

**CLERK OF THE BOARD OF SUPERVISORS  
EXHIBIT/DOCUMENT LOG**

**MEETING DATE & AGENDA NO. 12/06/2023 #09**

**STAFF DOCUMENTS (Numerical)**

No.	Presented by:	Description:
1	Staff	50 page power point on DFA

2

3

4

5

**PUBLIC DOCUMENTS (Alphabetical)**

No.	Presented by:	Description:
A	N/A	

B

C

D

E

F



County of San Diego

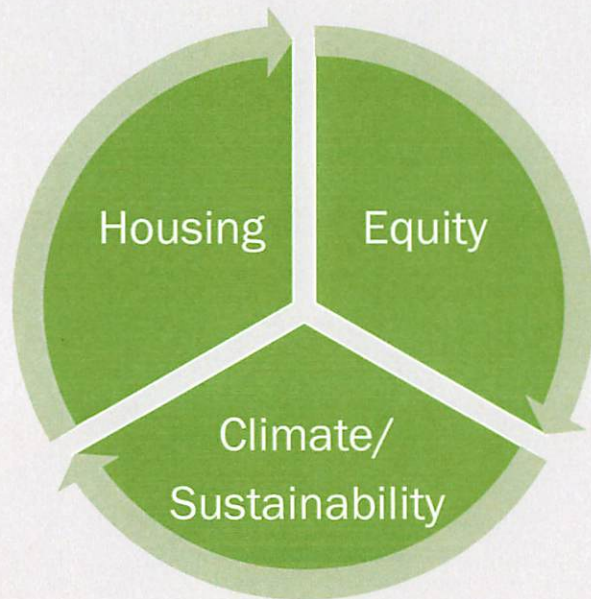
# Update on the Development Feasibility Analysis (DFA)

Board of Supervisors

December 6, 2023

Item #9

# State & Regional Policy & Legislative Themes



- Housing
  - Density Bonus and ADU Programs
  - Streamlined Approval Processes
  - Housing Element Compliance
- Climate/Sustainability
  - Greenhouse Gas Reduction Goals
  - Renewable Energy Standards
  - Environmental Review Requirements
- Equity Considerations



