insecurity in EJ Communities.

### Policies

- EJ-9.1 Healthy Food Retailers and Community Markets.** Promote policies and programs that target and increase access to healthy food retailers in EJ Communities. Develop a permanent fund for the Live Well Community Market Program that could provide technical assistance and training to convenience or liquor stores that want to provide healthier options for customers.
- EJ-9.2 Farmers Markets.** Support and expand the accessibility of farmers' markets, community-supported agriculture, and other direct farm-to-consumer models in EJ Communities to increase access to fresh and affordable food, including fruits, vegetables, and other agricultural products.
- EJ-9.3 Food Assistance Usage.** Promote statewide efforts to expand usage of food assistance benefits (e.g. CalFresh, WIC, and Market Match) at farmers' markets, farm stands, and community-supported agriculture sources to help increase the purchasing power of low-income unincorporated residents.
- EJ-9.4 New Development and Redevelopment Incentives (all unincorporated areas).** Promote incentives for new development and redevelopment projects to include a healthy food supply, such as a community garden or food forest, or be located within a half-mile of a healthy food supply, where applicable and appropriate.
- EJ-9.5 Development of Food Access Programs Through Civic Engagement (all unincorporated areas).** Continue civic engagement to explore the development of additional programs that promote food access and security across the and collaborate with existing partners in the community to leverage resources and work that is already being done in the county.
- EJ-9.6 County Emergency Food Response and Distribution (all unincorporated areas).** Design emergency response services to prioritize access to healthy foods through partnerships with food banks, pantries, and other mutual aid networks.



## GOAL EJ-10

**Increase Health and Nutrition.** Enhance access to health and nutrition resources to reduce rates of diabetes, obesity, and diet-related illnesses.

### Policies

**EJ-10.1 Diet-Related Illness Prevention and Education.** Expand partnerships with community-based organizations and EJ Community residents to amplify efforts of current programs as well as develop additional programs and resources for prevention and education about diet-related illnesses in EJ Communities.

**EJ-10.2 Limit Fast Food and Low Nutrient Options.** Explore the options to restrict permitting of and enacting land use controls for fast food establishments and other food retailers that promote low-nutrient dense foods, especially near sensitive land uses.

**EJ-10.3 Healthy Food Supplies (all unincorporated areas).** Continue to support the *Live Well San Diego Food System Initiative* and incorporate healthy food options into County-purchased and contracted food procurement. Promote healthy and locally grown food options at County-owned facilities, agency offices, parks and recreation centers, and sponsored events where food is made available to County residents.

**EJ-10.4 School Initiatives (all unincorporated areas).** Work with school districts to develop school-based programs that integrate educational components about locally grown fresh produce and nutrition.

**EJ-10.5 Health and Nutrition Education and Awareness (all unincorporated areas).** Support and expand countywide efforts to offer focused educational awareness campaigns to promote healthy eating habits and food choices and Countywide opportunities to increase access to health and nutrition resources.

**EJ-10.6 Development of Health and Nutrition Programs Through Civic Engagement (all unincorporated areas).** Continue civic engagement to develop additional programs that promote health and nutrition resources and support community organizations already engaged in these efforts.

## Promotion of Physical Activity

### CONTEXT

Physical activity has a direct impact on the long-term health and wellbeing of San Diego County residents and their communities. People who are physically active tend to have a higher life expectancy and lower risk for heart disease, stroke, type 2 diabetes, some cancers, and other health-related illnesses.<sup>48</sup> People participate in physical activities in many different forms and for different purposes, including recreational, health, and active transportation and commuting. Engaging in regular physical activity can also bring social and emotional benefits, such as social interaction and building community with others which helps to reduce depression, isolation, stress, and anxiety.

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<sup>48</sup> Center for Disease Control and Prevention



The built environment plays an integral role in determining how communities can access opportunities for physical activity by providing places and encouraging land uses that support active transportation and other forms of exercise. In EJ Communities, the built environment can be negatively impacted by discriminatory land use practices, historical disinvestment, and lack of long-term planning.<sup>49</sup> These harmful and neglectful practices create fewer opportunities for exercise and recreation, including parks, recreation facilities, open space, trails, bike, and pedestrian connectivity networks. Convenient and safe access to these places has a direct correlation to increased exercise and physical activity.

Promoting physical activity contribute to a wide range of health and wellness benefits, including reduction of mortality risk, chronic disease prevention, metabolic health, heart, and respiratory fitness, and cognitive function in children and adults of all genders, income groups, and racial/ethnic groups.<sup>50</sup> There are also measurable co-benefits among increased active transportation, built environment improvements to bike and pedestrian infrastructure, crime prevention through environmental design, and reducing the impacts of climate change.

**Chronic Diseases and Health-Related Illnesses**

According to the California Health Interview Survey (CHIS), in 2016, fewer than half of adults in California (38.9%) engaged in physical activity (walking at least 150 minutes per week). In the County of San Diego, the participation rate was slightly higher at 41.2 percent. For children 17 and under who engaged in regular physical activity for at least 60 minutes daily per week, the statewide (16.5%) and countywide (19.3%) percentages were both under 20 percent. In EJ Communities, the percentage of children who engaged in regular physical activity was below both the County and state level. The percentage of adults who walked regularly for leisure or transportation was slightly below the Statewide and County percentage, while North Lemon Grove (40.5%) and Sweetwater (40.2%) exceeded the statewide percentage. The limitation of this data does not show the percentage of adults who may engage in more rigorous or frequent physical activity and exercise.

**Table EJ-14. Engagement in Physical Activity for Children and Adults**

North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego	California
<b>Children (5-17) who engaged in at least 60 min of physical activity daily in the past week</b>					
15.8%*		12.9%	15.9%	19.3%	16.5%
<b>Adults (18+) who walked for transportation or leisure for at least 150 minutes in the past week</b>					
38.0%	40.5%	37.4%	40.2%	41.2%	38.9%

Source: UCLA Center for Health Policy Research, California Health Interview Survey, 2016

\*There is insufficient data for individual census tracts with populations under 1,000. Percentage is for combined census tracts.

<sup>49</sup> California Environmental Justice Alliance, 2018

<sup>50</sup> California Environmental Justice Alliance, 2018



Lack of regular physical activity is a primary risk factor for many chronic diseases, such as cancer, heart disease, and stroke, type 2 diabetes, lung diseases, and asthma. In San Diego County, HHS provides an in-depth look into the chronic diseases that are now a major cause of death and disability in its “3-4-50: Chronic Disease in San Diego County Report”. The “3-4-50 Concept” states that the combination of three common behaviors (poor diet, tobacco use, and physical inactivity) contributes directly to four chronic diseases (cancer, heart disease, diabetes, and lung disease) which account for 50 percent of all deaths worldwide.<sup>51</sup>



These chronic diseases have surpassed infectious diseases and injuries as the leading cause of death and disability across the globe. The pervasive impact of these unhealthy behaviors can be seen in San Diego County, as these chronic diseases are also the most common causes of death in the region.<sup>52</sup> According to the County of San Diego Community Health Statistics Unit, in 2017, EJ Communities which are primarily located in the East and Central Regional Areas (RAs), experienced comparative rates of the 3-4-50 risk factors and the leading cause of death from the chronic diseases listed above.

**Table EJ-15. Prevalence of Risk Factors and Chronic Diseases**

	Central Region*	East Region**	County of San Diego
<b>Tobacco Use</b>	14.3% (1 out of 7)	12.5% (1 out of 8)	10% (1 out of 10)
<b>Physical Inactivity</b>	37.8%	17.0%	33.7%
<b>Poor Nutrition</b>	25.0% (1 out of 4)	20.0% (1 out of 5)	16.7% (1 out of 6)
<b>Heart Disease</b>	4.5%	6.6%	5.5%
<b>Diabetes</b>	8.3% (1 out of 12)	10.0% (1 out of 10)	9.1% (1 out of 11)
<b>Lung Disease</b>	14.3% (1 out of 7)	10.0% (1 out of 10)	14.3% (1 out of 7)
<b>Chronic Disease as Leading Cause of Death</b>	51%	52%	51%

Source: County of San Diego, Health and Human Services Agency, 2017

\*Central Region includes portions of Sweetwater and Spring Valley EJ Communities

\*\*East Region includes North El Cajon, North Lemon Grove, and a portion of Spring Valley EJ Communities

In the Central Region, which includes portions of Sweetwater and Spring Valley EJ Communities, residents experienced higher rates of tobacco use and poor nutrition compared to the East Region and the rest of the County. In the East Region, which includes North El Cajon, North Lemon Grove, and a portion of Spring Valley EJ Communities, residents experienced higher rates of tobacco use, poor nutrition, heart disease, and diabetes which account for 52% of all deaths.

**Parks, Recreation, and Open Space**

The level of access and proximity to parks, recreation centers, open spaces, and other safe places for physical activity are important predictors for physical activity levels. Parks and facilities that are well-maintained, up-to-

<sup>51</sup> County of San Diego, Health and Human Services Agency, 2017

<sup>52</sup> County of San Diego, Health and Human Services Agency, 2017



date, safe, and inviting, and provide much-needed programs and services (e.g. education, childcare, and food resources) help to promote physical activity and contribute to other positive health benefits. However, since these spaces are not equitably distributed, many low-income communities, communities of color, and other vulnerable populations frequently have the fewest accessible, safe, and well-maintained facilities.

The California Healthy Places Index (HPI) ranks California census tracts on a composite score of measuring community conditions and disadvantage according to a combination of indicators: demographics, socioeconomic factors, and health equity. The HPI measures tree canopy coverage and park access as two indicators of healthy neighborhood conditions and opportunities to promote physical activity and improve overall health and wellbeing for community members. Accessible parks and open spaces help to reduce chronic diseases, improve mental health, foster community connections, and encourage physical activity. Trees and diverse plant life provide numerous benefits for mental and physical health, such as shade and heat relief, stress reduction, and overall wellness; these all help to promote physical activity. Furthermore, more parks, open spaces, and tree coverage are essential to a community’s resiliency efforts and mitigation against the effects of pollution and climate change.

**Table EJ-16. Healthy Neighborhood Conditions**

North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of San Diego
<i>Park Access (% of population who live within ½ mile of a park, beach, or open space greater than 1 acre)</i>				
23.8%	65.9%	90.7%	100%	80.1%
<i>Tree Canopy (% of land with tree canopy weighted by number of people per acre)</i>				
2.8%	2.9%	3.1%	3.8%	4.4%

Source: California Healthy Places Index, 2015

As shown in Table EJ-16, a large majority of County residents (80.1%) live within a half-mile of a park, beach, or open space greater than 1 acre. Comparatively, over 90 percent of residents in Sweetwater (100%) and Spring Valley (90.7%) have significantly higher access to parks, beaches, and open spaces. In contrast, less than two-thirds of residents who live in North Lemon Grove (65.9%) and less than a quarter of residents in North El Cajon (23.8%) lived within ½ mile to a park, beach, or open space. A limitation to this data is that it includes areas that may not be fully accessible to the public and to those without economic means, such as golf courses or country clubs, which tend to be greater than 1 acre in size. In addition, 4.4 percent of the land within the County has a tree canopy. For EJ Communities, this percentage is much lower ranging from 2.8 percent in North El Cajon to 3.8 percent in Sweetwater.

**Active Commuting**

Every County resident should have safe, accessible, and convenient transportation options to get to work, school, and other important destinations. Active commuting by walking, biking, and public transit not only creates opportunities for physical activity, but also provides more options for those without a vehicle, encourages social cohesion, and reduces the impacts of climate change and air pollution. The Healthy Places Index measures automobile access and active commuting as indicators of a community with healthier transportation options. According to the 2015 HPI, less than 6 percent of County residents did not have access to a car or vehicle. In EJ Communities, Spring Valley and Sweetwater had a comparable population. In North Lemon Grove, more than 18 percent of the population commute to work by transit, walking, or biking followed by North El Cajon at 12.5 percent and compared to the County (6.6%) and the other EJ Communities (between 3% to 5%).



**Table EJ-17. Automobile Access and Active Commuting**

North El Cajon	North Lemon Grove	Spring Valley	Sweetwater	County of SD
<b>Automobile Access (Percentage of households with access to an automobile)</b>				
89.7%	84.4%	93.9%	96.2%	94.1%
<b>Active Commuting (Percentage of workers 16+ who commute to work by transit, walking, biking)</b>				
12.5%	18.3%	5.0%	3.0%	6.6%

Source: California Healthy Places Index, 2015

Live Well San Diego also measures the use of public transportation and length of commute time as two indicators of social well-being for the San Diego Region. In 2017, only 3.3 percent of the County’s population used public transportation to commute to work. In EJ Communities, there were fewer residents in the East Region<sup>53</sup> who took public transit to work compared to the County, however in El Cajon (4.1%) and Lemon Grove (4.7%) SRAs (which includes two EJ Community census tracts), there was nearly 5 percent of residents who used public transit. The Central Region<sup>54</sup>, which includes Sweetwater and a portion of Spring Valley census tracts, had more than 5 percent of residents who used public transit.

In order to encourage more walking and biking, the quality and conditions of infrastructure, routes, and trails must be maintained to increase access to important destinations. Bike and pedestrian infrastructure must ensure safety especially when interacting with motorized vehicles and high injury networks. For the identified EJ Community census tracts, preliminary analysis shows that between January 2009 and December 2018, there were a total of 278 pedestrian collisions and 146 bicycle collisions.<sup>55</sup> The highest number of pedestrian and bicycle collisions occurred in Spring Valley and North El Cajon, nearly double the number of collisions compared to North Lemon Grove and Sweetwater. More in-depth analysis needs to be conducted for a comprehensive understanding of these collisions and the improvements needed.

The goals and policies in this section are aimed at: 1) reducing the risk of illnesses related to lack of physical activity; 2) expanding access to parks and recreation facilities and related programs and services, and 3) broadening the reach of active transportation networks, connections, and safety throughout the county. Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and the other unincorporated communities.

<sup>53</sup> East Region includes North El Cajon, North Lemon Grove, and a portion of Spring Valley EJ Communities

<sup>54</sup> Central Region includes portions of Sweetwater and Spring Valley EJ Communities

<sup>55</sup> University of California Berkeley, Transportation Injury Mapping System (TIMS), “Statewide Integrated Traffic Records System,” 2009-2018.



