

Land Use and Community Planning Element

D. Plan Amendment Process

Goals: No changes

Discussion

No changes to 1st two paragraphs.

Initiation of Privately-Proposed Plan Amendments

The City is one of few unique among jurisdictions in that the process to amend the General Plan requires either Planning Commission or City Council initiation of a plan amendment before the a privately-proposed plan amendment process and accompanying project may actually proceed. The initiation process has been in effect since 1986 in response to intense development activity in the 1979 Progress Guide & General Plan's "Planned Urbanizing Area." The process was first placed in Council Policy 600-35 which also required "batching" of privately-proposed community plan amendments. Subsequently it was moved to the Land Development Code prior to being moved into the 2008 General Plan.

While the initiation it is the first point of consideration by a decision-maker (the Planning Commission or City Council), it is a limited decision. It is neither an approval nor denial of the plan amendment and accompanying development proposal. (Occasionally, privately-initiated some plan amendments are presented without a development proposal, if an applicant wants to see if the initiation will be approved prior to submitting a project.) The purpose of the hearing is not to discuss the details of the development proposal, but rather focus upon the more fundamental question of whether the proposed change to the General Plan is worthy of further analysis based upon compliance with the initiation criteria (provided below).

Although applicants have the right to submit amendment requests to the City, not all requests merit study and consideration by City staff and the decision-makers. The initiation process allows for the City to deny an application for amendment if it is clearly inconsistent with the major goals and policies of the General Plan. Most importantly, the initiation process allows for early public knowledge and involvement in the process as a whole. Additionally, the Planning Commission has the opportunity to advise City staff to evaluate specific factors during the processing of the proposed plan amendment.

City-Proposed Plan Amendments

Most City-proposed plan amendments occur through established work programs and do not undergo an initiation process. However, initiation is still required for land use designation amendments to allow an opportunity for an early input from the Planning Commission or City Council, the recognized community planning group for the area, and the broader public.

Technical Amendment Initiation Process

This process was established to correct errors or omissions, or to benefit the public health, safety and welfare as expeditiously as possible. In this narrowly-constructed process, the decision to initiate is a staff-level one; however the actual plan amendment process is the same as for privately-proposed plan amendments. Origination is typically based on City identification of an issue, however a request may be considered from a private party.

Public Hearing Process for Plan Amendments

After initiation, a plan amendment may be processed and brought forward to public hearing, subject to the permit processing, environmental review, and public hearing procedures specified in the Land Development Code. The Planning Commission and the City Council will consider the factors as described in LU-D.10 and LU-D.13 in making a determination to approve or deny the proposed amendment during the public hearings.

The post-initiation process for City-proposed land use plan amendments is identical to that for privately-proposed amendments. Where an amendment is community-specific, City staff will work with the affected community. When an amendment addresses a citywide issue or has larger-area implications, City staff will work with multiple communities or the Community Planners Committee, and the Planning Commission during the review and hearing process

Policies

Land Use Plan Amendment

LU-D.1.- D.2 no changes

LU-D.3. Evaluate all privately-proposed plan amendment requests through the plan amendment initiation process and present the proposal to the Planning Commission or City Council for consideration.

LU-D.4.-D.5 no changes

Technical Amendment Initiation

LU-D.6. no changes

LU-D.7. Subject technical amendments to the same post-initiation processing, review, and input procedures identified in the General Plan Amendment Manual. that are required for privately-proposed plan amendments.

Criteria for Initiation of Amendments

LU-D.8. Require that General Plan and community plan amendment initiations (except those determined to be technical as specified in LU-D.6) be decided by the Planning Commission with the ability for the applicant to submit a request to the City Clerk for

the City Council to consider the initiation if it is denied. The applicant must file the appeal with the City Clerk within 10 business days of the Planning Commission denial.

LU-D.9.- D.14 No changes

J. Proposition A – The Managed Growth Initiative (1985)

Goal

- ◆ Future growth and development that is consistent with current land use intensity or that is subject to a “phase shift” process to approve increased intensity.
- ◆ Continued adherence to the North City Future Urbanizing Area (NCFUA) Framework Plan and other adopted subarea plans.
- ◆ Demonstration of compliance with the intent and purpose of Proposition A – The Managed Growth Initiative (1985) by any proposed phase shifts to Urbanized Lands.

Discussion

The 1979 Progress Guide and General Plan

The 1979 Progress Guide and General Plan (1979 General Plan) included Guidelines for Future Development that divided the city into three planning areas, or tiers, for the purposes of managing growth: Urbanized, Planned Urbanizing, and Future Urbanizing. Growth was to be directed to the Urbanized (developed) communities as infill development, and to the Planned Urbanizing Areas where comprehensive community plans were to be developed. The Future Urbanizing Area was set aside as an urban reserve. Major objectives of the growth management system were as to prevent premature urban development, conserve open space and natural environmental features, and protect the fiscal resources of the City by precluding costly sprawl and/or leapfrog urban development.