# Background on VMT

## Senate Bill 743 (SB 743)



Reduce greenhouse  
gas emissions

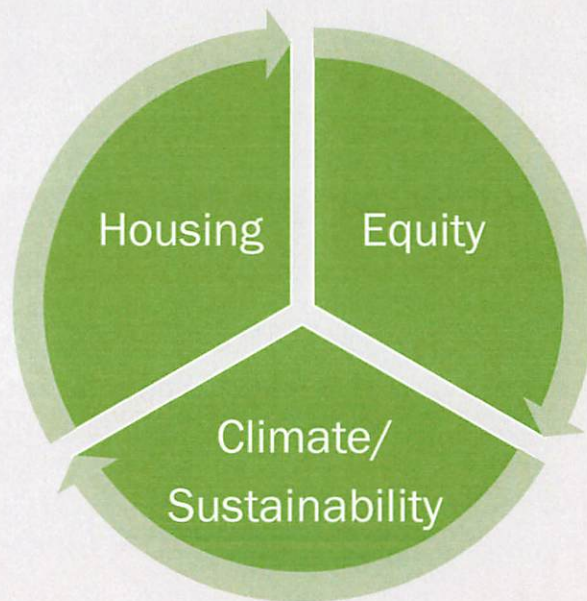


Encourage infill  
development



Improve public  
health through  
active transportation

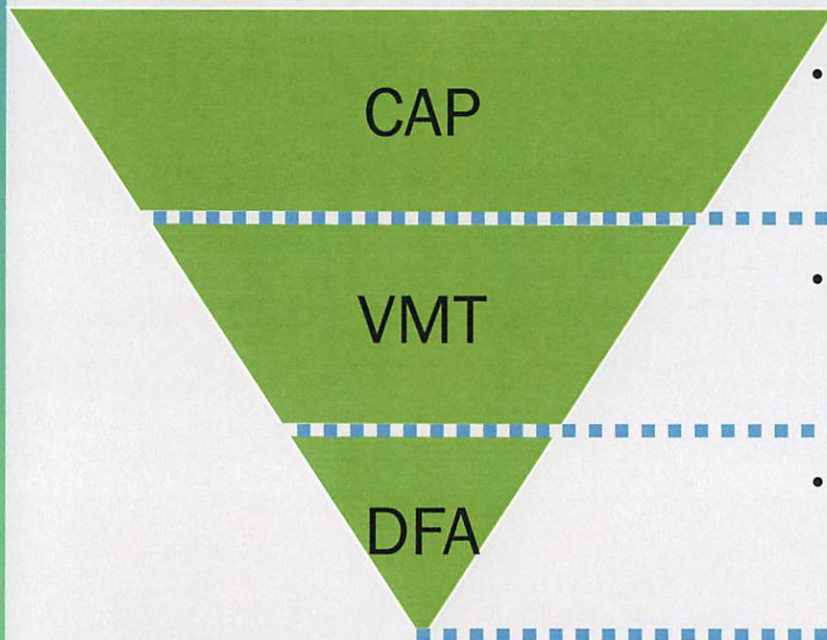
# County Action



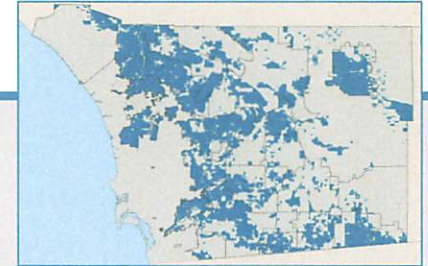
Housing	Climate/Sustainability	Equity
Removing Barriers to Housing	Climate Action Plan	Environmental Justice Element (General Plan)
Housing Element (General Plan)	Regional Decarbonization Framework	Climate Action Plan – Equity Based Outcomes and Equity Framework
Transformative Housing Solutions	Vehicle Miles Traveled (VMT) and Sustainable Land Use Framework	Budget Equity Assessment Tool
Housing Blueprint	Departmental Sustainability Plans	New Offices (OSEJ and OERJ)



# County Action Alignments



- Sets overarching emission reduction goals



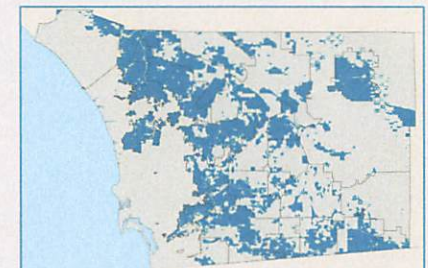
- Reductions in transportation related emissions



- Investigates housing development in VMT efficient and infill areas

SUSTAINABLE LAND  
USE FRAMEWORK

- Provides guide for decision making





# What will the DFA do?

- Can we meet our housing goals in VMT Efficient and Infill areas?
- What measures are necessary to support a diverse range of housing types and affordability levels within these communities?
- Do these areas require additional sidewalks, roads, or other infrastructure improvements to make development feasible and enhance accessibility for residents?
- What additional services and amenities are essential to support housing development in these areas and foster a thriving community?