## GOALS AND POLICIES

### GOAL EJ-11

**Physical Health and Wellness.** Increase physical activity resources and programs to reduce rates of obesity, heart disease, diabetes, and other health-related illnesses for residents of all ages, cultural backgrounds, and abilities, particularly in EJ Communities.

#### Policies

**EJ-11.1 Community-Based Interventions.** Partner with community-based organizations to provide educational materials and resources to increase the awareness of health-related illnesses and to determine solutions-based interventions impacting EJ Community residents.

**EJ-11.2 Physical Activity Education and Programs.** Promote culturally-competent education resources and affordable, low or no-cost programs that raise awareness about the importance of healthy lifestyle behaviors, healthy eating, and encourage residents to participate regularly in physical activity for the overall well-being of all ages, particularly in EJ Communities.

**EJ-11.3 Cultural Programming.** Increase opportunities for cultural arts programs and events that promote movement, dancing, music, theater, and other types of visual and performative arts that increase physical activity and social cohesion prioritizing EJ Communities.

**EJ-11.4 Youth-Based Programs and Resources (all unincorporated areas).** Work with school districts, afterschool programs, and youth organizations to promote educational resources and affordable, low or no-cost programs that encourage children and teens to increase physical activity.

**EJ-11.5 Community Engagement (all unincorporated areas).** Partner with community-based organizations to seek community involvement and feedback to create appropriate and relevant programming and to support improvements to natural and built environment placemaking to promote physical activity and recreation.

### GOAL EJ-12

**Healthy Design and Multi-Modal Development.** Promote multi-modal land use design and development patterns that decrease vehicle miles traveled, and encourage increased physical activity, biking, and walking as a means to reduce health-related issues.

#### Policies

**EJ-12.1 Built Environment Barriers.** Identify and eliminate, where feasible, barriers to outdoor physical activity, such as damaged, incomplete, blocked, or littered sidewalks and bike paths, lack of safe street crossings and direct connections, unsuitable design for persons with disabilities, excessive speeding, insufficient lighting, incidence or perception of crime, and lack of landscaping, shade trees and shade structures along streets. *See Land Use Element Policy LU-5.5*



- EJ-12.2 Pedestrian Amenities Improvements.** Support collaboration with private and agency partners to enhance pedestrian amenities, such as lighting, shade, benches, trash and recycling receptacles, bathrooms, hand sanitizing stations, water fountains, and prioritize investments in EJ Communities.
- EJ-12.3 Pedestrian and Bicycle Facilities.** Prioritize the incorporation and installation of pedestrian and bicycle facilities in EJ Communities based on community-identified mobility needs and feedback. Consistent with the Mobility Element, require that new developments, redevelopment projects, and any new and renovated transportation facilities built, managed, and/or operated by the County in EJ Communities include pedestrian and bicycle facilities. Support connections to programs providing pedestrian and bicycle safety training and resources. *See Mobility Element Policies M-11.2, M-11.4, M-11.5, and M-11.6.*
- EJ-12.4 Access to Bicycles, Helmets, and Related Equipment (all unincorporated areas).** Partner with school districts and community-based organizations to improve and promote access to affordable bicycles, helmets, and related safety equipment for lower-income families.
- EJ-12.5 Mixed-Use Development (all unincorporated areas).** Consistent with the Land Use Element, develop programs to incentivize mixed-use development and an appropriate balance of land uses, such as schools, parks, job centers, retail, and grocery, so that essential goods and services are within walking and biking distance of residential areas. *See Land Use Element Policies LU-5.1 and 11.3.*
- EJ-12.6 Community Engagement (all unincorporated areas).** Partner with CBOs and with residents to support improvements to natural and built environments to promote land use design that increases physical activity, biking, and walking.
- EJ-12.7 ADA Accessibility (all unincorporated areas).** Prioritize compliance with American Disability Act (ADA) standards and accessibility for all pedestrian, transit, and bicycle improvements, through ongoing engagement and incorporation of feedback from disability community stakeholder groups.
- EJ-12.8 Transportation Action Plans (all unincorporated areas).** Support policies and programs through the “Safe Routes to Schools” and “Vision Zero” framework to reduce traffic fatalities and severe injuries, while increasing safe, healthy, equitable mobility for all.

## GOAL EJ-13

**Parks and Recreation Access.** Expand access to parks, recreation facilities, and other safe places for community members to be active by leveraging resources through jurisdictional partnerships, joint use agreements, additional funding, and community volunteers.

### Policies

- EJ-13.1 Park Provision.** Achieve and maintain a minimum standard of 3 acres of local parks per 1,000 County residents, including, neighborhood and community parks, pocket parks that are over ½ acre in size, 10 acres of regional parks per 1,000 County residents, and both local and regional parks contain sufficient amenities prioritized in EJ Communities.
- EJ-13.2 Public-Private Partnerships.** Partner with schools, places of worship, and businesses to expand access to green spaces and recreation areas, especially in EJ Communities with less accessibility to green spaces and recreation areas.



**EJ-13.3 Urban Greening and Green Infrastructure.** Encourage planting of native plants, and other urban greening and green infrastructure projects with supporting maintenance agreements within EJ Communities. Coordinate efforts of Climate Action Plan Urban Greening and DPW Green Streets Program with green spaces and recreational areas.

**EJ-13.4 Park Maintenance.** Support and coordinate local community organizations, and volunteer groups in their efforts to improve or maintain local parks, trails, and other public spaces in EJ Communities.

**EJ-13.5 Safety Concerns (all unincorporated areas).** Continue addressing safety concerns that may create barriers to physical activity by assessing adequate lighting and street visibility in new and existing parks and recreation facilities. Research international best practices in urban planning to identify best design elements to ensure public safety and crime reduction.

**EJ-13.6 Vacant and Underutilized Land (all unincorporated areas).** Identify vacant and underutilized land and existing green spaces in the unincorporated County that can be revitalized into neighborhood parks or community gardens to provide more space for outdoor physical and recreational activity for all ages.

## Promotion of Civic Engagement

### CONTEXT

Equitable and effective regional planning and decision-making processes, especially for EJ issues, should meaningfully involve the most impacted community members. Promoting civic engagement is imperative for jurisdictions to prioritize improvements and programs in EJ Communities. This level of engagement can help strengthen community involvement and deepen the investment of stakeholders in identifying and realizing community improvements. EJ issues can be more organically identified and resolved if there are accessible and culturally relevant opportunities to engage in decision-making processes prioritizing low-income communities, communities of color, and linguistically isolated communities. Also, providing timely and updated information for how residents can reach relevant and appropriate County staff can be an important step towards transparency and accountability across countywide programs and services.

The EJ Element is primarily focused on addressing the unique or compounded health risks, promoting civic engagement, and prioritizing improvements and programs that address the specific needs of EJ Communities. The combined impacts of the pandemic, public health, racial and social justice, and environmental hazards emphasize the need for sustainable, inclusive, and equitable engagement processes. Important population characteristics in the EJ Communities include race/ethnicity, age, and language proficiency which deeply influence how outreach and engagement is carried out to reach individuals and families in a way that is intentional, respectful, and meaningful. These processes will help ensure that goals and policies within the EJ Element as part of the General Plan update genuinely reflect regional and community priorities, concerns, and disparities. The County will continue to collect and track feedback and concerns throughout the General Plan update process and ongoing implementation.

#### Language Isolation

Language isolation occurs when there are households with individuals over the age of 14 that have limited English proficiency. When public information and notifications are offered only in English, these households are at a



disadvantage when trying to attain important information or participate in public engagements that may impact their health, wellbeing, or economic opportunity. Communities with high levels of linguistically isolated households tend to have lower participation levels when only English is used. Live Well San Diego measures linguistic isolation as an indicator of social well-being. According to 2017 data, 7.2 percent of the County population experiences linguistic isolation compared to 9.2 percent statewide. Measured by subregional areas (SRAs), Southeastern San Diego has the highest rate of language isolation at 11.6 percent followed by El Cajon (9.8%), Lemon Grove (5.5%), and Spring Valley (4.3%).

### **Access to Internet**

The impact of the COVID-19 pandemic in 2020 has exposed many inequities, especially the “digital divide” in accessing affordable and reliable internet, broadband, and cellular data which have become the necessary norm for virtual community engagement, online learning, social communication, and real-time and important information and resources. In the County overall, 9.1 percent of households do not have internet access. This percentage is higher in all the EJ Communities, except for North El Cajon (6.1%). Over one-fifth of households in North Lemon Grove do not have internet access (21.5%), followed by Spring Valley (11.6%) and Sweetwater (10.2%). This lack of internet access has important implications for full engagement in political and stakeholder decision-making processes, especially when accommodations are only made for virtual and online access. While the County continues to follow statewide and regional public health protocols and determines how best to engage with diverse stakeholders across the region, policies, goals, and implementation programs are tailored to expand access to these services beyond future potential public health emergencies.

### **Community Involvement**

*Live Well San Diego* measures volunteerism and voting as indicators of community involvement, health, well-being, and opportunity. The California Healthy Places Index also measures voter turnout as an indicator of social power and cohesion, which are linked to a range of positive health outcomes at the individual and community levels. According to 2019 data for Live Well San Diego, nearly 18 percent of the County population volunteered for a charitable organization during the year compared to 16.3 percent statewide. There was a lower percentage in the SRAs in the Central and East Regions that contain EJ Community census tracts ranging between 12 to 17 percent. For voter turnout, 52.4 percent of the County population voted in federal, state, or local elections in 2019 compared to 49.3 percent of the statewide population. Except for Spring Valley (53.9%), the other SRAs had a lower percentage, between 40.2 to 48.8 percent, who voted in an election within the 2019 calendar year. Beyond volunteerism and voting, which may not be accessible to all people and can serve as barriers for disenfranchised populations, other indicators can be measured for community involvement, such as the impact and role of community leaders, advocacy groups, and youth organizations. Goals, policies, and implementation programs are aimed at reducing these barriers and promoting capacity building to increase civic engagement.

The goals and policies in this section are aimed at increasing inclusiveness, providing communication, empowering residents, building trust, and facilitating collaborative relationships. Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and the other unincorporated communities.



## GOALS AND POLICIES

### GOAL EJ-14

**Accessible and Culturally Appropriate Civic Engagement.** Provide equitable and inclusive opportunities for all County residents, regardless of racial/ethnic background, national origin, age, education, income, or disability to meaningfully engage in the decision-making process, specifically focused on promoting positive health outcomes and wellbeing of residents within EJ Communities, including education and workforce opportunities.

#### Policies

**EJ-14.1 Culturally Relevant Engagement.** Partner with appropriate organizations (e.g., community-based, faith-based, advocacy, and service) that have built relationships, trust, and cultural competency within EJ Communities and with youth, seniors, persons with disabilities, and refugees to conduct meaningful outreach for relevant planning initiatives and environmental justice issues.

**EJ-14.2 Community-Led Initiatives.** Support community-driven initiatives in EJ Communities to address priorities and needs through technical assistance, data sources, meeting spaces, support services, and other staff resources.

**EJ-14.3 Translation and Interpretation.** Require vital County documents and announcements to be translated, interpreted, and accessible in a variety of languages that reflect the linguistic needs of the communities being served. This includes printed and online materials, meetings and workshops, and other announcements and notices.

**EJ-14.4 Maximize Accessibility (all unincorporated areas).** Ensure that meetings and other public engagement events are held at accessible locations and times with considerations for childcare, food options, ADA accommodations, technology access, and language interpretation to support greater attendance.

**EJ-14.5 Multi-Platform Engagement (all unincorporated areas).** Require the use of multiple platforms for virtual, phone, or in-person engagement to support greater participation and attendance. Where possible and preferred by the community, collaborate with community partners to utilize existing meetings and venues in EJ Communities.

### GOAL EJ-15

**Capacity Building and Leadership Development.** Support equitable and inclusive opportunities to build capacity and leadership skills for residents and organizations in EJ Communities through continued civic engagement.

#### Policies

**EJ-15.1 Community Service.** Support and expand opportunities for all residents to engage in community service that integrates community health, environment, and civic engagement with a special emphasis on youth and older adults.

**EJ-15.2 Educational Outreach.** Partner with school districts, community colleges, and continuing education institutions to promote civic engagement opportunities.



**EJ-15.3 Capacity Building and Support.** Support and expand opportunities to build and sustain capacity among residents to advocate and engage for community and systems improvements, to develop their skill sets as community leaders, and to advance their roles as trusted messengers.

## GOAL EJ-16

**Transparent Governance.** Maintain transparent, fair, consistent, and sustained civic engagement to continue identifying and addressing needs and priorities by building trust, establishing relationships, and ensuring community outreach standards.

### Policies

**EJ-16.1 Environmental Justice and Health Profiles and Trends.** Support alignment and accessibility of data indicators within the EJ Element, *Live Well San Diego* Data Indicators, and California Healthy Places Index to provide countywide and census tract-level profiles and data to encourage community-level participation and understanding of environmental and health-related issues and trends.

**EJ-16.2 Universal Outreach Methods (all unincorporated areas).** Establish guidelines for diverse methods of outreach that promote civic engagement especially to households that are linguistically isolated and do not have internet access, as well as youth, seniors, persons with disabilities, and refugees. Ensure that methods of communication are utilized that maximize outreach and consider methods needed for harder-to-reach communities, such as the use of ethnic-based newspapers, phone, text, and email listservs, and in-person social networks.

**EJ-16.3 Data Mapping and Visualization (all unincorporated areas).** Ensure data mapping, and visualization tools are easily accessible and comprehensible to the general public.

## Prioritization of Improvements and Programs

### CONTEXT

An essential component of the EJ Element is prioritizing projects, programs, and investments that directly serve and benefit residents within EJ Communities. Due to historical, geographic, and procedural inequities, EJ Communities have specialized needs and priorities that require intentional actions to improve existing conditions and to ensure negative impacts are not exacerbated. Effective prioritization requires coordination and alignment across County agencies, departments, and shared jurisdictional partners along with consistent and sustained engagement with EJ Community stakeholders.

The other topical sections within the EJ Element identify existing conditions and needs in the EJ Communities within unincorporated San Diego County that justify prioritizing programs, services, and investments for the identified communities. Under further direction from the Board of Supervisors, County staff are committed to refining the data indicators and methodology for identifying additional EJ Communities throughout the unincorporated county.