During the 1980s, it became apparent that the objectives of maintaining an urban reserve were being jeopardized through incremental approvals of General Plan amendments to shift land from Future Urbanizing to Planned Urbanizing. These approvals reduced the City’s opportunities to plan for the area comprehensively -and to provide a viable open space network for conservation of natural resources. In response to citizen concerns, the City Council strengthened Council Policy 600-30 (General Plan Amendments to Shift Land from Future Urbanizing to Planned Urbanizing Area) to link the need for phase shifts with land availability and population growth (known as a Threshold Determination).

The Managed Growth Initiative

The public remained concerned with the extent of phase shifts that were occurring and in 1985, the electorate approved Proposition A, The Managed Growth Initiative. This initiative amended the 1979 General Plan to state that: “no property shall be changed from the “future urbanizing” land use designation in the Progress Guide and General Plan to any other land use designation, and the provisions restricting development in the future urbanizing area shall not be amended except by majority vote of the people...”. In addition to restrictions on land use designation changes, Proposition A (Section 3, Implementation) directed the City to implement the proposition by taking actions “including but not limited to adoption and implementation on any amendments to the General Plan and zoning ordinance or City Code reasonably necessary to carry out the intent and purpose of this initiative measure.” A comprehensive package of legislative and regulatory actions implementing Proposition A was adopted by the City Council in 1990, including amendments to: the 1979 General Plan Guidelines for Future Development; Council Policy 600-29 “Maintenance of Future Urbanizing Area as an Urban Reserve”; and zoning regulations for Planned Residential Developments, A-1 zones, and Conditional Use Permits. The full text of Proposition A and Council Policy 600-29 are is incorporated into the 2008 General Plan in ~~and is provided as~~ Appendix B, LU-3.

Subsequent Planning Efforts

Proposition A was effective in deterring phase shifts from occurring on individual properties, but there was still concern that the opportunity to comprehensively plan the urban reserve was in jeopardy due to approvals of residential subdivisions at semi-rural densities, which were consistent with existing Agriculture zones and Proposition A. As a result, a public planning process took place and the City Council adopted the North City Future Urbanizing Area Framework Plan (NCFUA) in 1992. This plan established the vision for the City’s 12,000 acre northern urban reserve (adjacent to the Carmel Valley and Rancho Penasquitos communities) including the framework for several new communities and an interconnected open space system that would comprise a new “Environmental Tier” of the General Plan. The NCFUA plan also incorporated and reaffirmed the principles and criteria outlined in Council Policy 600-29

The City, in collaboration with landowners and other agencies, completed additional planning efforts to address land use in the Future Urbanizing Area, resulting in the adoption of:

- NCFUA subarea plans and voter-approved phase shifts for Pacific Highlands Ranch, Torrey Highlands, and Black Mountain Ranch;
- a specific plan for Del Mar Mesa (NCFUA Subarea V) that limits residential development to rural densities and identifies MSCP core habitat area for conservation, without processing a phase shift;
- a comprehensive update to the San Pasqual Valley Plan that calls for required preservation of the valley for agricultural, open space, and habitat uses;
- the Multiple Species Conservation Program (MSCP) and associated preserve system which was based upon the Environmental Tier study of the NCFUA Framework Plan;
- the San Dieguito River Park Concept Plan; and

- open space and habitat preservation actions in the Tijuana River Valley.

In addition, Environmentally Sensitive Lands regulations and new open space zoning tools were added to the Land Development Code. While the “Environmental Tier” was not formally added to the General Plan, the MSCP and the Environmentally Sensitive Lands regulations have become the primary means of implementing the Environmental Tier concept and protecting open space lands. It should be noted that a subarea plan has not been prepared for Subarea II, as such the NCFUA plan serves as the community plan for that area.

By 2005, phase shifts, per Proposition A and the 1979 General Plan, ~~have~~ occurred for the land determined to be appropriate for more urban levels of development within the planning horizon of this General Plan. Completion of these large-scale comprehensive planning efforts and public land acquisition of open space has changed the planning focus in the remaining undeveloped Proposition A lands from maintaining an urban reserve for future growth to implementing NCFUA and General Plan policies for natural resource conservation, public recreation, and protection of agriculture and open space lands. Proposition A lands also include military and other lands not subject to the City’s jurisdiction. In the past, the City Council has chosen to follow the development intensity restrictions and the requirement for a vote of the people to approve an amendment to shift the area from Future to Planned Urbanizing Area as specified in Proposition A, upon receipt of jurisdiction over former military installations.

As described previously, the phased development areas system has, for the most part, become an outdated system to address future growth and development. The City has grown into a jurisdiction with primarily two tiers, (see Figure LU-4, Proposition A Lands Map):

- Proposition A Lands – (as previously defined) characterized by very low-density, residential, open space, natural resource-based park, and agricultural uses; and
- Urbanized Lands – characterized by older, recently developed, and developing communities at urban and suburban levels of density and intensity.

By As-of 2006, communities formerly known as Planned Urbanizing were largely completed according to the adopted community plan, and of that group, the oldest were beginning to experience limited redevelopment on smaller sites. For information on how the tier system was linked to public facilities financing, see the Public Facilities Element Introduction and Section A.

Policies

LU-J.1. Identify non-phase shifted lands as Proposition A lands and no longer refer to them as Future Urbanizing Area.

LU-J.2. Follow a public planning and voter approval process consistent with the provisions of this Land Use Element for reuse planning of additional military lands identified as Proposition A lands, and other areas if and when they become subject to the City’s jurisdiction.