# Phase I- Outcomes

## DFA Study Boundaries

- Refined DFA boundaries



## Scoping and Consultant

- Scoped RFP
- Consultant on board



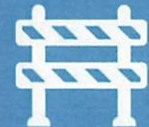
## Stakeholder Outreach

- Shared information, gathered feedback

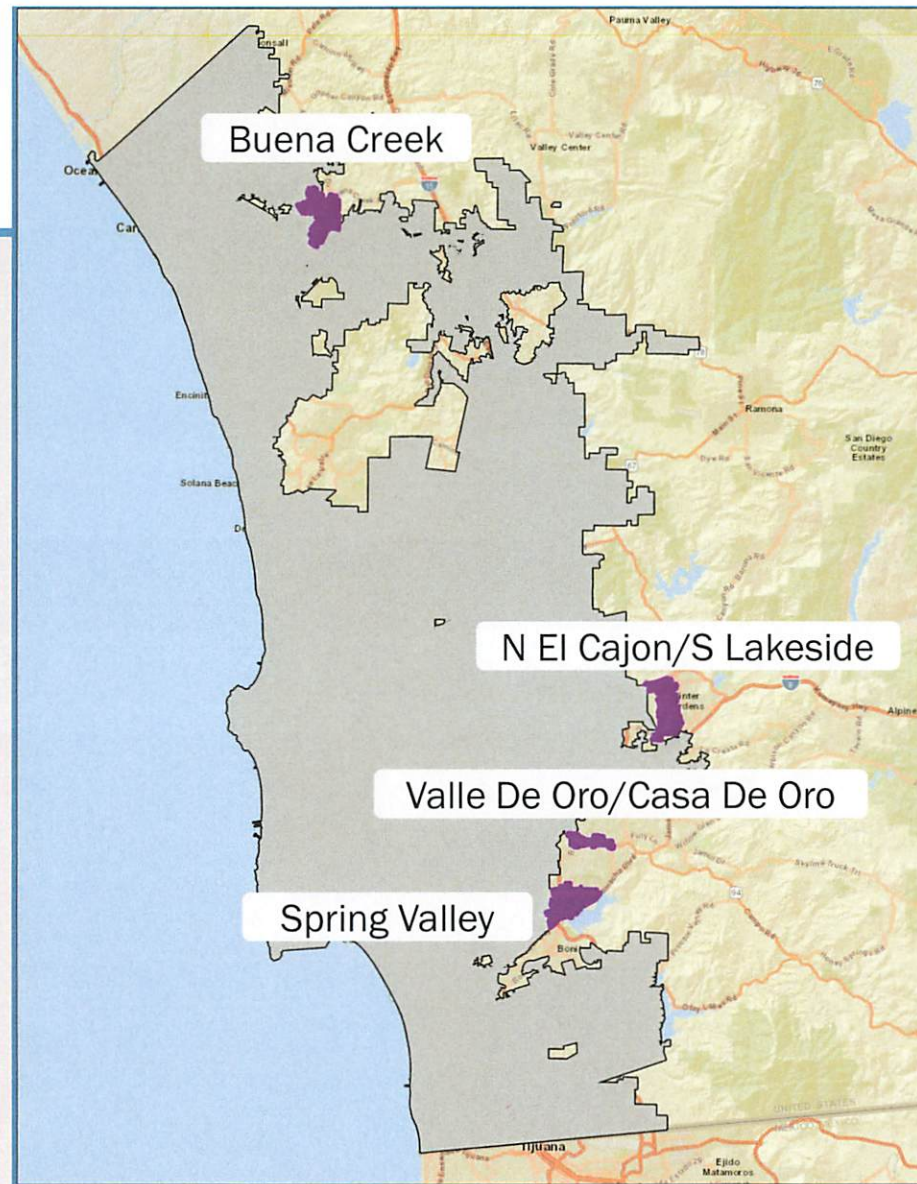


## Infrastructure Gap Analysis

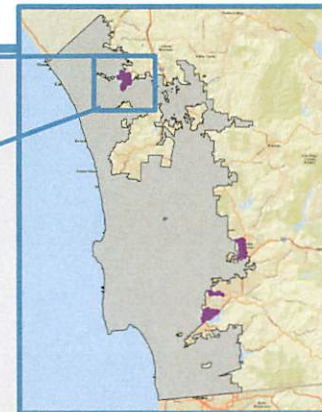
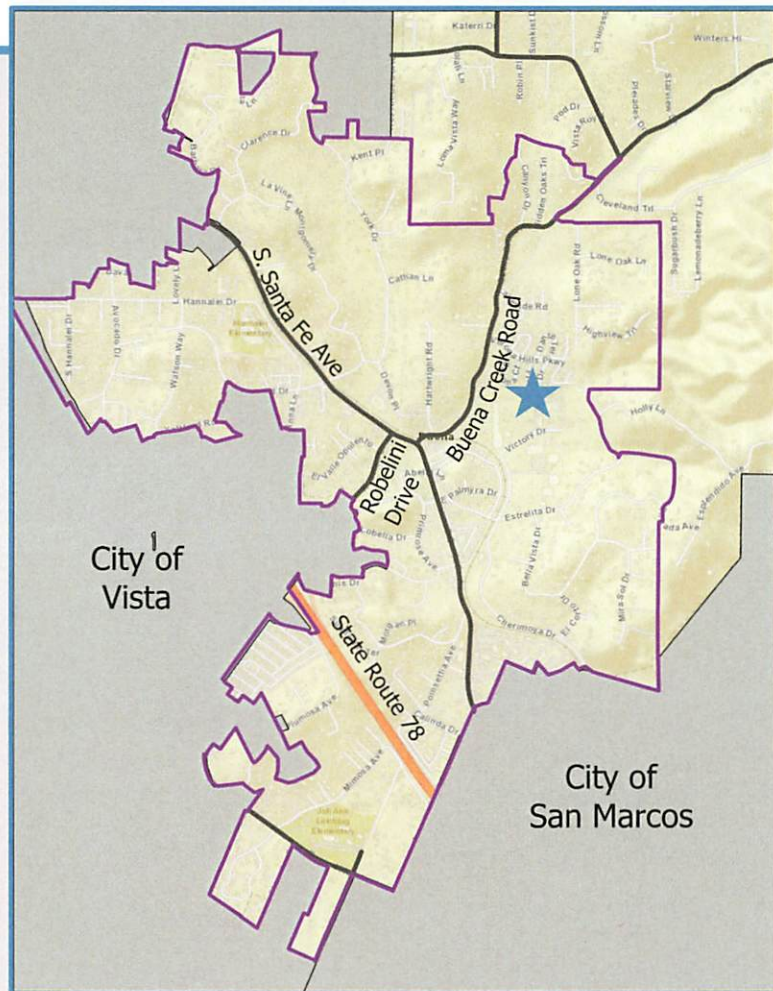
- Initiated the Infrastructure Gap Analysis