#### **Data Alignment**

There are several indicators and evaluation process the County refers to for better coordination of programs and services, and to monitor data related to racial and social equity, regional opportunity, and community health and well-being for continued community engagement. There are challenges, however, in aligning multiple platforms when data is collected and classified at different regional levels. Both U.S. Census and CalEnviroScreen data are collected at the census tract level. Live Well San Diego and other regional data sources are collected at the sub-regional area (SRA) or community planning area (CPA) level which are broader than census tracts.



The County is exploring options to align existing data sources so to better identify unincorporated community needs. One data source is the California Healthy Places Index (HPI) and would be used for monitoring additional indicators that correspond with both CalEnviroScreen and *Live Well San Diego*. The HPI is a statewide tool that identifies community conditions that predict health and social outcomes and contains mapping and data resources at the census tract level. This tool can help track and monitor community improvements and issue areas. Some other data and indicators are more challenging to collect at the census tract level, such as property and violent crime rates and pedestrian and bicycle collisions, that directly relate to specific EJ topic areas. The County desires to seek opportunities to use these and other data sources so to identify service gaps and community needs.

Where “all unincorporated areas” is noted next to the policy, the policy is intended to address both the needs of the EJ Communities and the other unincorporated communities.

## GOALS AND POLICIES

### GOAL EJ-17

**Implementation Progress Monitoring.** Facilitate effective implementation and monitoring of environmental justice programs in the unincorporated County.

#### Policies

**EJ-17.1 EJ Community Programs and Improvements.** Support for programs and improvements in EJ Communities that address each community’s unique or compounded needs.

**EJ-17.2 Annual Implementation Review.** Require annual review of the implementation of the EJ Element to monitor progress on goals, policies, and implementation of programs and actions and provide this information to the EJ Communities.

**EJ-17.3 Existing Processes and Practices (all unincorporated areas).** Examine existing countywide processes and practices for ways to embed environmental justice goals, policies, and actions throughout future updates to General Plan Elements, Climate Action Plans, and other County-initiated planning efforts.

### GOAL EJ-18

**Regional Data Clearinghouse.** Coordinate alignment among data reporting and monitoring at the regional and census tract level to match statewide data reporting for countywide policies, regulations, and progress reports.

#### Policies

**EJ-18.1 Community Progress Reports.** Continue to utilize data reporting from *Live Well San Diego* Data Indicators and California Healthy Places Index to measure progress and develop additional indicators through continued engagement with EJ Communities.

**EJ-18.2 Census Tract Data (all unincorporated areas).** Coordinate with public agencies to collect and report data at the census tract level to better align with statewide data reporting across the County.

CHAPTER 10 **Implementation of the  
General Plan**



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## Introduction

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The Implementation Plan is a set of actions and procedures necessary to achieve the goals and policies set forth in the San Diego County General Plan. The broad array of actions, strategies, and processes undertaken to implement the General Plan will help achieve the County's vision for its growth and development. These programs are a combination of existing County activities, processes, reports, assessments, and plans, as well as new programs that will be initiated upon adoption of the updated General Plan. These programs, generally described in this chapter, are presented in greater detail in the Implementation Plan, which is adopted by the Board of Supervisors separate from the General Plan to allow efficient updating as a means to improve implementation of the General Plan. As a freestanding document that is directly linked and cross-referenced to the General Plan, the County maintains the flexibility to regularly update the Implementation Plan without the necessity of amending the General Plan. This flexibility is important to the County as a means to address the changes that occur over time and that may affect the County's vision, the availability of funding for programs, and future tools and technology that may be used to implement the General Plan.

The Implementation Plan is designed to be a key resource for County staff in assuring that the goals and policies of the General Plan are reflected in day-to-day County operations and services including preparing plans and programs, reviewing development proposals, and maintaining infrastructure. The Implementation Plan can be used as a work program, a framework for preparing departmental budgets, or as a monitoring tool to assess annual performance in achieving targeted goals for key implementation actions.

As mandated by State law, the Implementation Plan addresses specific actions required of the County including, but not limited to, the following key activities:

- Prepare an annual report on the status of the General Plan and progress of its implementation, as well as, its progress in meeting its regional housing needs allocation
- Prepare an annual capital improvement program for scheduling and financing major public works projects consistent with the General Plan
- Prepare an updated zoning code to achieve consistency of the zoning and development standards with the updated General Plan's land use designations and policies

In addition to these key State-mandated actions, the programs and activities presented address the major areas of planning and service delivery for the future growth and development within the County as outlined in Chapters 3 through 8 of the General Plan.

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## Implementation Plan Overview

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Each policy in the General Plan includes one or more implementation programs to assure that there is a mechanism for its implementation. Overall, the goals and policies of the General Plan will be undertaken through these programs, which include a variety of programs and actions that are collectively referred to as the Implementation Plan. The Plan is presented in a matrix format that is organized into six categories, each of which contains subcategories that further refine and group programs into related areas and topics. The programs and actions include established and/or ongoing programs, as well as proposed new initiatives that

## IMPLEMENTATION PLAN OVERVIEW

must be developed by County staff and approved by the Board of Supervisors before being implemented. The broad categories of the Implementation Plan are briefly described below and include the following:

1. Long Range Land Use Planning
2. Built Environment
3. Housing
4. Mobility
5. Natural Resources
6. Safety, Health, and Welfare

Each implementation program or action includes the following components:

- **Policy Reference.** Each General Plan policy is correlated to a specific action in the Implementation Plan. Cross referencing each action in the Implementation Plan to a specific policy, enables the Plan to be revised as policies change or as new tools and methods for implementation are developed.
- **Responsible Department.** The lead County department with primary responsibility for completion of a program is listed. If additional departments or external agencies provide key support to implement the program, that entity is also indicated.
- **Program Implementation Category.** This information provides more detail regarding whether the action is a new or existing program and whether or not additional resources are needed to implement the action specified. The Program Implementation categories are identified below:
  - A-1: Current Program/No Change
  - A-2: Current Program/Change/Additional resources NOT required
  - A-3: Current Program/Change/Additional resources required
  - B-1: New Program/Additional resources NOT required
  - B-2: New Program/Additional resources requiredA “Change” to a current program is defined as a formal action that would be required, such as a change to an ordinance or Board of Supervisors policy. “No Change” indicates that no modifications or revisions to the current program would be required.
- **EIR Mitigation**—Identifies the necessary actions to mitigate environmental impacts that may result from the General Plan update.
- **Timeframe**—The timeline for the initiation or completion of programs is only an estimated timeframe and may not occur within the timeframe indicated due to budget or resource constraints. Timeframes are provided in periodic increments, as well as notations indicating whether that the program is annual or ongoing.

Below is a summary of the key tools used within the six major categories of implementation programs. The County of San Diego will use these key tools and other actions to implement the goals and policies of the General Plan. The County Implementation Plan provides a comprehensive listing of the programs and actions that will implement the County’s General Plan.



## Long-Range Land Use Planning

**Regional Planning.** These programs relate to the long range planning efforts undertaken by the County, including coordination of planning activities with federal, State, regional, or local entities or County-led planning efforts.

**Planning in the Unincorporated County.** These plans include County actions to implement the General Plan as well as annual monitoring and amendments to the Plan, as necessary. These actions include annual review of the General Plan as required by State law to document progress in its implementation. This annual review provides a mechanism to identify critical areas of concern regarding the General Plan's validity as a policy document to direct the County's vision and its future development, and will inform its consideration of proposed General Plan amendments.

**Community Plans.** Community Plans, adopted as part of the General Plan, are plans specifically created to address the issues, community character, and visions of the distinct communities in unincorporated County areas. Community plans provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan.

## Built Environment

These programs and actions relate to management of the physical development that sustains growth and economic vitality, and provides public services within the County. Such programs and actions include discretionary development review and other community development activities such as parks and recreation, public buildings, infrastructure, solid waste, and paleontological resources / unique geologic features.

**Site Design of Discretionary Development**—Many General Plan policies are implemented through the County's police power to protect public health, safety, and welfare. They are also implemented through the development review process, which applies to both public and private development projects. The County uses a combination of departmental procedures, Board policies, ordinances, and other regulations to review development projects. These tools allow the County to assess proposed development projects and approve, deny, or condition projects based on their consistency with the General Plan.

**Zoning Ordinance**—The County's Zoning Ordinance is one of the primary means of implementing the General Plan. Adoption of the updated General Plan necessitates a thorough review of Zoning Ordinance regulations pertaining to land use, density/intensity, design and development, resource conservation, and public safety. This review assures that the Zoning Ordinance is consistent with the updated General Plan, as required by State statutes, which also requires that consistency be achieved "within a reasonable time." The courts have found that this generally infers a one- to two-year time period.

**Specific Plans**—Specific plans are tools for the systematic implementation of the General Plan and are intended to implement and regulate land use and development within a specific project boundary, subject to the substantive and procedural requirements of State law. Specific plans are adopted by ordinance and, to date, have been incorporated into the San Diego County Zoning Code. Therefore, all development standards contained therein are enforceable by law.

## IMPLEMENTATION PLAN OVERVIEW

**Subdivision Regulations**—The Subdivision Ordinance regulates the design and improvement of subdivisions, requires dedications of public improvements, establishes development impact fees and mitigation programs, and requires conformity with the provisions of the County’s General Plan. This includes the review and approval of lot size and configuration, street alignments, street grades and widths, traffic access, drainage and sanitary facilities, lands dedicated for public uses (e.g., schools, parks, and trails) and open spaces, and other measures as may be necessary to insure consistency with or implementation of the General Plan.

**Design Guidelines**—The County of San Diego requires an architectural review of development site and building plans, elevations, signage for new and rehabilitated buildings or structures to assure compatibility with adjoining structures and uses. The review also ensures compatibility in scale and quality, a high level of character and quality, contribution to a vital, pedestrian-oriented environment, and compatibility with natural landscapes and environmental setting. The County has established Design Review Boards for the communities of Alpine, Lakeside, Julian, Ramona, and Valley Center and within the I-15 Corridor area.

**Environmental Analysis** (*California Environmental Quality Act*)—A program Environmental Impact Report (EIR) was prepared and certified for the updated General Plan in accordance with the procedural and substantive requirements of the *California Environmental Quality Act* (CEQA). It may serve as a reference in the preparation of CEQA-required environmental documents for subsequent Specific Plans, capital improvements, and other actions that are consistent with the General Plan. Through the development review process, the County will assess a project’s compliance with the program General Plan EIR and determine whether additional or supplemental analysis is required prior to project approval.

In addition to the tools discussed above, the Implementation Plan includes actions that address parks and recreation facilities, public buildings, infrastructure, and solid waste.

## Housing

The Housing Element differs from the other General Plan elements in that many of the programs which implement the Housing Element are required by State housing law. They address affordable and special needs housing, financial assistance, and the reduction of government constraints related to affordable housing. In addition to required programs, implementation of the Element also includes long-range programs to guide development planning beyond the horizon of the current housing cycle.

In the County, responsibility for the administration of these programs is shared by two primary departments: County Department of Housing and Community Development and the Department of Planning and Land Use. The Housing Element programs serve two purposes. The short-term programs are intended to fulfill State law requirements and address current housing needs as determined for the Regional Housing Needs Assessment cycle.

## Mobility

These programs address maintenance, improvement, and development of a comprehensive multi-modal transportation network for the unincorporated County areas, such as the regional network of freeways, State highways, and transit systems; the County public and private road network; parking; and bicycle, pedestrian, and trail networks and facilities that are needed to sustain projected growth and development within the



County. The Mobility Element road network provides a guide for the construction of future roads to accommodate development in accordance with the General Plan Land Use Map. The Mobility Element road network requires new development to reserve rights-of-way and to construct portions of the road, as appropriate. A General Plan amendment is required to change the network.

The County Public Road Standards determine the specific road design according to the classification assigned in the General Plan. In addition to the General Plan road network, the County has adopted master plans, strategies, and programs that address other components of the Mobility Element. These plans are prepared to provide more specific direction for County decision-makers, staff, and the public on how the General Plan will be implemented. The following is a partial list of master plans, strategies, and programs that the County has adopted. The implementation programs for each of these plans calls for periodic review and update to address changes in these systems over time. The County’s master plans and programs include, but are not limited to, the following:

- Bicycle Transportation Plan
- Community Trails Master Plans
- Fallbrook Airport Master Plan
- Ramona Roads Master Plan

## Natural and Cultural Resources

These programs and actions implement policies that seek to protect, conserve, and sustain the County’s natural and cultural resources, including biological habitat, water, agricultural lands, minerals, open space, air quality, cultural, paleontological, and visual.

**Biological, Water, Agricultural, Air, Open Space, and Mineral Resources**—This Plan includes resource conservation tools to regulate new development to ensure the protection of natural resources. Some of the more frequently used programs and ordinances include the following:

- *Multiple Species Conservation Program (MSCP)*—A plan to conserve habitat for endangered species.
- *Resource Protection Ordinance*—Places special controls on development to protect the County’s wetlands, floodplains, steep slopes, and sensitive biological habitats.
- *Biological Mitigation Ordinance*—Protects the County’s biological resources and prevents their degradation and loss by guiding development outside of biological resource core areas, and by establishing mitigation standards for discretionary projects.
- *Groundwater Ordinance*—Establishes regulations for the protection, preservation, and maintenance of this resource by ensuring that development will not occur in groundwater-dependent areas of the County unless adequate and sustainable groundwater supplies are available.
- *Watershed Protection Ordinance*—Provides regulations that protect water resources and improve water quality by reducing the adverse effects of polluted run-off discharges.

**County Guidelines for Determining Significance**—These Guidelines provide consistent, objective, and predictable evaluation of significant effects of discretionary development on the physical environment and are used to review discretionary projects to evaluate whether any adverse environmental effects may result from the project. Unique guidelines were developed to protect and preserve the following natural resources:

## IMPLEMENTATION PLAN OVERVIEW

agriculture, air, biological, groundwater, hydrology, minerals, and surface water. In addition, the Guidelines address protection and preservation of paleontological, cultural and visual resources.

**Low Impact Development (LID) Program**—The goal of the County’s LID Program is to protect water quality by preserving and mimicking nature through the use of stormwater planning and management techniques on a project site. Improvements in stormwater management have been made in the County since 2001 with the passing of the first Stormwater Municipal Permit. Additional stormwater improvements are now required as defined in the revised Stormwater Municipal Permit in 2007.