LU-J.3. Allow development within Proposition A lands consistent with current underlying agricultural and open space zoning. Development pursuant to Conditional Use Permit

regulations is permitted provided that the conditional uses are natural resource dependent, non-urban in character and scale, or of an interim nature and would not result in an irrevocable commitment of land precluding future uses.

LU-J.4. Require an amendment to the General Plan text and map (Proposition A lands map) for development proposals that are urban in character and scale and therefore result in an intensification of use.

LU-J.5. Require a majority vote of the people voting at a City-wide election for amendments to the General Plan text and maps that affect Proposition A lands except for amendments that are neutral or make the designation more restrictive in terms of permitting development. Follow the procedural and election provisions outlined in Appendix B, LU-4.

New Appendix Language:

Procedure for Proposing a shift from Proposition A lands

1. Submit an application for a land use plan amendment to shift land from Proposition A to Urbanized in accordance with the initiation process and criteria in the Land Use Element, Section D. The amendment will always include an amendment to Figure LU-4 of the General Plan "Proposition A Lands" and likely include an amendment to a community, specific or precise plan.
2. If the amendment is initiated, follow requirements of Section D, including an amendment to the community's Public Facilities Financing Plan and completing the appropriate accompanying environmental document.
3. If the amendment is approved, the effective date must be described in the resolution as following: the completion of a successful citywide ballot measure vote to approve the shift from Proposition A lands to Urbanized; and, a rezoning is submitted and processed to apply zones consistent with the proposed land use designation. Additionally, the amendment is not effective until after any applicable legislative reviews are completed, such as by the California Coastal Commission [only for a community, precise or specific plan amendment] or the Airport Land Use Commission.

Citywide Election Requirement of Proposition A

1. A property owner whose General Plan Amendment to shift Proposition A lands has been initiated may request that the City Council place such a ballot measure on the next available citywide ballot for municipal elections to decide on the phase shift in accordance with procedures in Council Policy 000-21 "Submission of Ballot Proposals".
- 1.2. If the property owner wants to pursue an earlier ballot opportunity - such as a limited geographic ballot, a countywide ballot, or a state ballot - where an outside governmental agency would need to be paid to place the measure on the ballot, then the property owner is responsible for paying the cost of such measure.

Mobility Element

Introduction

1st four paragraphs: No changes.

5th paragraph –reformat bullets and edit text as follows:

The Mobility Element is part of a larger body of plans and programs that guide the development and management of our transportation system. The Regional Transportation Plan (RTP), prepared and adopted by the San Diego Association of Governments (SANDAG), is the region's long-range mobility plan. The RTP plans for and identifies projects for multiple modes of transportation in order to achieve a balanced regional system. It establishes the basis for state funding of local and regional transportation projects, and is a prerequisite for federal funding. SANDAG prioritizes and allocates the expenditure of regional, state and federal transportation funds to implement RTP projects. In order to meet federal congestion management requirements, the 2050 RTP includes: performance monitoring and measurement of the regional transportation system, multimodal alternatives and non-single occupancy vehicle analysis, land use impact analysis, the provision of congestion management tools, and integration with the regional transportation improvement program (RTIP).

- ~~• The region's Congestion Management Program (CMP), also prepared by SANDAG, serves as a short term element of the RTP. It focuses on actions that can be implemented in advance of the longer-range transportation solutions contained within the RTP. The CMP establishes programs for mitigating the traffic impacts of new development and monitoring the performance of system roads relative to Level of Service (LOS) standards. It links land use, transportation, and air quality concerns.~~

The Mobility Element and, the RTP ~~and the CMP all~~ both highlight the importance of integrating transportation and land use planning decisions, and using multi-modal strategies to reduce congestion and increase travel choices. However, the Mobility Element more specifically plans for the City of San Diego's transportation goals and needs. The City recognizes that regional planning necessitates close working relationships between City and SANDAG planners and that optimum transportation infrastructure planning must be coordinated through state agencies such as Caltrans. To this end, staff participation on SANDAG advisory committees is critical. The Mobility Element, Section K, and Public Facilities Element, Section B, contain policies on how to work effectively with SANDAG to help ensure that City of San Diego transportation priorities are implemented.

Economic Prosperity Element

A. Industrial Land Use

Goals: No changes

Discussion: No changes

EP-A.1-A.13 No changes

EP-A.14. In areas identified as Prime Industrial Land as shown on Figure EP-1, the following uses may be considered and allowed under certain conditions:

- a. Child care facilities for employees' children, as an ancillary use to industrial uses on a site, ~~may be considered and allowed~~ when they: are sited at a demonstrably adequate distance from the property line, so as not to limit the current or future operations of any adjacent industrially-designated property; can assure that health and safety requirements are met in compliance with required permits; and are not precluded by the applicable Airport Land Use Compatibility Plan.
- a.b. Existing hospitals previously approved through Conditional Use Permits (CUPs), provided that no new day care or long-term care facilities are established.
- c. Existing colleges and universities, previously approved through CUPs, provided that the facilities are for adult education and do not include day care facilities.