## Safety, Health, and Welfare

These program actions relate to polices that promote human health, safety, and welfare. This section addresses potential safety hazards and mitigation, including fire and flood protection, geologic hazards, law enforcement, and airport hazards. In addition, this chapter addresses health and welfare issues such as climate change, noise attenuation, and the preservation of cultural and visual resources.

Tools in this section include Hazard Mitigation, Disaster Preparedness, and Emergency Response for Geologic, Flood, Fire, Hazardous Materials, and Law Enforcement, Noise, and Cultural Resources as well as policies that address Climate Change and the County’s visual resources. These tools include but are not limited to the following codes and guidelines.

**Building and Fire Codes**—Building construction in the County is regulated by the California Building Code, Uniform Mechanical Code, Uniform Plumbing Code, National Electrical Code, and the California Fire Code. The General Plan policies also provide for the continuation of opportunities for “Build Green” techniques as specified in the County’s Green Building Program.

**County Guidelines for Determining Significance**—These guidelines provide consistent, objective, and predictable evaluation of significant effects of discretionary development on the physical environment and are used to review discretionary projects to evaluate whether any adverse environmental effects may result from the project. The Guidelines provide direction for evaluating adverse environmental effects that a proposed project might have on safety concerns such as wildland fires, flooding, geologic hazards, airport hazards, and emergency response and evacuation plans. In addition, the Guidelines address health and welfare issues such as noise attenuation.

## CHAPTER 11 Acronyms and Glossary



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## Acronyms

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Acronym	Definition
ADT	Average Daily Traffic
AIA	Airport Influence Area
ALCUP	Airport Land Use Compatibility Plan
ALS	Advanced Life Support
APCB	California Air Pollution Control District
ARB	California Air Resources Board
BFE	Base Flood Elevation
BMPs	Best Management Practices
CAC	County Administration Center
CAL FIRE	California State Department of Forestry and Fire Protection
CalHFA	California Finance Agency
Caltrans	California Department of Transportation
CAPER	Consolidated Annual Performance and Evaluation Report
CBC	California Building Code
CDBG	Community Development Block Grant
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CHRIS	California Historic Resources Information System
CIP	Capital Improvement Program
CIWMP	Countywide Integrated Waste Management Plan
CLUP	Coastal Land Use Plan
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNR	Composite Noise Rating
CNU	Congress for the New Urbanism
CO	Carbon Monoxide
COS	Conservation & Open Space Element
CPA	Community Planning Areas
CPTED	Crime Prevention Through Environmental Design
CRHR	California Register of Historical Resources
CSA	County Service Area
CSD	Community Service District

## ACRONYMS

Acronym	Definition
CTSA	Coordinated Transportation Service Agency
CUP	Conditional Use Permit
CWA	County Water Authority
dB	Decibel
dba	A-Weighted Decibel
DOE	Department of Energy
DR	Distributed Resources
EDU	Equivalent Dwelling Unit
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESAs	Environmental Study Areas
ESHAs	Environmentally Sensitive Habitat Areas
FAA	Federal Aviation Administration
FACT	Full Access & Coordinated Transportation, Inc.
FAR	Floor Area Ratio
FCI	Forest Conservation Initiative
FERC	Federal Energy Regulatory Commission
GCC	Global Climate Change
GHG	Greenhouse Gases
GIS	Geographic Information System
gpd	Gallons per Day
gpm	Gallons per Minute
GRS	Groundwater Replenishment System
H	Housing Element
HCD	State Department of Housing and Community Development
HMP	Hazard Mitigation Plan
HOV	High Occupancy Vehicle
HUD	Housing and Urban Development
HVAC	Heating Ventilating and Air Conditioning
ICAO	International Civil Aviation Organization
ICC	International Code Council
ID	Improvement District
IRP	Integrated Resources Plan
LAFCO	Local Agency Formation Commission
LCP	Local Coastal Plan
L <sub>dn</sub>	Night Average Sound Level
LEED	Leadership in Environmental and Energy Design



## CHAPTER 11 ACRONYMS AND GLOSSARY

<b>Acronym</b>	<b>Definition</b>
LEED-NP	LEED for Neighborhood Developments
Leq	Equivalent Sound Level
L <sub>max</sub> and L <sub>min</sub>	The Maximum and Minimum Sound Levels
LOS	Level of Service
LU	Land Use Element
Lx	Percentile-Exceeded Sound Level
M	Mobility Element
MCB	Marine Corps Base
MFR	Multi-Family Residential
MG	Million Gallons
MGD	Million Gallons per Day
MIS	Management Information Systems
MMP	Mitigation Monitoring Program
MPO	Metropolitan Planning Organization
MRZ	Mineral Resource Zones
MSCP	Multiple Species Conservation Program
MTS	Metropolitan Transit Services
MWD	Metropolitan Water District
NAHC	Native American Heritage Commission
NCCP	Natural Communities Conservation Plan
NCTD	North County Transit District
NEF	Noise Exposure Forecast
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NO <sub>x</sub>	Nitrogen Oxides
NPDES	National Pollution Discharge Elimination System
NRDC	Natural Resources Defense Council
NRHP	National Register of Historic Places
OPR	State Office of Planning and Research
PCE	Passenger Car Equivalent
PF	Public Facilities
PLDO	Park Lands Dedication Ordinance
PM <sub>10</sub> and PM <sub>2.5</sub>	Particulate Matter
PNdB	Perceived Noise Decibels
PRD	Planned Residential Development
PUC	California Public Utilities Commission

## ACRONYMS

Acronym	Definition
PURPA	Public Utility Regulatory Policy Act
RCP	Regional Comprehensive Plan
RHNA	Regional Housing Needs Assessment
RMS	Remote Monitoring Systems
ROG	Reactive Organic Gases
ROW	Right-of-Way
RTP	Regional Transportation Plan
RWQCB	California Regional Water Quality Control Board
S	Safety Element
SANDAG	San Diego Association of Governments
SANGIS	San Diego County Geographic Information System
SB	Senate Bill
SCE	Southern California Edison Company
SCG	Southern California Gas Company
SCZ	Safety Compatibility Zones
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCRAA	San Diego County Regional Airport Authority
SDCWA	San Diego County Water Authority
SDSU	San Diego State University
SEL	Sound Exposure Level
SFHA	Special Flood Hazard Area
SGOA	Smart Growth Opportunity Areas
SIP	School Improvement Program
SMARA	Surface Mining and Reclamation Act
SO <sub>2</sub>	Sulfur Dioxide
SOI	Sphere of Influence
SO <sub>x</sub>	Oxides of Sulfur
SP	Specific Plan
SR	State Route
SRA	Source Receptor Areas
SSOs	Sanitary Sewer Overflows
TAC	Toxic Air Contaminants
TBR	Technical Background Report
TDA	Transportation Development Act
TDM	Transportation Demand Management
TIF	Transportation Impact Fee



Acronym	Definition
TMDLs	Total Maximum Daily Loads
TRI	Toxics Release Inventory
TSA	Trail System Assessment
TSM	Transportation Systems Management
USFS	United States Forest Service
USGBC	United States Green Building Council
USPS	United States Postal Service
UWMP	Urban Water Management Plan
VPD	Vehicles per Day
WAN	Wide Area Network
WDRs	Waste Discharge Requirements
WQMP	Water Quality Management Plan

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## Glossary

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**100-Year Flood**—The flood elevation that has a one percent chance of being equaled or exceeded each year. Thus, the 100-year flood could occur more than once in a relatively short period of time. The 100-year flood, which is the standard used by most Federal and State agencies, is also used by the National Flood Insurance Program (NFIP) as the standard for floodplain management and to determine the need for flood insurance.

**Accident Potential Zone**—A term used for military aviation facilities, which describes the zones of probable impact area if an accident were to occur, based on historical accident data. The APZ's "clear zone" is similar to the FAA's Runway Protection Zone, but APZ I and APZ II extend the probable impact areas further out than the RPZ.

**Acre-Feet (af)**—The volume of water that would cover one acre to the depth of one foot.

**Adaptive Reuse**—The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of a historic single-family home to office use.

**Agriculture Preserve**—An agricultural preserve defines the boundary of an area within which the County has entered into a contract with the property owner, through a resolution of the Board of Supervisors. Only land located within an agricultural preserve is eligible for a Williamson Act contract. Preserves are regulated by rules and restrictions designated in the resolution to ensure that the land within the preserve is maintained for agricultural or open space use.

**Airport Influence Area**—A planning area designated by the commission around each public airport which is, or reasonably may become, affected by airport related noise, fumes, or other influence, or which is, or reasonably may become, a site for a hazard to aerial navigation.

## GLOSSARY

**Airport Land Use Compatibility Plans (ALUCP)**—Plans that protect airports from encroachment by incompatible land uses that could result in restricted operations of the airport.

**Alignment**—A planning term used to identify the general location of a current or future roadway. For future roadways, it is intended to describe a designated area or buffer set aside so a specific alignment can be determined as the need is established.

**Alluvial Fan**—A sedimentary deposit located in a topographic break such as the base of a mountain front, escarpment, or valley side, that is composed of streamflow and/or debris flow sediments and which has the shape of a fan, either fully or partially extended.

**Alluvial Fan Flooding**—Flooding occurring on the surface of an alluvial. Active alluvial fan flooding is a type of flood-hazard that occurs only on alluvial fans. It is characterized by flow path uncertainty so great that this uncertainty cannot be set aside in realistic assessments of flood risk or in the reliable mitigation of the hazard.

**Alquist-Priolo Earthquake Fault Zoning Act (1973)**—Prevents the construction of new buildings along known active faults and also requires that any building project in an active fault zone produce a geology report.

**Ambient Air Quality Standards**—These standards measure outdoor air quality. They identify the maximum acceptable average concentrations of air pollutants during a specified period of time. These standards have been adopted at a State and Federal level.

**Ambient Noise**—The total noise associated with a given environment and usually comprising sounds from many sources, both near and far.

**Aquifer**—A formation, group of formations, or part of a formation that contains sufficient saturated, permeable material to yield significant quantities of water to wells and springs.

**Apartment building**—A multi-unit dwelling made up of several (generally four or more) apartments, which are rented out to a family or one or more people for their exclusive use.

**Area of Statewide Significance**—An area designated by the State Mining and Geology Board pursuant to Section 2790 which is known to contain a deposit of minerals, the extraction of which is judged to be of prime importance in meeting future needs for minerals in a particular region (region wide) or state and which, if prematurely developed for alternate incompatible land uses, could result in the permanent loss of minerals that are of more than local or regional significance (Public Resources Code § 2726/ §2727).

**Attached**—Units that are placed side-by-side so that some structural parts are touching one another.

**Attenuation**—Reduction in the level of sound resulting from absorption by the topography, the atmosphere, distance, barriers, and other factors.

**Average Daily Demand**—The yearly total water use divided by the number of days in the year. This rate is used as the basis for projecting maximum day and peak hour demands and for estimating operating costs and expected revenues.

**Average Daily Traffic**—The average number of vehicles that travel on a given roadway in a 24-hour period (weekday).



**A-weighted decibel** (dBA or dB(A))—A-weighted decibels are an expression of the relative loudness of sounds in air as perceived by the human ear. In the A-weighted system, the decibel values of sounds at low frequencies are reduced compared with unweighted decibels, in which no correction is made for audio frequency.

**Baseline Forecast**—A prediction of future energy needs which does not take into account the likely effects of new conservation programs that have not yet been started.

**Best Attainment Control Measures**—A set of programs that identify and implement potentially best available control measures affecting local air quality issues.

**Best Management Practices (BMP)**—A policy, rule, or regulation that results in greater efficiency or benefits than from standard practices.

**Bike Lanes**—Bike lanes are paved areas located between the travel lane(s) and shoulder or a replacement to the shoulder. Bike lane locations are identified on the County’s Bicycle Master Plan.

**Bike Routes**—

- *Class I*—A bike path characterized by complete physical separation from automotive traffic.
- *Class II*—A portion of a roadway or shoulder which is separated from traffic lanes by the use of a solid white stripe on the pavement and has been designated for preferential use by bicyclists.
- *Class III*—A bicycle route with roadside signs suggesting a route for cyclists, and urging auto users to share the road, but lacking any striping or preferential space for cyclists.

**Biomass**—Energy resources derived from organic matter. These include wood, agricultural waste, landfill gas, digester gas, and other living-cell material that can be burned to produce heat energy.

**Buffer Zone**—An area of land and/or physical impediment separating two distinct land uses or resources that acts to soften or mitigate the effects of one land use on the other.

**Building**—A building is a resource, such as a house, barn, church, factory, hotel, or similar structure created principally to shelter or assist in carrying out any form of human activity. “Building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn. The Somers-Linden Farmstead, the McRae/Albright Ranch House, the Holmgren House, and the County Administration Center are examples of buildings in San Diego County.

**Bus Services**—

- *Express*—Routes generally found along heavy commuting corridors that try to take advantage of park and ride facilities. Fewer stops and longer routes than local service.
- *Local*—Routes are usually a few miles in length and could have stops every couple of blocks. An alternative form of local service can be described as neighborhood service and often operates as circular shuttle types.
- *Bus Rapid Transit (BRT)*—Much like the express service, BRT has limited stops, but can bypass red-lights and/or traffic jams by utilizing technology or by having a dedicated right-of-way for portions of the route.

## GLOSSARY

**California Clean Air Act (CCAA)**—The CCAA is legislation that requires areas that have not attained State ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide to prepare plans to attain the standards by the earliest practicable date.

**California Energy Commission**—The state agency established by the *Warren-Alquist State Energy Resources Conservation and Development Act of 1974* (Public Resources Code, Sections 25000 et seq.), responsible for energy policy.

**California Department of Fish and Game (CDFG)**—The California Department of Fish and Game maintains native fish, wildlife, plant species, and natural communities for their intrinsic and ecological value and their benefits to people. This includes habitat protection and maintenance in a sufficient amount and quality to ensure the survival of all species and natural communities. The department is also responsible for the diversified use of fish and wildlife including recreational, commercial, scientific, and educational uses.

**California Environmental Quality Act (CEQA)**—A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.

**California Power Authority**—Focus is on developing peak reserve margin and in developing renewable energy and conservation projects. Success depends on the ability to issue bonds and have them purchased.