G. Community and Infrastructure Investment

Goals: No changes

Discussion

Capital is necessary for communities, small businesses, and industries to grow, improve productivity, and compete. The City, with the assistance of state and federal programs, invests in communities and provides assistance to small business and targeted base sector industries. These public investments leverage private investments many times over, to the benefit of San Diego's economic prosperity. Access to public and private capital is important for all communities within the City, without discrimination.

A city's most important investment in support of economic prosperity is its investment in infrastructure, particularly infrastructure that helps communities and base sector industries become more productive, leverages private investment, and help direct investment to areas with the greatest needs or potential benefits.

Some of San Diego's older core communities and suburbs need further investment and revitalization. These areas must address vacant and underutilized properties, aging infrastructure, and economic activity. There are existing local, state and federal programs and incentives designed to spur revitalization, and work continues on new strategies and partnerships to achieve community goals.

Policies

EP-G.1. No changes

EP-G.2. Prioritize economic development efforts to attract and induce investment in local businesses throughout the City.

a. Foster economic development in economically distressed communities using the incentives of the City's development programs that include business improvement districts, the Enterprise Zone, and the Foreign Trade Zone.

~~a.b.~~ Assist existing business owners in accessing programs that can provide financial assistance and business consulting services. Such programs include Small Business Administration loans, façade renovation, and ~~CDBG~~ redemption assistance.

~~c.b.~~ Expand small business assistance to include direct or referred technical and financial assistance for small emerging technology firms and firms involved in international trade.

~~d.e.~~ Pursue public/private partnerships to provide incubation spaces for small business.

~~e.d.~~ Enhance funding opportunities for local businesses by supporting community-based lending initiatives and equity programs

EP-G.3.- G.5 No changes

EP-G.6 Partner with other municipalities, school districts, and other public or non-profit agencies, whenever possible, to achieve General Plan and community plan goals.

EP-G.7. Eliminate or minimize land use conflicts that pose a significant hazard to human health and safety when implementing revitalization programs.

EP-G.8. Minimize displacement of existing residents, businesses, and uses when implementing revitalization programs. Those displaced should have adequate access to institutions, employment and services.

EP-G.10 Utilize existing tools and zones for revitalization that include the Capital Improvement Program, Infrastructure Financing Districts, Business Improvement Districts, Maintenance Assessment Districts, Community Facilities Districts, and conduit revenue bond financing for industrial development.

EP-G.11 Pursue new tools, programs, and funding mechanisms for continued community revitalization and economic development.

K. Redevelopment

Goal

- ◆ A city which redevelops and revitalizes areas which were blighted, to a condition of social, economic, and physical vitality consistent with community plan.

Discussion

Within the State of California Redevelopment ~~was~~^{is} a state enabled legal process and financial tool that assist~~ed~~^s in the elimination of blight from designated areas, ~~through new development, infrastructure, public spaces and facilities, reconstruction, and rehabilitation~~. It provide~~d~~^s cities and counties with a powerful tool to address deteriorating conditions of ~~slum and~~ blight within older urbanized areas of their jurisdictions. The Redevelopment Agency of the City (~~Former RDA~~) ~~operated between was established in~~ 1958 ~~and 2014~~², and ~~managed 14~~⁴ ~~adopted project areas to alleviate conditions of blight, increase housing opportunities, and promote economic development~~. The City Council also established two public corporations, the Centre City Development Corporation and the Southeastern Economic Development Corporation, to manage redevelopment and economic development projects and activities within specific geographic areas. In 2011, the State Legislature dissolved all redevelopment agencies. In February 2012, the City of San Diego's Former RDA dissolved, and its rights, powers, duties and obligations vested in the Successor Agency. The Successor Agency, Civic San Diego, and its Oversight Board oversee the winding down of the Former RDA operations that include enforceable and recognized obligation payments. Civic San Diego is a nonprofit public benefit corporation wholly owned by the City of San Diego with the mission of planning and permitting downtown, administering the downtown parking district program, managing public improvement and public-private partnership projects of the City's former Redevelopment Agency, and other responsibilities as determined by the City Council. Future state legislation could implement programs that replicate some of the redevelopment agencies' activities. Refer to Section G for applicable policies for revitalization.

~~based on California Community Redevelopment Law (CCRL), Health & Safety Code, § 33000, et. seq.~~

~~Redevelopment plans define the boundaries of the project area and provide a general description of the projects to be implemented therein. The redevelopment plan adoption process is prescribed by CCRL and provides for substantial citizen participation. Redevelopment plans must conform to the General Plan and respective community plan(s). Project areas are predominantly urbanized and exhibit conditions of both physical and economic blight. "Predominantly urbanized" is defined as developed, vacant parcels that are an integral part of and surrounded by urban uses, and irregular subdivided lots in multiple ownership that cannot be properly used. Blight covers conditions that constitute a serious physical and economic burden on the community, which the community cannot reasonably be expected to be reversed, or alleviated, by private enterprise or government action, or both, without redevelopment. The CCRL defines the various conditions of physical and economic blight which include unsafe or unhealthy buildings, substandard design, lack of parking, incompatible uses, and subdivided lots~~

~~of irregular form and shape, and inadequate size for proper usefulness and development that are in multiple ownership.~~

~~Redevelopment project areas are frequently proposed as a tool for community revitalization. There are potential social costs, as well as benefits, associated with redevelopment. Social costs can include displacement of residents and businesses, while social benefits may include new employment opportunities, affordable housing, improved physical appearance, new or renovated public facilities, and increased community pride. Per the CCRL, the Redevelopment Agency is required to assist with the relocation of any persons or businesses that are displaced. Implementation of redevelopment projects typically occurs over a number of decades and the revitalization that redevelopment is intended to spark may take several years. Adoption of a redevelopment plan allows the Agency to utilize a variety of extraordinary financial and legal tools, such as tax increment financing, owner participation agreements, eminent domain, and affordable housing requirements, in promoting sustainable development in the community.~~

Policies

- ~~EP K.1. — Support the use of redevelopment in conjunction with input from the respective communities, subject to public hearings and approvals by the City Council, for those urbanized areas meeting the requirements of California Community Redevelopment Law (CCRL).~~
- ~~EP K.2. — Establish project areas that are large enough to create critical mass and generate sufficient tax increment to stimulate successful redevelopment activities over the life of the redevelopment plan and achieve long term community objectives.~~
- ~~EP K.3. — Use tax increment funds for projects and associated infrastructure improvements that will stimulate future tax increment growth within the project areas that are consistent with the respective five-year implementation plans.~~
- ~~EP K.4. — Redevelop assisted affordable housing investment within the same redevelopment project area, or in close proximity to, where the tax increment is generated, only to the degree that such affordable housing is not over-concentrated in particular areas.~~
- ~~EP K.5. — Ensure the timely provision of affordable housing with all redevelopment assisted residential and mixed-use development projects.~~
- ~~EP K.6. — Partner with other municipalities, school districts, and other public or non-profit agencies, whenever possible, to achieve General Plan, redevelopment, and community plan goals.~~

L. Economic Information, Monitoring, and Strategic Initiatives

Goal: No changes

Discussion: No changes

Policies

EP-L.1. No changes

EP-L.2. ~~Require submittal of Prepare a Community and Economic Benefit Assessment (CEBA) process focusing on~~ economic and fiscal impact information for significant community plan amendments involving land use or intensity revisions. A determination of whether ~~a~~ this information ~~CEBA~~ is required ~~for community plan amendments~~ will be made when the community plan amendment is initiated.

EP-L.3.- L.5 No changes

Public Facilities, Services and Safety Element

D. Fire-Rescue

Goal: No changes

Discussion

Historically, the primary mission of the fire service was limited to fire protection. Over the past two decades the fire service's mission has expanded both locally and nationally to include the management and mitigation of broader hazards and risks to public safety. This expansion included the delivery of medical advanced life support services through a comprehensive first-responder paramedic system. In conjunction with a contracted medical transportation provider, the Fire-Rescue department has provided a system of care utilizing paramedics on first responder apparatus as well as ambulances. ~~Over the past two decades the fire service's mission has expanded both locally and nationally. In 1997 the San Diego Medical Services Enterprise limited liability corporation was formed, through a partnership between the City and Rural/Metro Corporation, to deliver paramedic services citywide. This program utilizes paramedics on the first responder apparatus as well as the ambulance units.~~ In addition to the wide variety of traditional fire suppression services such as structural, airport, marine, and vegetation firefighting, today's services include ~~Emergency Medical Services (EMS)~~, water rescue, hazardous material response, confined space rescue, cliff rescue, high angle rescue, mass casualty incidents, and response to terrorism and weapons of mass destruction. Figure PF-3, Fire and Lifeguard Facilities, illustrates the location of fire stations and permanent lifeguard towers. The fire service is also responsible for hazard prevention and public safety education.

Due to climate, topography, and native vegetation, the City is subject to both wildland and urban fires. In 2003 and 2007, the City experienced wildland fires that resulted in the loss of structures and significant burned acreage.

The extended droughts characteristic of the region's Mediterranean climate and increasingly severe dry periods associated with global warming results in large areas of dry, native vegetation that provides fuel for wildland fires. The most critical times of year for wildland fires are late

summer and fall when Santa Ana winds bring hot, dry desert air into the region. The air temperature quickly dries vegetation, thereby increasing the amount of natural fuel. The Santa Ana conditions create wind-driven fires such as 2003 and 2007 wildfires, which require a huge number of assets, more than the City has available.

Development pressures increase the threat of wildland fire on human populations and property as development is located adjacent to areas of natural vegetation. The City contains over 900 linear miles of wildland/urban interface due to established development along the open space areas and canyons. In 2005, the brush management regulations were updated to require 100 foot defensible space between structures and native wildlands (see also Conservation Element, policy CE-B.6 on the management of the urban/wildland interface and Urban Design Element, policy UD-A.3.p on the design of structures adjacent to open space).

The San Diego-Fire Rescue Department is responsible for the preparation, maintenance, and execution of Fire Preparedness and Management Plans and participates in multi-jurisdictional disaster preparedness efforts (see also PF Section P). In the event of a large wildfire within or threatening City limits, they could be assisted by the California Department of Forestry, Federal Fire Department, or other local fire department jurisdictions.