**California Public Utilities Commission (CPUC)**—A State agency created by constitutional amendment in 1911 to regulate the rates and services of more than 1,500 privately-owned utilities and 20,000 transportation companies. The major duties of the CPUC are to regulate privately-owned utilities, securing adequate service to the public at rates that are just and reasonable both to customers and shareholders of the utilities; including rates, electricity transmission lines, and natural gas pipelines. The CPUC also provides electricity and natural gas forecasting, and analysis and planning of energy supply and resources.

**Caltrans** (California Department of Transportation)—State agency responsible for the design, construction, operation, and maintenance of the State highway system, including interstate freeways and state highways.

**Capacity**—The measure of a transportation facility's ability to accommodate a moving stream of people or vehicles in a given time period. Capacity and Level of Service are analyzed separately and are not simply related to each other; both must be fully considered to evaluate the overall operation of a facility.

**Capital Improvement**—A specific undertaking involving procurement, construction, or installation of infrastructure, facilities, or related equipment which improves, preserves, enhances or modernizes the County's provision of municipal services.

**Capital Improvements Program (CIP)**—A plan for the implementation and financing of public facilities projects including, but not limited to, a schedule for the commencement of construction, the estimated cost of construction, and the payment of facilities benefit assessments.

**Carbon Dioxide (CO<sub>2</sub>)**—A chemical compound composed of one carbon and two oxygen atoms. It is present in the earth's atmosphere at a low concentration and acts as a greenhouse gas. Researchers estimate that



97 percent of atmospheric CO<sub>2</sub> created each year is from natural sources and approximately three percent is from human activities.

**Carbon Footprint**—A measure of the impact of human activities on the environment. Carbon Footprint can be measured as the total amount of greenhouse gases (GHG) and carbon dioxide emitted for a product or service within a specific geographic area.

**Carbon Monoxide (CO)**—A colorless odorless poisonous gas formed when carbon in fuels is not burned completely. It is a byproduct of motor vehicle exhaust that can result in high concentrations of CO, particularly in local areas with heavy traffic congestion. Other sources of CO emissions include industrial processes and fuel combustion in sources such as boilers and incinerators.

**Class 1 Designation**—As defined in the *Clean Air Act*, “Class 1” areas are international parks, national wilderness areas (greater than 5,000 acres), national memorial parks (greater than 5,000 acres), and national parks (greater than 6,000 acres) that existed on August 7, 1977.

**Climate Change** (also referred to as “Global Climate Change”)—This term is sometimes used to refer to all forms of climatic inconsistency, but because the earth’s climate is never static, the term is more properly used to imply a significant change from one climatic condition to another. In some cases, climate change has been used synonymously with the term, ‘global warming;’ scientists, however, tend to use the term in the wider sense to address uneven patterns of predicted global warming and cooling and also include natural changes in climate.

**Collector**—Collector roads are designed to collect traffic from local streets and direct that traffic into larger arterials or regional expressways. In rural areas, collector routes serve intra-county rather than statewide travel. In urban areas, collector streets provide direct access to neighborhoods and arterials.

**Commercial Solid Waste**—Solid waste originating from stores, offices, and other commercial sources but does not include construction and demolition waste nor industrial solid waste.

**Community Character**—The aggregate of features and traits that form the individual nature and uniqueness of a community. The constructed and natural landmarks and surroundings that cause someone to identify with a particular place or community. This character is shaped by natural, cultural, societal, and economic forces.

**Community Facilities District**—A special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

**Community Noise Equivalent Level (CNEL)**—Refers to predominant community noise rating scale used in California for land use compatibility assessment. A CNEL value represents the average sound level for a 24-hour period based on an A-weighted decibel with upward adjustments added to account for increased noise sensitivity during the evening and night periods.

**Community Service District (CSD)**—Provides a variety of services, subject to LAFCO approval. These services include water service, irrigation, sanitation, fire protection, and recreational uses.

**Compatible Use**—Uses capable of existing together or adjacent to each other without conflict or ill effects.

## GLOSSARY

**Complete Streets**—Streets that include facilities and designs that enable safe access for all users (i.e., pedestrians, bicyclists, motorists, and transit riders) of all ages and abilities with characteristics such as comprehensive, integrated, and connected network; balanced design; variety of uses and activities that create a varied streetscape; design that relates well to bordering uses and allows for continuous activity; pedestrian and biking facilities that promote safety and maximize access to bordering uses; aesthetically designed street lights that provide sufficient illumination of sidewalks; consistent landscaping that includes street trees and landscaped medians and sidewalks; sustainable design that minimizes runoff, minimizes heat island effects, responds to climatic demands, and conserves scarce resources; and well-maintained facilities.

**Condominium**—Often consists of units in a multi-unit dwelling (i.e., an apartment or a development) where each unit is individually owned and the common areas such as hallways and recreational facilities are jointly owned (usually as "tenants in common") by all the unit owners in the building.

**Congestion**—Congestion is usually defined as travel time or delay in excess of that normally experienced under free flow traffic conditions. Congestion is typically accompanied by lower speeds, stop-and-go travel conditions, or queuing, such as behind ramp meters or heavily used intersections.

**Congestion Management Program (CMP)**—A program that monitors the performance of the region's transportation system, develops programs to address near-term and long-term congestion, and better integrates transportation and land use planning.

**Conservation**—Steps taken to cause less energy to be used than would otherwise be the case. These steps may involve improved efficiency, avoidance of waste, reduced consumption, etc. They may involve installing equipment (such as a computer to ensure efficient energy use), modifying equipment (such as making a boiler more efficient), adding insulation, changing behavior patterns, etc.

**Conservation Easement**—An encumbrance which creates a legally enforceable land preservation agreement between a landowner and a government agency (municipality, county, state, federal) or a qualified land protection organization (often called a "land trust"), for the purposes of conservation. The property remains the private property of the landowner.

**Context Sensitive Solutions**—A collaborative, interdisciplinary approach that involves all stakeholders in providing a transportation facility that fits its setting. It is an approach that leads to preserving and enhancing scenic, aesthetic, historic, community, and environmental resources, while improving or maintaining safety, mobility, and infrastructure conditions.<sup>1</sup>

**Core Wildlife Area**—A large block of habitat that is large enough to allow ecological processes to function naturally. Core areas are typically buffered from edge effects of urban development and support sensitive species and/or a high diversity of species. Core wildlife areas are typically 500 acres or more (not limited to project boundaries), though smaller areas with particularly valuable resources may also be considered a core wildlife area.

**Corridor**—A specific route that is used for movement and migration of species. A corridor may be different from a "Linkage" because it represents a smaller or narrower avenue for movement.

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<sup>1</sup> Results of Joint AASHTO/FHWA CSS Strategic Planning Process (March 2007)



**Corridor Study**—A study conducted by either the County or Caltrans to identify: scenic, historical or recreational resources, scenic corridor boundaries, sites for rest stops, vista points, or map stops, existing and proposed land use, and potential problems in protecting these resources.

**County Service Area (CSA)**—The Board of Supervisors is established by law as the governing body to administer the operation of a CSA. The original intent of the law was to provide a method for providing services in the unincorporated areas of San Diego. CSA's are subject to LAFCO approval and may provide any one or more of several types of services such as water service or road maintenance.

**Cubic feet per second (cfs)**—A unit measure of flow expressed in cubic feet conveyed per one second.

**Cubic Foot**—The most common unit of measurement of natural gas volume. It equals the amount of gas required to fill a volume of one cubic foot under stated conditions of temperature, pressure, and water vapor. One cubic foot of natural gas has an energy content of approximately 1,000 Btus. One hundred (100) cubic feet equals one therm (100 ft<sup>3</sup> = 1 therm).

**Curve Radius**—A geometric design feature of the roadway. The curve radius can determine safety features and design speed of a given segment of road.

**Database**—A collection of information stored in an electronic format that can be searched by a computer.

**Day-Night Average Noise Level (L<sub>dn</sub>)**—A 24-hour average L<sub>eq</sub> with a 10 dBA “penalty” added to noise levels during the hours of 10:00 P.M. to 7:00 A.M. to account for increased sensitivity that people tend to have to nighttime noise. Because of this penalty, the L<sub>dn</sub> would always be higher than its corresponding 24-hour L<sub>eq</sub> (e.g., a constant 60 dBA noise over 24 hours would have a 60 dBA L<sub>eq</sub>, but a 66.4 dBA L<sub>dn</sub>).

**dBA**—Measurement unit for “A-weighted decibels,” which are commonly used for measuring environmental and industrial noise and the potential hearing damage associated noise health effects.

**Decibel (dB)**—A unit of measurement describing the amplitude of sound, equal to 20 times the logarithm to the base 10 ratio of the pressure of the sound measured to the reference pressure (which is 20 micro-Newtons per square meter).

**Defensible Space**—An area either natural or man-made, where material capable of allowing a fire spread unchecked has been treated, cleared, or modified to slow the rate and intensity of advancing wildfire. It is an area of increased safety for emergency fire equipment and evacuating residents and a point for fire suppression to occur.

**Demand (Utility)**—The level at which electricity or natural gas is delivered to users at a given point in time. Electric demand is expressed in kilowatts.

**Density Bonus**—The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned. Under Government Code §65915, a housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions.

## GLOSSARY

**Density, Residential**—The number of permanent residential dwelling units per acre of land. Densities specified in the general plan are expressed in units per gross acre.

**Density Transfer**—A way of retaining open space by concentrating densities—usually in compact areas adjacent to existing urbanization and utilities— while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

**Design Speed**—The design speed of a roadway dictates which geometric design standards are used such as stopping sight distance, radius of curves, and banking (super-elevation) of road surfaces.

**Designation, Land Use**—A system for classifying and designating the appropriate use of properties. The land use designations refer to the type and intensity of land uses that are compatible with a particular location and its surroundings. The land use designations (listed in Table LU-1) are defined by the land use type— Residential, Commercial or Industrial—and the maximum allowable residential density or non-residential building intensity.

**Development**—Physical changes to land or structures that are subject to approval by the County, or other approvals by the County that ready land or structures for such changes.

**Disaster**—An occurrence threatening the health, safety, or property of a community or larger area, generally beyond the capability of a single jurisdiction to handle. Types of disasters include man-made, natural, or war-related; such as nuclear attack, earthquakes, tidal waves, floods, hurricanes, and dam failures.

**Discharge**—In its simplest concept, discharge means outflow; therefore, the use of this term is not restricted as to course or location, and it can be applied to describe the flow of water from a pipe or from a drainage basin. If the discharge occurs in some course or channel, it is correct to speak of the discharge of a canal or of a river.

**Dispatch Time**—The point of receipt of the emergency alarm at the public safety answering point to the point where sufficient information is known to the dispatcher and applicable units are notified of the emergency.

**Distribution**—The delivery of electricity to the retail customer's home or business through low voltage distribution lines.

**Distribution System (Electric Utility)**—The substations, transformers and lines that convey electricity from high-power transmission lines to ultimate consumers.

**Distributed Resources (DR)**—Includes energy efficiency, load management, renewables, and distributed generation.

**Districts (Prehistoric and Historic)**—Districts are united geographic entities that contain a concentration of historic buildings, structures, objects, and/or sites united historically, culturally, or architecturally. Districts are defined by precise geographic boundaries; therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. Julian and the Harris Site are examples of districts.



**Diversion**—Any activity that results in the beneficial reuse or reduction in solid waste at the source of generation, or the diversion of solid waste from disposal through recycling, composting, and transformation.

**Drainage area**—The drainage area of a stream at a specified location is that area, measured in a horizontal plane, which is enclosed by a drainage divide.

**Drainage basin**—A part of the surface of the Earth that is occupied by a drainage system, which consists of a surface stream or a body of impounded surface water together with all tributary surface streams and bodies of impounded surface water.

**Dry Year**—A year in which rainfall is less than the long-term average.

**Earthquake**—This term is used to describe both sudden slip on a fault, and the resulting ground shaking and radiated seismic energy caused by the slip, or by volcanic or magmatic activity, or other sudden stress changes in the earth.

**Emergency Storage**—Additional water that is stored during a water year, for emergency use, should an emergency occur.

**Emergency Storage Project**—A set of SDCWA Capital Improvement Program projects that provide the County with a water supply during a two-month severance from imported supplies, resulting from a natural disaster or emergency.

**Emission Standard**—The maximum amount of a pollutant legally permitted to be discharged from a single source.

**Energy/Conservation/Efficiency**—Energy efficiency is using less energy/electricity to perform the same function. Programs designed to use electricity more efficiently—doing the same with less. Energy conservation has the connotation of doing without in order to save energy rather than using less energy to do the same thing and so is not used as much today.

**Equivalent Dwelling Unit (EDU)**—Measure where one unit is equivalent to wastewater effluent from one single-family unit.

**Equivalent Sound Level ( $L_{eq}$ )**—The level of steady-state sound that, in a stated time period and at a stated location, has the same sound energy as the time-varying sound (approximately equal to the average sound level). The equivalent sound level measured over a one hour period is called the hourly  $L_{eq}$  or  $L_{eq(h)}$ .

**Excavation**—Any act by which soil, sand, gravel, or rock is cut into, dug, quarried, uncovered, removed, displaced, or relocated and shall include the conditions resulting there from. (San Diego County Code of Administrative Ordinances §87.803)

**Extensive Agriculture**—Pasture, grazing, and fallow lands are included in this category.

**Exterior Noise Levels**—Noise measured at all exterior areas which are provided for group or private useable open space purposes. For CNEL levels equal to 60 decibels or greater, an acoustical analysis shall be required.

**Façade Articulation**—Variations in the design—including building projections, heights, and colors—of the exterior wall of a building that is set along a frontage.

## GLOSSARY

**Farmland of Statewide Importance**—Land other than Prime Farmland, which has a good combination of physical and chemical characteristics for the production of crops. It must have been used for the production of irrigated crops within the last three years.

**Farmland of Local Importance**—Land other than Prime Farmland, Farmland of Statewide Importance, or unique Farmland that is either currently producing crops, or that has the capability of production. This land may be important to the local economy due to its productivity.

**Fault**—A fracture or zone of fractures along which there has been displacement of the sides relative to one another, parallel to the fracture.

**Federal Aviation Administration**—The United States government agency that is responsible for insuring the safe and efficient use of the nation's airspace.

**Federal Disaster Relief Act**—Public Law 93-288, as amended, gives the President broad powers to supplement the efforts and available resources of State and local governments in carrying out their responsibilities to alleviate suffering and damage resulting from major (peacetime) disasters.