The City is challenged with meeting current and future public facilities needs, as well as covering operations and maintenance costs for each new or expanded facility. Generally, operations and maintenance issues are addressed as part of the initial phase in developing specific Capital Improvement Projects and within the annual operating budget development once the facility is under construction. The Public Facilities Financing Strategy is being developed to address the funding of operations and maintenance and identify major revenue options. In addition, during community plan updates, fiscal impact analyses will be prepared which compare annual revenues against costs.

The few remaining newly developing areas of the City often present challenges associated with proper site location, funding of fire stations, and timing of development. In redeveloping communities, funding and site locations for new or expanded facilities also require great effort and coordination. Typically a ~~two to two and one half~~ three mile distance between fire stations is sufficient to achieve response time objectives. The natural environment throughout the City presents considerable demands on fire-rescue services under various conditions and can also affect response times. For additional support, City forces rely on numerous Automatic Aid agreements with jurisdictions adjoining the City. These agreements assure that the closest engine company responds to a given incident regardless of which jurisdiction they represent. Mutual Aid agreements with county, state, and federal government agencies further allow the City, and any other participating agency, to request additional resources depending on the complexity and needs of a given incident.

Suburban residential development patterns and anticipated future infill development throughout the City will place an increasing demand on the capabilities of fire-rescue resources to deliver an acceptable level of emergency service. Service delivery depends on the availability of adequate equipment, sufficient numbers of qualified personnel, effective alarm/monitoring systems, and proper siting of fire stations and lifeguard towers. As fire-rescue facilities built in the 1950s and

equipment continue to age, new investments must be made to support growth patterns and maintain levels of service to ensure public safety.

In 2011 the City undertook a Fire Service Standards of Deployment Study to analyze existing performance measures and to make recommendations on alternative deployment and staffing models. The City Council adopted the study’s recommendations, including new performance measures, as a framework to address the Fire-Rescue Department’s current and projected needs. The recommendations take into account the challenges posed by San Diego’s topography and road network, and the wide range of firefighting, other emergency response, and rescue risks that are present in the City.

The Council also adopted an implementation plan to help make progress toward meeting the desired level of emergency service standards.

In order to meet National Fire Protection Association 1710 standards for emergency response times and to assure adequate emergency response coverage, the Fire-Rescue Department has The plan identifies the need to construct additional fire stations and to provide other enhancements in several presently underserved communities. Full implementation of the Deployment Study is expected to take multiple years and is dependent on identifying revenues for operating and capital costs. The new performance measures are provided in Tables PF-D.1 and 2, and in Policies PF-D.1 and D.2, below.

~~The Fire Station Master Plan (FSMP) has been developed to assure levels of service standards are attained for existing development and as future development occurs. The FSMP has identified the communities in which fire stations are needed and has prioritized implementation based on the following risk assessment criteria: Response Time Compliance, Annual Incident Response Volume, Square Miles Protected and Firefighter to 1,000 Population.~~

TABLE PF-D.1 Deployment Measures for San Diego City Growth

By Population Density Per Square Mile

	<u>Structure Fire Urban Area</u>	<u>Structure Fire Rural Area</u>	<u>Structure Fire Remote Area</u>	<u>Wildfires Populated Areas</u>
	<u>>1,000- people/sq. mi.</u>	<u>1,000 to 500 people/sq. mi.</u>	<u>500 to 50 people/sq. mi. *</u>	<u>Permanent open space areas</u>
<u>1st Due Travel Time</u>	<u>5 minutes</u>	<u>12 minutes</u>	<u>20 minutes</u>	<u>10 minutes</u>
<u>Total Reflex Time</u>	<u>7.5 minutes</u>	<u>14.5 minutes</u>	<u>22.5 minutes</u>	<u>12.5 minutes</u>
<u>1st Alarm Travel Time</u>	<u>8 minutes</u>	<u>16 minutes</u>	<u>24 minutes</u>	<u>15 minutes</u>
<u>1st Alarm Total Reflex</u>	<u>10.5 minutes</u>	<u>18.5 minutes</u>	<u>26.5 minutes</u>	<u>17.5 minutes</u>

TABLE PF-D.2 Deployment Measures for San Diego City Growth

By Population Clusters

<u>Area</u>	<u>Aggregate Population</u>	<u>First-Due Unit Travel Time Goal</u>
<u>Metropolitan</u>	<u>> 200,000 people</u>	<u>4 minutes</u>
<u>Urban-Suburban</u>	<u>< 200,000 people</u>	<u>5 minutes</u>
<u>Rural</u>	<u>500 - 1,000 people</u>	<u>12 minutes</u>
<u>Remote</u>	<u>< 500</u>	<u>> 15 minutes</u>

Policies

PF-D.1. Locate, staff, and equip fire stations to meet established response times as follows:

- a) To treat medical patients and control small fires, the first-due unit should arrive within 7.5 minutes, 90 percent of the time from the receipt of the 911 call in fire dispatch. This equates to 1-minute dispatch time, 1.5 minutes company turnout time and 5 minutes drive time in the most populated areas.
- b) To provide an effective response force for serious emergencies, a multiple-unit response of at least 17 personnel should arrive within 10.5 minutes from the time of 911-call receipt in fire dispatch, 90 percent of the time.
 - o This response is designed to confine fires near the room of origin, to stop wildland fires to under 3 acres when noticed promptly, and to treat up to 5 medical patients at once,
 - o This equates to 1-minute dispatch time, 1.5 minutes company turnout time and 8 minutes drive time spacing for multiple units in the most populated areas.