**Federal Emergency Management Agency (FEMA)**—An independent Federal agency established to respond to major emergencies. FEMA seeks to reduce the loss of life and protect property against all types of hazards through a comprehensive, risk-based emergency management program. In March 2003, FEMA became part of the newly created U.S. Department of Homeland Security.

**Federal Energy Regulatory Commission (FERC)**—Regulates interstate sales and transportation of electric power and natural gas.

**Federally-Mapped Floodplain**—A flood prone area that has been mapped and accepted by FEMA as the result of a flood insurance study (FIS). Mapped floodplains are used for flood insurance needs and for other regulatory purposes.

**Fire Hazard**—A measure of the likelihood of an area burning and how it burns, developed to include speed at which a wildfire moves, the amount of heat the fire produces, and most importantly, the burning fire brands that the fire sends ahead of the flaming front.

**Fire Threat Index**—Combines the Fire Rotation Interval and the Fuel Rank to classify areas into four classes ranging from moderate to extreme fire threat.

**First Aqueduct**—The eastern of two pipeline aqueducts of the San Diego County Water Authority which conveys water from Metropolitan Water District's system throughout the County.

**Flash flood**—A sudden, violent flood, as after an intense rain.

**Flood**—An overflow or inundation that comes from a river or other body of water and causes or threatens damage. Any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream.

**Flood Control**—Various activities and regulations that help reduce or prevent damages caused by flooding. Typical flood control activities include: structural flood control works (such as bank stabilization, levees, and drainage channels); acquisition of flood prone land; flood insurance programs and studies; river and basin management plans; public education programs; and flood warning and emergency preparedness activities.



**Floodplain**—The lowland that borders a river, usually dry but subject to flooding. A floodplain is divided into two components: the floodway and the flood fringe.

- *Floodplain Fringe*—The portion of the floodplain outside the limits of the floodway.
- *Floodway*—The floodway is where the water is likely to be deepest and fastest. It is the area of the floodplain that should be reserved (kept free of obstructions) to allow floodwaters to move downstream. Placing fill or buildings in a floodway may block the flow of water and increase flood heights.

**Floor Area, Gross**—The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any space where the floor-to-ceiling height is less than 6 feet.

**Floor Area Ratio (FAR)**—The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net square feet of land area, a floor area ratio of 1.0 will allow a maximum of 10,000 gross square feet of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 square feet of floor area; an FAR of 2.0 would allow 20,000 square feet; and an FAR of 0.5 would allow only 5,000 square feet. Also commonly used in zoning, FARs typically are applied on a parcel-by-parcel basis as opposed to an average FAR for an entire land use or zoning district.

**Freeway**—A divided arterial highway designed for the unimpeded flow of large traffic volumes. Access to a freeway is rigorously controlled through the use of interchanges and intersection grade separations are required.

**Fuel Modification Area**—A wide strip of land where combustible vegetation and/or other combustible material has been removed or modified or both, with or without being partially or totally replaced with approved drought-tolerant, fire-resistant, and/or irrigated plants to provide an acceptable level of risk.

**Fuel Rank**—Based on expected fire behavior given unique combinations of conditions including topography, vegetative fuels, and severe weather conditions (wind speed, humidity, and temperature).

**Gallons per day (gpd)**—A unit measure of flow expressed in gallons conveyed in one day.

**Gallons per minute (gpm)**—A unit measure of flow expressed in gallons conveyed in one minute.

**General Aviation**— The portion of civil aviation that encompasses all facets of aviation except air carriers.

**General Fund**—Accounting term used by the state and school districts to differentiate general revenues and expenditures from those placed in separate budget funds for specific uses, such as a Cafeteria Fund.

**General Plan**—A compendium of city or county policies regarding its long-term development, in the form of goals, policies, implementation measures, and maps. The general plan is a legal document required of each local agency by the California Government Code Section 65301 and adopted by the City Council or Board of Supervisors.

**Geographic Information System or Geographical Information System (GIS)**—An information system for capturing, storing, analyzing, managing and presenting data which are spatially referenced.

## GLOSSARY

**Global Warming**—An increase in the near surface temperature of the earth. Global warming has occurred in the distant past as the result of natural influences, but the term is most often used to refer to the warming predicted to occur as a result of increased emissions of greenhouse gases. Scientists generally agree that the earth's surface has warmed by about 1 degree Fahrenheit in the past 140 years, but warming is not predicted evenly around the globe. Due to predicted changes in the ocean currents, some places that are currently moderated by warm ocean currents are predicted to fall into deep freeze as the pattern changes.

**Global Warming Solutions Act of 2006 (Assembly Bill 32)**—The California State Legislature adopted Assembly Bill (AB) 32 in 2006, which focuses on reducing greenhouse gas (GHG) emissions in California. AB 32 requires the California Air Resources Board (CARB), the State agency charged with regulating state-wide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to state-wide levels in 1990 by 2020.

**Goal**—A statement that establishes the broad results that the County intends to achieve through the General Plan.

**Grazing Land**—Land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or growing of livestock. This classification does not include land previously designated as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance, and heavily brushed, timbered, excessively steep, or rocky lands which restrict the access and movement of livestock.

**Greenbelt**—A largely undeveloped area surrounding more urbanized areas, consisting of either agricultural lands, open space, conservation areas, passive parks, or very low density rural residential lands.

**Greenhouse Effect**—The warming of the earth's atmosphere attributed to a buildup of carbon dioxide or other gases; some scientists think that this buildup allows the sun rays to heat the earth, while making the infrared radiation atmosphere opaque to infrared radiation, thereby preventing a counterbalancing loss of heat.

**Greenhouse Gas (GHG)**—Any gas that absorbs infrared radiation in the atmosphere. GHGs include water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), halogenated fluorocarbons (HCFCs), ozone (O<sub>3</sub>), perfluorinated carbons (PFCs), and hydrofluorocarbons (HFCs). Sulfur dioxide belongs to the family of sulfur oxide gases (SO<sub>x</sub>). These gases are formed when fuel containing sulfur (mainly coal and oil) is burned and can be exposed during metal smelting and other industrial processes. Hydrogen sulfide is a highly toxic flammable gas. Because it is heavier than air, it tends to accumulate at the bottom of poorly ventilated spaces.

**Grey Water**—Washwater, such as bath, dish, and laundry water excluding toilet wastes and free of garbage grinder residues. When properly managed, grey water can be a valuable resource for planners, builders, developers and contractors because of the design and landscaping advantages of on-site treatment/management.

**Ground-Borne Vibration**—Typical ground-borne vibration sources include; mining operations, including quarrying and blasting; railways and highways; industrial facilities including press shops and foundries. In extreme cases, these activities can bring about damage to local structures. It is also common for ground-borne vibration to cause disturbance to occupants of structures either above or adjacent to the source.



**Ground Failure**—A general reference to landslides, liquefaction, and any other consequence of shaking that affects the stability of the ground.

**Ground Shaking**—The movement of the earth’s surface from earthquakes or explosions. Ground motion is produced by waves that are generated by sudden slip on a fault that travel through the Earth and along its surface.

**Groundwater**—Water under the Earth’s surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge**—The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (aquifers).

**Hazard Mitigation Plan**—A specific undertaking by a community to reduce or eliminate long-term risk to people and property from hazards. The mitigation strategy section of a hazard mitigation plan presents mitigation goals and proposes mitigation actions to achieve those goals.

**Hazardous Material**—A material that, because of its quantity, concentration, or physical, chemical characteristics poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment. (California Health and Safety Code)

**Hazardous Waste**—A waste or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either (a) cause, or significantly contribute to, an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible, illness or (b) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported or disposed of, or otherwise managed. (California Health and Safety Code)

**Highway**—A general term usually referring to a state or federally-designated urban or rural route, designed to accommodate longer trips in the region.

**Historic Water Demand**—The amount of water demand that has historically been purchased, by a SDCWA member agency, as logged in their database.

**Hourly Noise Level**—The average noise level during the hour. More specifically, for airborne sound it is the mean-square A-weighted sound pressure level over the hour. The unit is the decibel (dB).

**Household Hazardous Waste**—Results from products purchased by the general public for household use, which, because of the quantity, concentration, physical and/or chemical characteristics, may pose a present or potential hazard to human health or the environment when improperly treated, disposed, or otherwise managed.

**Impact Fees**—Fees required by code, ordinance, resolution or other law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential, commercial, or industrial use, as those fees may be amended from time to time. (SCC 17.191.020)

## GLOSSARY

**Impervious Surface**—A surface through which water cannot penetrate, such as a roof, road, sidewalk, or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Imported Water Supplies**—Water supplies that lie outside the San Diego region and require transport into the County.

**Improvement District**—A district or area that is established to provide a specific service for a given area i.e., water and/or sewer service. Certain jurisdictions utilize improvement districts as a mechanism to administer infrastructure improvements to specific areas within their service area boundaries.

**Independent Power Producer (IPP)**—Generates power that is purchased by an electric utility at wholesale prices. The utility then resells this power to end-use customers. Although IPPs generate power, they are not franchised utilities. IPPs usually do not own transmission lines to transmit the power that they generate.

**Independent Sewer District**—A district that is governed by an independent board of directors and provides sewer service to their customers under specific regulations as allowed by their legal authority. Independent sewer districts include sanitary districts, community service districts and county water districts.

**Industrial Wastes**—Solid, liquid or gaseous substances discharged or disposed of from an industrial, manufacturing, or commercial premise resulting from manufacturing, processing, treating, recovery, or development of natural or artificial resources of whatever nature.

**Industrial Wastewater**—All water carrying wastes and wastewater of the community, from any source, excluding domestic wastewater, including all wastewater from any producing, manufacturing, processing, institutional, commercial, service, agricultural, farming, all governmental uses, and all other operations of any kind or nature except domestic wastewater. These may include wastes of human origin similar to domestic wastewaters.

**Industrial Solid Waste**—Solid waste originating from mechanized manufacturing facilities, factories, refineries, publicly operated treatment works, and/or solid wastes placed in commercial collection bins.

**Infill**—Development and redevelopment of underused buildings and vacant lots in areas served by existing infrastructure. Development that channels economic growth into existing urban and suburban areas and conserves open space and agriculture at the periphery of the city.

**Infrastructure**—Public services and facilities, such as sewage-disposal systems, water supply systems, other utility systems, and roads.

**Integrated Waste Management**—A process that includes effecting an overall reduction in the generation of waste and treating discarded materials as a resource, rather than as a substance of no value.

**Intensity, Building**—For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

**Intensive Agriculture**—Intensive agriculture includes row crops, grains, nurseries, greenhouses, flower fields, dairies, livestock, poultry and equine ranches as well as orchards and vineyards.



**Interior Noise Levels**—Noise measured inside structures which are influenced by exterior noise and must meet a CNEL level equal to or less than 45 decibels, with the exception of certain non-residential projects where an interior CNEL noise level of 50 decibels is allowed.

**Intrusive Noise**—The noise that intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence, and tonal or informational content as well as the prevailing noise level.

**Irrigated Land**—Land that shows evidence of being irrigated during the year of the inventory or of having been irrigated during two or more of the last four years. Water is supplied to crops by ditches, pipes, or other conduits.

**Land Use**—The occupation or use of land or water area for any human activity or any purpose defined in the general plan.

**Landfill Gas**—Gas generated by the natural degrading and decomposition of municipal solid waste by anaerobic microorganisms in sanitary landfills. The gases produced, carbon dioxide and methane, can be collected by a series of low-level pressure wells and can be processed into a medium Btu gas that can be burned to generate steam or electricity.

**Landslide**—The down-slope movement of soil and/or rock.

**Lateral**—A small-diameter (minimum size is 8 inches in diameter) sewer pipe that houses and businesses connect into and that conducts wastewater to a sewer main.

**L<sub>dn</sub>**—Day-night level descriptor of noise level based on energy equivalent continuous noise level (L<sub>eq</sub>) over the whole day with a penalty of 10 dBA for night time noise.

**Lead**—Smelters and battery plants are the major sources of the pollutant lead in the air. The highest concentrations of lead are found in the vicinity of nonferrous smelters and other stationary sources of lead emissions. The EPA's health based national air quality standard for lead is 1.5 micrograms per cubic meter (µg/m<sup>3</sup>) [measured as a quarterly average].

**Leadership in Energy and Environmental Design (LEED)**—A Green Building Rating System™ that encourages and accelerates global adoption of sustainable green building and development practices through the creation and implementation of universally understood and accepted tools and performance criteria.

**Level of Service**—A qualitative measure describing operational conditions within a traffic stream and the motorists' perceptions of those conditions. For example, LOS A represents free flow, almost complete freedom to maneuver within the traffic stream. LOS F represents forced flow, more vehicles are attempting to use the freeway than can be served resulting in stop and go traffic.

**Life Cycle**—The period of time in which a facility runs on-line from construction completion through to the end of its useful life.

**Linkage**—An area of land which supports or contributes to the long-term movement of wildlife and genetic exchange by providing live-in habitat that connects to other habitat areas.

## GLOSSARY

**Liquefaction**—A process by which water-saturated sediment temporarily loses strength and acts as a fluid. This effect can be caused by earthquake shaking.

**Liquefied Natural Gas**—Natural gas that has been condensed to a liquid, typically by cryogenically cooling the gas to minus 327.2 degrees Fahrenheit (below zero).

**L<sub>max</sub> and L<sub>min</sub>**—The maximum and minimum sound levels, respectively, recorded during a measurement period. When a sound meter is set to the “slow” response setting, as is typical for most community noise measurements, the L<sub>max</sub> and L<sub>min</sub> values are the maximum and minimum levels recorded typically for one second periods.

**Local Agency Formation Commission (LAFCO)**—A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county’s LAFCO is empowered to approve, disapprove, or conditionally approve such proposals. Each LAFCO has legal authority to establish and maintain spheres of influence for all local agencies within counties. The LAFCO members generally include two County supervisors, two City council members, and one member representing the general public. Some LAFCOs include two representatives of special districts.

**Loudness**—The intensive attribute of an auditory sensation, measured in sones. Calculated loudness of a sound is obtained by a stated empirical rule from the sound spectrum in octave or third-octave bands.

**Median**—The portion of the roadway that separates opposing directions of traffic. It can be raised, landscaped, or level with the roadway, with turn features added intermittently or used as a continuous left turn lane.

**Mined Lands**—Includes the surface, subsurface, and ground water of an area in which surface mining operations will be, are being, or have been conducted, including private ways and roads appurtenant to any such area, land excavations, workings, mining waste, and areas in which structures, facilities, equipment, machines, tools, or other materials or property which result from, or are used in, surface mining operations. (Public Resources Code §2729).

**Minerals**—Any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances, including, but not limited to, coal, peat, and bituminous rock, but excluding geothermal resources, natural gas, and petroleum (Public Resources Code §2005). Gold, sand, gravel, clay, crushed stone, limestone, diatomite, salt, borate, potash, etc., are examples of minerals.

**Mineral Deposit**—A naturally occurring concentration of minerals in amounts or arrangement that under certain conditions may constitute a mineral resource. The concentration may be of value for its chemical or physical characteristic or for both of these properties (Guidelines for Classification and Designation).

**Mineral Reserves**—That part of the resource base which could be economically extracted or produced at the time of determination.



**Mineral Resource**—A concentration of naturally occurring solid, liquid, or gaseous material-in or on the Earth's crust in such form and amount that economic extraction of a commodity from the concentration is currently or potentially feasible (OFR96-04).

**Mixed-Use Development**—Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

**Mobile Source**—A mobile emission source is a moving object, such as on-road and off-road vehicles, boats, airplanes, lawn equipment, and small utility engines.

**Multi-family Residential**—A classification of housing where multiple separate housing units are contained within one building. The most common forms are apartment buildings and town homes.

**Multimodal** (transportation)—Generally refers to all modes of transportation, motorized and non-motorized forms, including motor vehicles, transit vehicles, trucks, and biking, pedestrian walking or jogging, and equestrian movements.

**Multi-Species Conservation Plan (MSCP)**—A comprehensive habitat conservation planning program that addresses multiple species’ needs, including habitat, and the preservation and management / monitoring of native vegetation/species.

**Municipal and Industrial Water**—Water for residential and commercial uses, accounting for approximately 80 to 85 percent of SDCWA demand. Agricultural water makes up the remaining 15 to 20 percent.

**Mutual Aid Agreements**—Written agreement between agencies and/or jurisdictions in which they agree to assist one another upon request, by furnishing personnel and equipment.

**National Pollutant Discharge Elimination System (NPDES)**—A national program under Section 402 of the Clean Water Act for regulation of discharges of pollutants from point sources to waters of the United States. Discharges are illegal unless authorized by an NPDES permit. (U.S. Environmental Protection Agency)

**Noise**—“Unwanted sound” because of its potential to disrupt sleep, rest, work, communication, and recreation, to interfere with speech communication, to produce physiological or psychological damage, and to damage hearing.

**Noise Attenuation**—The ability of a material, substance, or medium to reduce the noise level from one place to another or between one room and another. Noise attenuation is specified in decibels.

**Noise Exposure Contours**—Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L<sub>dn</sub> are the descriptors normally utilized to describe community exposure to noise.

**Noise Exposure Forecast (NEF)**—Related in constant manner to the energy average noise level in EPNdB over a 24-hour period with an approximate one-decibel penalty assigned to nighttime noise (10:00 P.M. to 7 A.M.). Substantial adverse impact is thought to begin at about 100 NEF

**Non-Potable Water**—Water that is not acceptable for human consumption in conformance with federal, state and local drinking water standards.

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**Non-Renewable Natural Resources**—Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g., minerals, fossil fuels, and fossil water).

**Object**—The term “object” is used to describe those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed, as opposed to a building or structure. Although it may be moveable by nature or design, an object is associated with a specific setting or environment. Objects should be in a setting appropriate to their significant historic use, role, or character. Objects that are relocated to a museum monuments, maritime resources, sculptures, and boundary markers are not eligible for listing in the Local Register. Examples of objects include fountains, monuments, maritime resources, sculptures, and boundary markers.

**Octave**—Interval between two sounds whose frequency ration is 2:1.

**Off-Peak**—Periods of relatively low system demands.

**On-Peak Energy**—Energy supplied during periods of relatively high system demand as specified by the supplier.

**Open Space Preserves**—Open Space Preserves are areas of environmental significance and beauty and often include MSCP preserves and/or Wildlife Agency lands. The primary purpose of Open Space Preserves is to preserve environmental resources and to make these resources available for public enjoyment. These parks will offer passive recreational opportunities and may provide interpretive or educational amenities. Typically, only minimal improvements such as trails, parking, and restroom facilities are found in Open Space Preserves. The size of these parks is dependent on the size of the resource preserved, and access is normally limited according to the sensitivity of the resource.

**Ordinance**—A law or regulation adopted by a governmental authority, usually a city or county.

**Outage** (Electric Utility)—An interruption of electric service that is temporary (minutes or hours) and affects a relatively small area (buildings or city blocks).

**Outdoor Activity Areas**—Patios, decks, balconies, outdoor eating areas, swimming pool areas, yards of dwellings, and other areas which have been designated for outdoor activities and recreation.

**Outfall**—A structure designed to conduct treated or untreated wastewater or other water discharges to a specific location in a receiving water body.

**Overdraft**—The condition of a groundwater basin or sub-basin in which the amount of water withdrawn by pumping (or by other means such as groundwater discharge to wetlands or streams) exceeds the amount of water that recharges the basin over a period of years, during which the water supply conditions approximate average conditions.

**Ozone**—Ozone is a pungent, colorless, toxic gas created in the atmosphere rather than emitted directly into the air. Ozone is produced in complex atmospheric reactions involving oxides of nitrogen, reactive organic gases, and ultraviolet energy from the sun in a photochemical reaction. Motor vehicles are the major sources of ozone precursors.



**Ozone Precursors**—There are several chemical steps in creating ozone. Ozone precursors are chemicals that lead to the eventual creation of ozone. Ozone precursors occur either naturally or as a result of human activities, such as the use of combustion engines in cars.

**Paratransit**—An alternative mode of flexible passenger transportation that does not follow fixed routes or schedules. Typically vans or mini-buses are used to provide paratransit service, but also share taxis and jitneys are important providers.

**Parks**—

- **Local Park**—Although typically smaller than regional parks, local parks range in size depending on the uses and community or neighborhood they serve, and may be associated with joint use facilities such as schools. Typically, local parks contain active and passive recreation areas; they may also contain use facilities such as a community center, athletic fields, or facilities of special interest to the community. Smaller local parks may be located within or near town centers, where they can be used as common recreation and gathering areas by the community. Some regional parks in the unincorporated areas also contain a local park element by serving as the recreation outlet for a community.
- **Regional Park**—Regional parks may serve all county residents. They are often larger than 200 acres, but smaller facilities may be appropriate for specific sites of regional interest. Regional parks often include an interpretive center as well as a variety of passive and active recreational uses. Most regional parks contain open space, natural resources, and cultural resources and enable residents and visitors to enjoy those resources via hiking, biking, or horseback riding. Some regional parks in the unincorporated areas also contain a local park element by serving as the recreation outlet for a community.

**Parkway**—The area from the roadway shoulder edge to the property line. Parkway width requirements can increase if bike lanes or other facilities/amenities are indicated on countywide master plans.

**Pass-Through**—The discharge of pollutants through the treatment facility in quantities or concentrations that are a cause in whole or part of a violation of any requirement of the publicly-owned treatment works' (POTW's) discharge order.

**Peak Delivery**—The delivery of water during a peak demand event such as a peak day.

**Peak Hour**—The time period during which the greatest demand occurs on the transportation or infrastructure system in the morning and early afternoon, also known as “rush hour.”

**Peak Load**—The highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.

**Peak Season**—The months of the year that water demand is typically the highest, from June to October, inclusive. The remaining months comprise the off-peak season.

**Permeability (groundwater)**—Ability of a rock or unconsolidated deposit to transmit water through spaces that connect between grains. The size and shape of the spaces controls how well water transmits, or “flows.”

**Performance Standards**—Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting

## GLOSSARY

noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

**Pervious Surface**—A ground cover through which water can penetrate at a rate comparable to that of water through undisturbed soils.

**Photovoltaic Cell**—A semiconductor that converts light directly into electricity.

**Physical Landfill Capacity**—The remaining volumetric capacity of existing landfills—governed by design limitations.

**Place-Based Standards**—Regulations based on the setting or context of an area—including development intensity and density; building location and orientation, availability of services, infrastructure, and facilities; site layout and design; and other attributes specific to the area.

**Private Airport**—Any airport that allows use of its facilities only by the owner or his invitees.

**Proposition 13**—An initiative amendment to the California Constitution passed in June 1978. Tax rates on secured property are restricted to no more than one percent of "full cash value." Proposition 13 also defines assessed value and requires a two-thirds vote to change existing or levy new taxes.

**Public Airport**—Any airport that offers the use of its facilities to the public in general, without prior notice and without specific invitation or clearance. An airport proprietor or operator may preclude use by a size or type of aircraft for which the facilities are not adequate without altering the public status of the airport.

**Public Utility Regulatory Policy Act (PURPA)**—1978—Federal legislation requires utilities to buy electric power from private "qualifying facilities," at an avoided cost rate. This avoided cost rate is equivalent to what it would have otherwise cost the utility to generate or purchase that power themselves. Utilities must further provide customers who choose to self-generate a reasonably priced back-up supply of electricity.

### **Rail Services**—

- *Commuter*—Usually operates within a city or its adjacent suburbs, and has limited stops but many recurring trips. It typically transports employees to jobs within the Central Business District or other employment centers. Commuter rail has specific station to station prices, usually purchased in multiple use passes.
- *Heavy*—An electric railway with the capacity for a heavy volume of traffic, characterized by high speed and rapid acceleration passenger rail cars. General uses have high platform loading and does not share its right of way with people or cars.
- *Light*—Operates with lower volumes of passengers and may share its right of way with other motorized and non-motorized vehicles. Most of the light rail facilities are powered by overhead electric lines and link one or two cars together.

**Rangeland**—Open grazing land.

**Reasonable Attainment Control Measures (RACMs)**—The Environmental Protection Agency requirement for air quality attainment plans to: a) implement all reasonably available control measures; and b) do it as expeditiously as practicable.



**Reactive Organic Gases (ROG)**—Reactive organic gases are photochemically reactive and are composed of non-methane hydrocarbons. These gases contribute to the formation of smog.

**Reclaimed Water**—Tertiary-treated recycled water from the three-stage treatment of municipal wastewater and is allowable for full-body human contact but not for direct human consumption.

**Reclamation (Mining)**—The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations, including adverse surface effects incidental to underground mines, so that mined lands are reclaimed to a usable condition which is readily adaptable for alternate land uses and create no danger to public health or safety. The process may extend to affected lands surrounding mined lands, and may require backfilling, grading, resoiling, revegetation, soil compaction, stabilization, or other measures (Public Resources Code §2733).

**Recreation, Active**—A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts, and various forms of children’s play equipment.

**Recreation, Passive**—Type of recreation or activity that does not require the use of organized play areas.

**Recycled Water**—Water available from the district’s recycled water facilities, which may include a combination of treated wastewater, intercepted surface and subsurface stream flows, groundwater and other waters including potable water. Tertiary-treated recycled water can be used for virtually all non-potable applications such as urban landscapes, agriculture, and industrial uses, including structural and non-structural fire fighting. Irrigating with recycled water is making use of a valuable resource that would otherwise be disposed.

**Recycling**—The process of collecting, sorting, cleansing, treating, and reconfiguring materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products which meet the quality standards necessary to be used in the marketplace. Recycling does not include transformation.

**Regional Category**—A broad set of development classifications, the regional categories do not specify allowable land uses, but rather the general character, scale, and intensity of development. The regional categories allow many different land use types to be planned in a more unified, regional manner.

**Regional Energy Infrastructure Strategy (REIS)**—A coalition of local public agencies and non-governmental organizations commissioned the San Diego REIS to provide the necessary information to evaluate options and make choices for meeting future energy supply and demand of the region. The goal of the REIS was to develop a fact-based foundation for assessing San Diego region’s electricity and natural gas needs through 2030 and to provide a basis for long-term energy planning.

**Regional Transportation Plan**—A plan to meet the region's long-term mobility needs, better connect transportation and land use policy decisions, and create a transportation network that will serve the people of this region.

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**Renewable Energy**—Resources that constantly renew themselves or that are regarded as practically inexhaustible. These include solar, wind, geothermal, hydro, and wood. Although particular geothermal formations can be depleted, the natural heat in the Earth is a virtually inexhaustible reserve of potential energy. Renewable resources also include some experimental or less-developed sources such as tidal power, sea currents, and ocean thermal gradients.

**Reservoir**—A pond, lake, or basin, either natural or artificial, for the storage, regulation, and control of water.

**Residential Solid Waste**—Solid waste generated in single-family or multi-family dwellings.

**Response Time**—Calculated by adding the call-time (time it takes dispatcher to reach an emergency service provider), reflex time (time it takes service provider to put on equipment, leave the station, and travel to fire station), and travel time (time it takes to reach the emergency location).

**Right-of-Way**—The overall width of the roadway components, technically the area from property line to property line. These areas are predominately used for vehicular transportation and may also contain pedestrian walkway, utility easements, railroad crossings, and/or on-street parking areas.

**Road Bed**—The specified width of pavement of the roadbed and is measured from curb face to curb face. In the absence of curbs, the pavement width is measured from the edges of the roadbed. The roadbed or pavement width is typically utilized for vehicular traffic.

**Road (Private)**—Any road which has not been declared or accepted for public use and/or County-maintenance by the County.

**Road (Public)**—Any road improved to County standards with a dedicated right-of-way that has been granted and accepted into the County system of maintained public roads and approved for public use.

**San Diego Air Basin (SDAB)**—An air basin is a geographic area that exhibits similar meteorological and geographic conditions. California is divided into fifteen air basins to assist with the statewide regional management of air quality issues. The SDAB is bounded on the north by Orange and Riverside Counties, on the east by Imperial County, on the west by the Pacific Ocean, and on the south by the Mexican State of Baja California.

**San Diego Air Pollution Control District (SDAPCD)**—The SDAPCD is the regulatory agency responsible for developing air quality plans, monitoring air quality, and reporting air quality data for the SDAB.