~~Response time objectives are based on national standards. Add one minute for turnout time to all response time objectives on all incidents.~~

- ~~● Total response time for deployment and arrival of the first-in engine company for fire suppression incidents should be within four minutes 90 percent of the time.~~
- ~~● Total response time for deployment and arrival of the full first alarm assignment for fire suppression incidents should be within eight minutes 90 percent of the time.~~
- ~~● Total response time for the deployment and arrival of first responder or higher-level capability at emergency medical incidents should be within four minutes 90 percent of the time.~~

- ~~• Total response time for deployment and arrival of a unit with advanced life support (ALS) capability at emergency medical incidents, where this service is provided by the City, should be within eight minutes 90 percent of the time.~~

PF-D.2. Determine fire station needs, location, crew size and timing of implementation as the community grows.

- Use the fire unit deployment performance measures (based on population density zones) shown in Table PF-D.1 to plan for needed facilities. Where more than one square mile is not populated at similar densities, and/or a contiguous area with different zoning types aggregates into a population “cluster,” use the measures provided in Table PF-D.2.
- Revise community plans and facilities financing plans as a part of community plan updates and amendments to reflect needed facilities.

~~Deploy to advance life support emergency responses EMS personnel including a minimum of two members trained at the emergency medical technician-paramedic level and two members trained at the emergency medical technician-basic level arriving on scene within the established response time as follows:~~

~~Total response time for deployment and arrival of EMS first responder with Automatic External Defibrillator (AED) should be within four minutes to 90 percent of the incidents; and~~

~~Total response time for deployment and arrival of EMS for providing advanced life support should be within eight minutes to 90 percent of the incidents.~~

PF-D.3. ~~Adopt, M~~onitor, and maintain adopted service delivery objectives based on time standards for all fire, rescue, emergency response, and lifeguard services.

PF-D.4. Provide a minimum 3/4-acre fire station site area and allow room for station expansion with additional considerations:

- Consider the inclusion of fire station facilities in villages or development projects as an alternative method to the acreage guideline;
- Acquire adjacent sites that would allow for station expansion as opportunities allow; and
- Gain greater utility of fire facilities by pursuing joint use opportunities such as community meeting rooms or collocating with police, libraries, or parks where appropriate.

PF-D.5.- D. 11 No changes

Recreation Element

A. Park and Recreation Guidelines

Policies

Park Planning

RE-A.1. Develop a citywide Parks Master Plan through a public process.

a. – j No changes.

k. Develop a policy on non-residential development contributions to park and recreation facilities. See Policy RE-A.2.d.

RE-A.2. Use community plan updates to further refine citywide park and recreation land use policies consistent with the Parks Master Plan.

a.- c No changes.

d. Evaluate whether non-residential development benefits from park and recreation facilities, on a community basis. Where a benefit can be demonstrated, include a policy in the community plan, or in a citywide Park Master Plan, that non-residential development should contribute to the cost of park and recreation facilities. In order to adopt and implement such a policy there must be:

- A determination that the non-residential development would create an impact to park and recreation infrastructure, and would benefit from improvements to such infrastructure;
- A nexus study that provides justification for the proposed sharing of facilities costs between residential and non-residential uses, and identifies which costs will be shared; and
- A fee established that equitably reflects the proportions of the population-based costs to be shared by residential and non-residential development.

RE-A.3.- RE-A.7 No changes.

Park Standards

RE-A.8. Provide population-based parks at a minimum ratio of 2.8 useable acres per 1,000 residents (see also Table RE-2, Parks Guidelines).

a. – c: No changes

d. Ensure that parks can be accessed from a public right-of-way.

e. Adhere to the “Consultant’s Guide to Park Design & Development” maintained by the Park and Recreation Department.

Conservation Element

B. Open Space and Landform Preservation

Goal

- ◆ Preservation and long-term management of the natural landforms and open spaces that help make San Diego unique.

Discussion

Open space may be defined as land or water areas that are undeveloped, generally free from development or developed with low-intensity uses that respect natural environmental characteristics and are compatible with open space use. Open space may have utility for: primarily passive park and recreation; conservation of land, water, or other natural biological resources; historic or scenic purposes; visual relief; or landform preservation. San Diego’s many canyons, valleys, mesas, hillsides, beaches, and other landforms create a unique setting that fosters biodiversity, a sense of place, and recreational opportunities. Designated parks and open spaces are shown on the General Plan Land Use and Street System Map (see also Land Use Element, Figure LU-2).

San Diego has a long history of planning for open space preservation and protection, including:

- 1868 – The City Board of Trustees set land aside for a City park, later named Balboa Park.
- 1908 – John Nolen’s comprehensive plan for San Diego called for development to conform to and respect the natural environment.
- 1972 – The City amended the City Charter Section 103.1a to establish the Environmental Growth Fund, two-thirds of which is to be used to pay principle and interest on bonds issued for the acquisition of open space lands, with the remainder to be used to preserve and enhance the environment of the City.
- 1978 – San Diego voters approved Proposition C which authorized the sale of bonds to purchase open space.
- 1979 – The Progress Guide and General Plan, Open Space Element called for providing an open space system.
- 1987 – The City’s Residential Growth Management Program included a policy recommendation to allow topography and environmentally sensitive lands to define the City’s urban form.
- 1997 – The Multiple Species Conservation Program (MSCP) was adopted to preserve and manage sensitive species at the ecosystem level through habitat protection.

- 2013 – The Vernal Pool Habitat Conservation Plan (VPHCP) was adopted to provide comprehensive preservation and management of vernal pools and seven state and federal threatened and endangered vernal pool species.

The City's Environmentally Sensitive Lands (ESL) regulations help protect, preserve, and restore lands containing steep hillsides, sensitive biological resources, coastal beaches, sensitive coastal bluffs, or Special Flood Hazard Areas. The intent of the ESL regulations is to assure that development occurs in a manner that protects the overall quality of the resources, encourages a sensitive form of development, retains biodiversity and interconnected habitats, maximizes physical and visual public access to and along the shoreline, and reduces hazards due to flooding in specific areas while minimizing the need for construction of flood control facilities. Steep hillsides are shown on Figure CE-1, Steep Slopes and 200 Foot Contours.

The development regulations and guidelines for environmentally sensitive lands also serve to implement the MSCP and VPHCP by placing priority on the preservation of biological resources within the Multi-Habitat Planning Area (MHPA) (see Figure CE-2**b**, Multi-Habitat Planning Area) and the Vernal Pool Preserve Area (see Figure CE-3, Vernal Pool Preserve Area). The goal of the MSCP and VPHCP is to achieve a sustainable balance between species preservation and smart growth by identifying areas for habitat/species protection (within the MHPA and Vernal Pool Preserve Area) and areas for development (outside the MHPA and Vernal Pool Preserve Area), as further discussed in Sections G and H.

Add Figure CE-2.b

The City's parks, open space, trails and pedestrian linkages are part of an integrated system that connect with regional and state resources and provide opportunities for residents and visitors to experience San Diego's open spaces. The Recreation Element describes the attributes of designated and dedicated park and open space lands for the provision of outdoor recreation. Some important open space areas are not preserved as dedicated park land, but are protected through regulations or other private property restrictions such as conservation or open space easements. Open space that is designated in community plans and other land use plans is an important component of the open space system because of its value in protecting natural landforms, defining community boundaries, providing natural linkages between communities, providing visually appealing open spaces, and protecting habitat and biological systems of community importance that are not otherwise included in the MHPA.

CE-B.1. Protect and conserve the landforms, canyon lands, and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.

- a. Utilize Environmental Growth Funds and pursue additional funding for the acquisition and management of MHPA, VPHCP, and other important community open space lands.

b-f : No Changes

G. Biological Diversity

Goal

- ◆ Preservation of healthy, biologically diverse regional ecosystems and conservation of endangered, threatened, and key sensitive species and their habitats.

Discussion

No changes to 1st four paragraphs.

In 2013, the City adopted a Vernal Pool Habitat Conservation Plan (VPHCP) in order to comprehensively designate, manage, and monitor a vernal pool ecosystem preserve within the City of San Diego's jurisdiction (see Figure CE-2.b, Vernal Pool Preserve Area). The VPHCP includes seven vernal pool species: San Diego fairy shrimp (*Branchinecta sandiegonensis*), Riverside fairy shrimp (*Streptocephalus woottonii*), San Diego button celery (*Eryngium aristulatum* var. *parishii*), Spreading navarretia (*Navarretia fossalis*), San Diego mesa mint (*Pogogyne abramsii*), California Orcutt grass (*Orcuttia californica*), and Otay mesa mint (*Pogogyne nudiscula*). San Diego and Riverside fairy shrimp are listed by the USFWS as endangered species. With the exception of spreading navarretia which is listed as a federally threatened species, all the plant species are federally and state listed as endangered species.

Policies

CE-G.1 Preserve natural habitats pursuant to the MSCP and VPHCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability.

a– c: No changes

CE-G.2 No changes.

CE-G.3 Implement the conservation goals/policies of the City's MSCP Subarea Plan and VPHCP, such as providing connectivity between habitats and limiting recreational access and use to appropriate areas.

CE-G.4. No changes.

H. Wetlands

Goals: No changes.

Discussion

San Diego supports a unique assemblage of wetlands that are not specifically addressed in the Multiple Species Conservation Program or Vernal Pool Habitat Conservation Plan (see Section G). These include tidal and freshwater marshes, and riparian wetlands, ~~and vernal pools.~~

Wetlands are vitally important to the survival of many fish, birds, and plants. Waterways and their riparian areas are critical habitats for a variety of wildlife. Straightening, cementing over, and otherwise altering waterways and wetlands removes the opportunities for biodiversity and also impacts important ecological processes that remove pollutants and improve water quality. The health of wetland areas is an important indicator of ecosystem health, and of the sustainability of human activity within a watershed.

No changes to remainder of discussion.

Noise Element

See separate document