**San Diego Association Of Governments (SANDAG)**—Serves as the forum for decision-making on regional issues such as growth, transportation, land use, the economy, the environment, and criminal justice in the San Diego region. SANDAG is governed by a Board of Directors composed of mayors, council members, and supervisors from each of the San Diego region's 19 local governments, as well as ex officio members from Caltrans, Indian tribes, and Mexico.

**Scenic Corridor**—The visible land outside of the highway right-of-way or "the view from the road" which can be subjected to the scenic corridor protection measures.



**Scenic Highway**—A highway may be designated as ‘scenic’ depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view.

**Scenic Resources**—The objective and subjective visual elements of a unique or irreplaceable landscape, including rewarding views of vegetation, topography, geological formations, and historical sites.

**Scenic Viewshed**—An aesthetic resource with views of a scenic vista or key point(s) of interest.

**Secondary Uses**—A land use on a site that is less visible, prominent, or important than the use intended by the land use designation.

**Semi-public**—Partially but not totally owned by the public, or a privately-owned public service. Examples include institutional uses, academic facilities, community service facilities, solid waste facilities, water facilities, and sewer facilities; privately-owned facilities built and maintained for public use, such as hospitals, cemeteries, and landfills.

**Sensitive Receptors**—Sensitive receptors are defined as land uses that typically accommodate sensitive population groups such as long term health care facilities, rehabilitation centers, retirement homes, convalescent homes, residences, schools, childcare centers, and playgrounds.

**Shoulder**—The area between the travel lanes and the parkway, which is usually set aside for parking, bicycle lanes and emergency pull-off.

**Sidewalk**—A paved pedestrian walkway, generally located within the parkway.

**Sound Exposure Level (SEL)**—The level of noise accumulated during a single noise event, such as an aircraft overflight, with reference to a duration of one second. More specifically, it is the level of time integrated A-weighted squared sound pressure for a stated time interval or event, based on a reference pressure of 20 micro-Newtons per square meter and reference pressure of 20 micro-Newtons per square meter and reference duration of one second.

**Sound Level**—The quantity in decibels measured by a sound-level meter satisfying requirements of the American National Standard Specifications for Sound Level Meters S1.4-1971. Sound level is the frequency-weighted sound pressure level obtained with the standardized dynamic characteristic “fast” or “slow” and weighting A or C; unless indicated otherwise, the A-weighting is understood. The unit of any of the sound levels is the decibel. The A-weighting makes the sound-level meter relatively less sensitive to low-frequency sound, somewhat in the way the ear is progressively less sensitive to sounds of frequency below kHz. The C-weighting makes the sound-level meter relatively less sensitive to low-frequency sound, somewhat in the way the ear is progressively less sensitive to sounds of frequency below kHz. The C-weighting gives the sound-level meter a constant sensitivity in the frequency range 32 to 8000 Hz.

**Source Reduction**—Refers to any action which causes a net reduction in the generation of solid waste and includes, but is not limited to, replacing disposable materials and products with reusable materials and products, reducing packaging, and increasing the efficient use of materials.

**Special-Use Airport**—Airports with controlled access in support of commercial activities, public services operations, and/or personal use; not open to the general public.

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**Special Waste**—Solid waste which, because of its source of generation, physical, chemical or biological characteristics or unique disposal requirements, is specifically conditioned in a solid waste facilities permit for handling and/or disposal.

**Specific Plan**—A tool authorized by Government Code §65450, et seq. for the systematic implementation of the General Plan for a defined portion of a community’s planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

**Speech Interference Level**—For a sound that might interfere with understanding speech, the arithmetic mean of octave-band sound pressure levels, in decibels, centered on 500, 1000 and 2000 Hz. For many sounds it is seven decibels less than sound level, A-weighted. Originally the speech interference level was the mean of the octave-band sound pressure levels in the three octaves from 600 to 4800 Hz. The presently-used bands are centered on preferred frequencies; hence the common usage preferred-frequency speech interference level.

**Sphere of Influence**—The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the county.

**State Water Project**—A water storage and delivery system of reservoirs, aqueducts, power plants, and pumping plants, which extends over two-thirds of California.

### Stationary Source

- *Emission*—A stationary emission source is a non-mobile source, such as a power plant, refinery, or manufacturing facility.
- *Noise*— Any fixed or mobile source not preempted from local control by existing federal or state regulations. Examples of such sources include industrial and commercial facilities, and vehicle movements on private property.

**Stormwater**—Precipitation from rain or snow that accumulates in a natural or man-made watercourse or conveyance system.

**Streamflow**—The discharge that occurs in a natural channel. Although the term discharge can be applied to the flow of a canal, the word "streamflow" uniquely describes the discharge in a surface stream course. The term "streamflow" is more general than runoff, as streamflow may be applied to discharge whether or not it is affected by diversion or regulation.

**Subdivision**—The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. “Subdivision” includes a condominium project as defined in §1350 of the California Civil Code and a community apartment project as defined in §11004 of the Business and Professions Code.

**Subsidence**—Refers to elevation changes of the land, whether slow or sudden and may be caused by liquefaction.



**Surface Mining and Reclamation Act (SMARA)**—State law that authorizes and directs local agencies to adopt ordinances establishing procedures for the review and approval of reclamation plans and the issuance of permits to conduct surface mining operations.

**Surface Mining Operations**—All, or any part of, the process involved in the mining of minerals on mined lands by removing overburden and mining directly from the mineral deposits, open-pit mining of minerals naturally exposed, mining by the auger method, dredging and quarrying, or surface work incident to an underground mine. Surface mining operations shall include, but are not limited to, in-place distillation or retorting or leaching, the production and disposal of mining waste, prospecting and exploratory activities (Public Resources Code §2735).

**Surface Runoff**—The amount of rainfall water that does not percolate into the ground prior to flowing by gravity to surface storage.

**Surface Rupture**—The breakage of ground along the surface trace of a fault caused by the intersection of the fault surface area ruptured in an earthquake with the Earth's surface.

**Surface Water**—Water that flows in streams and rivers and in natural lakes, in wetlands, and in reservoirs constructed by humans.

**Suspended Solids**—Solids that either float on the surface of, or are in suspension in water, sewage, or other liquids, and which are removable by laboratory filtering.

**Sustainable Development**—Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.<sup>2</sup>

**Technical Background Report**—An analysis of the current conditions, including the County's land use, economy, housing, circulation, etc. This information is compiled into a Technical Background Report that is used as the basis for the formulation of the updated General Plan as well as preparation of the Environmental Impact Report.

**Threshold Capacity**—The maximum capacity a road can carry at an acceptable level of service (defined by County policy as LOS A through D). Traffic volumes above this threshold indicate an unacceptable level of service (LOS E, F).

**Total Response Time**—The total amount of time it takes a unit to reach the incident from the time of the call. Total Response Time can be calculated by adding the Dispatch Time, Turnout Time, and Travel Time.

**Town Centers**—Places that serve as focal points for commercial and civic life of Village areas. A town center will typically contain one or more of the following: pedestrian-oriented commercial area, mixed-use development (residential, retail, and office/professional uses), higher-density residential developments, or community-serving private and public facilities. Town centers should be active places where community members interact, contribute to the local economy, and enjoy the unique sense of place offered by each community. Development plans need to facilitate these activities through the design of both public and private spaces. Wherever possible, major public facilities, such as schools, libraries, community centers, and parks, should be located in town centers.

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<sup>2</sup> United Nations World Commission on Environment and Development. 1987 Brundtland Report

## GLOSSARY

**Traditional Cultural Properties (TCPs)**— TCPs are associated with the cultural practices or beliefs of a living community that are rooted in that community's history and important in maintaining that community's continuing cultural identity. TCPs can be identified for the nation as a whole but are most often associated with Native American tribes or local ethnic groups. TCPs often take on vital significance such that any damage to them is perceived to be deeply offensive to, and even destructive of, the group that values them. These properties may be represented by rivers, or by pieces of forest. Examples of TCPs include locations associated with traditional beliefs of a community regarding its origins, locations where Native American religious practitioners perform traditional ceremonial activities, and locations where communities have traditionally carried out economic, artistic, or other cultural practices important in maintaining its historical identity.

**Traffic Calming**—Traffic calming is a technique aimed at significantly reducing vehicle speeds in areas with high traffic volumes, without restricting access. A goal of traffic calming is to protect vulnerable road users and residents, and improve the quality of life for those living in the neighborhood. Examples of traffic calming include sidewalk bulb-outs, traffic circles, roadway islands, chicanes, chokers, narrow travel lanes, landscape medians, and textured crosswalks.

**Trail**—A marked, graded, or paved non-motorized path, typically removed from vehicular roadways that are primarily recreational in nature. Trails can also serve as alternative modes of transportation. Trail characteristics vary depending upon location and type of use. Trails within or adjacent to open space or MSCP preserves are guided by ecological principles and the County MSCP, which require resources protection first, with active recreational as subservient uses.

### Transit Service Types

- *Fixed*—Service that follows a set route and schedule.
- *Demand Responsive*—Service that does not operate on a set schedule, but is available to pick up passengers when they call for service. This is often in a van or smaller bus that picks up multiple passengers at a time.
- *Paratransit*—Demand responsive transit that is usually restricted to residents with disabilities.

**Transportation Corridor**—A broad geographical band that follows a general directional flow connecting major sources of trips that may contain a number of streets, highways and transit route alignments. (APA Planning Glossary) Corridor where at least one main line, be it road or rail lines are built.

**Transportation Demand Management**—Various strategies to reduce the level of single occupant vehicle use by changing travel behavior (how, when and where people travel) in order to increase the efficiency of the transportation system and achieve specific planning objectives.

**Transportation Impact Analysis**—Information, typically in the form of a traffic study, concerning the impacts of a project on the transportation system in order to determine appropriate mitigation measures where impacts exist.

**Transportation Management Agencies (TMA)**—TMAs are private, non-profit, member-controlled organizations that provide transportation services in a particular area, such as a commercial district, mall, medical center, or industrial park. TMAs are appropriate for any geographic area where there are multiple employers or businesses clustered together that can benefit from cooperative transportation management



or parking brokerage services. Regional and local governments, business associations, and individual businesses can all help establish TMAs.

**Transportation Noise Source**—Traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by existing federal or state regulations. However, the effects of noise from transportation sources may be controlled by regulating the location and design of adjacent land uses.

**Transit**—Transportation of persons from one place to another by a particular mode of travel (bus, train, shuttle etc.) and type of service.

**Transit Nodes**—A subcategory of the Village classification, includes sites within walking distance—approximately ½ mile—of future rapid transit stations. Served by either express bus or rail service, Transit Node areas are planned as diverse, mixed-use areas with a range of residential, retail, and where appropriate, employment-generating land uses (e.g., office/professional or light industrial) as well as parks and civic spaces.

**Traveled Way**—The lanes of a roadway which the moving vehicles travel; does not include shoulders or parking lanes.

**U.S. Fish and Wildlife Service (USFWS)**—A bureau within the Department of the Interior with the mission to work with others to conserve, protect and enhance fish, wildlife and plants and their habitats for the continuing benefit of the American people.

**Unincorporated Area**—Land located outside the city limits.

**Unique Farmland**—Land which does not meet the criteria for Prime Farmland or Farmland of Statewide Importance that is currently used for the production of specific high economic value crops. It has the special combination of soil quality, location, growing season, and moisture supply needed to produce sustained high quality or high yields of a specific crop when treated and managed according to current farming methods. Examples of such crops may include oranges, olives, avocados, rice, grapes, and cut flowers.

**Utility**—A regulated entity, which exhibits the characteristics of a natural monopoly. For the purposes of electric industry restructuring, "utility" refers to the regulated, vertically integrated electric company. "Transmission utility" refers to the regulated owner/operator of the transmission system only. "Distribution utility" refers to the regulated owner/operator of the distribution system, which serves retail customers.

**Viewshed**—A physically bounded area of landscape visible to an observer.

**Village Boundary**—A line delineated in a Community Plan that defines the extent of a village or rural village as a means to direct future growth and identify where development should be directed. These boundaries may also serve as the basis for community specific goals and policies.

**Waste**—Sewage and any and all other waste substance, liquid, solid, gaseous, or radioactive, associated with human habitation, or of human or animal origin, or from any producing, manufacturing, or processing operation of whatever nature, including such wastes placed within containers of whatever nature, prior to and for the purpose of disposal.

## GLOSSARY

**Wastewater**—Commonly known as sewage, consists of three categories of liquid wastes: 1) those conducted away from all except industrial uses—known as sanitary, or domestic sewage; 2) those produced by industrial processes—known as industrial sewage; and 3) surface water, groundwater and stormwater that flow directly into or infiltrate sewers—known as storm sewage.

**Water Distribution System**—A means of transporting water to its diverse consumers throughout a community. The system generally consists of transmission mains, lateral mains, pipes that serve individual buildings, fire hydrants, and distribution reservoirs.

**Watershed**—An area of land that drains water into a lake, reservoir, or river. Everything that is on that land, whether a natural feature or human activity, is included.

**Water Supply System**—A utility system designed to carry water from a source to its diverse consumers. The system often consists of one or more water sources, a means of transporting water from the source to a water treatment plant, the plant itself and a distribution system for transporting water to individual consumers.

**Water Master Plan**—An important tool in the development of an effective and efficient water system. Serves as a guide for the orderly reinforcement and future expansion of a district’s water system.

**Water Recycling**—The treatment and disinfection of municipal wastewater to provide a water supply suitable for non-potable or potable reuse.

**Water Use**—The amount of water, historically, that was made available to meet the needs of a specified group.

**Wetlands**—Lands, including vernal pools, having one or more of the following attributes are wetlands: (1) at least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); (2) the substratum is predominantly undrained hydric soil; or (3) it is an ephemeral or perennial stream and substratum is predominantly non-soil in which waters from a tributary drainage area of 100 acres or larger flow.

**Wet Season**—A period of eight months, spanning from October to May, in which rainfall is typically prevalent in Southern California.

**Wildland/Urban Interface**—The geographical meeting point of two diverse systems: wildland and structures. At this interface, structures and vegetation are sufficiently close that a wildland fire could spread to structures or a structure fire could ignite vegetation.

**Williamson Act**—Formally known as the *California Land Conservation Act of 1965*, it was designed as an incentive to retain Prime Agricultural Land and open space in agricultural use, thereby slowing the conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

**Zoning**—Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or “zones,” represented on zoning maps, and specifies the allowable uses



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within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.