# Buena Creek

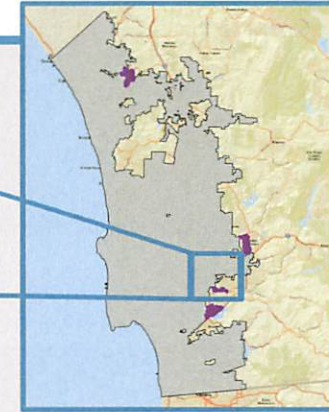
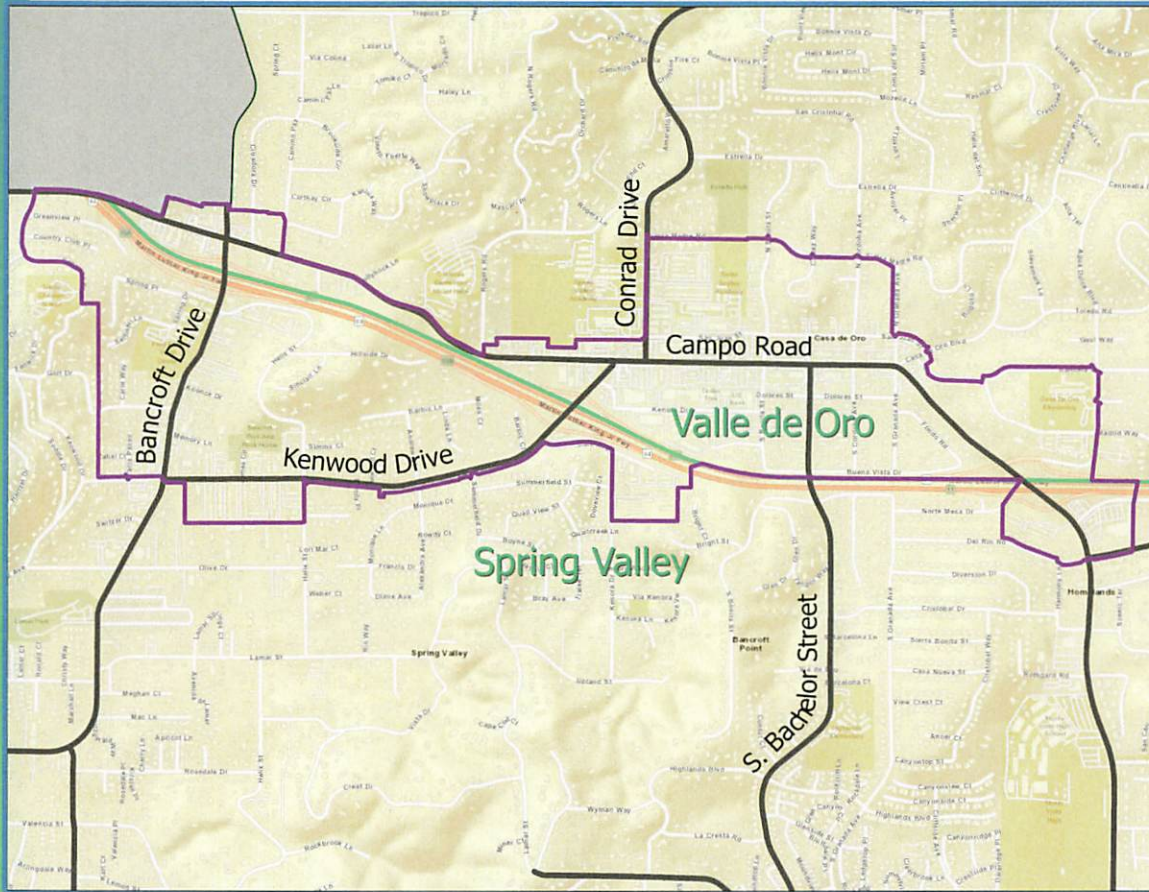


Need to consider and address:

- Traffic congestion
- Road safety
- Lack of sidewalks
- Sensitive habitat nearby



# Valle De Oro/Casa De Oro

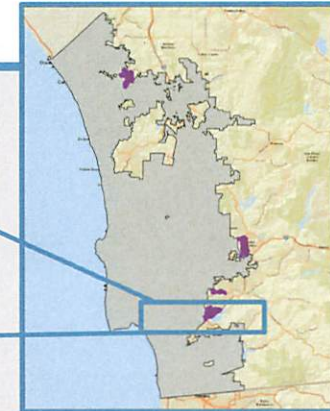
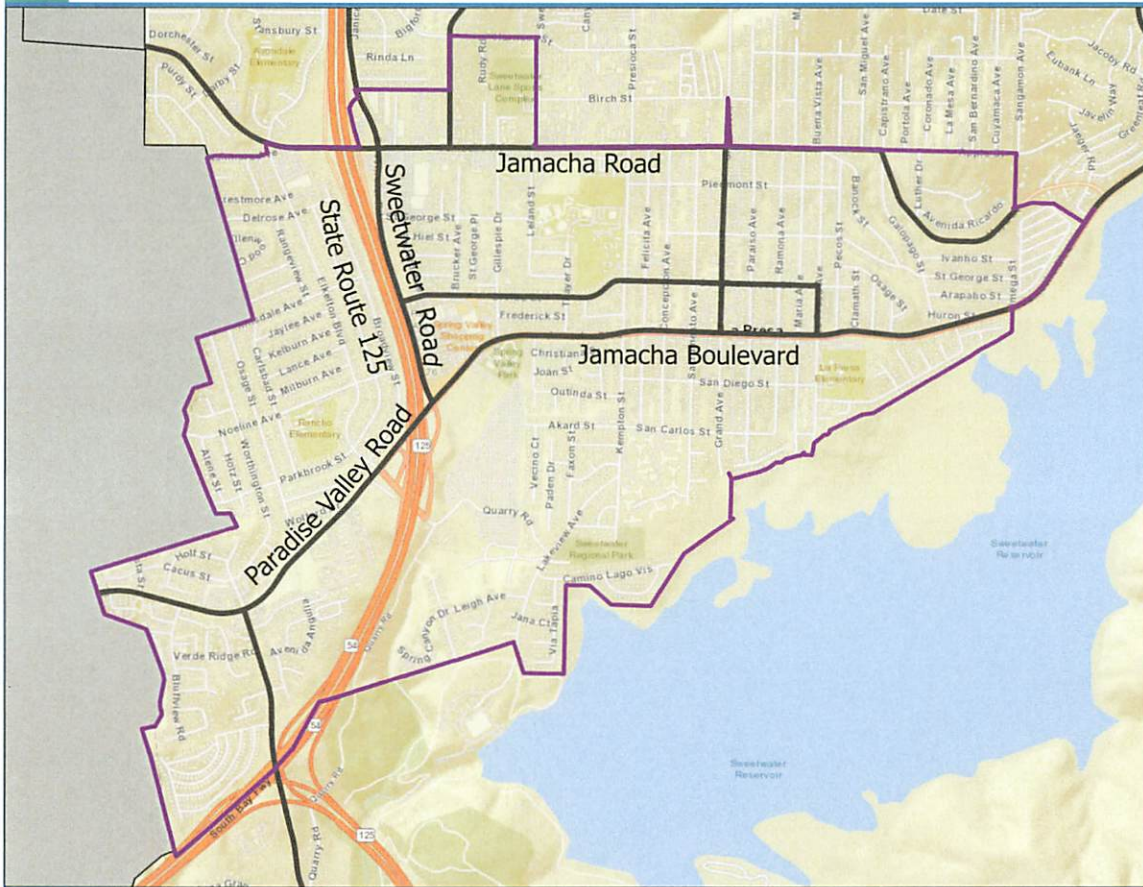


Need to consider and address:

- Stormwater drainage infrastructure
- Connectivity across parking lots and alleys
- Gaps in sidewalks



# Spring Valley

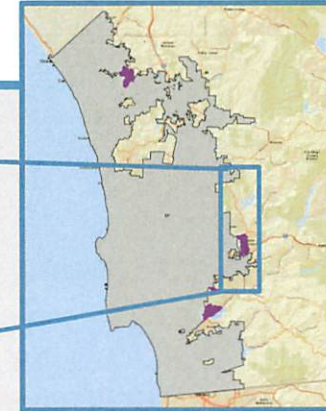
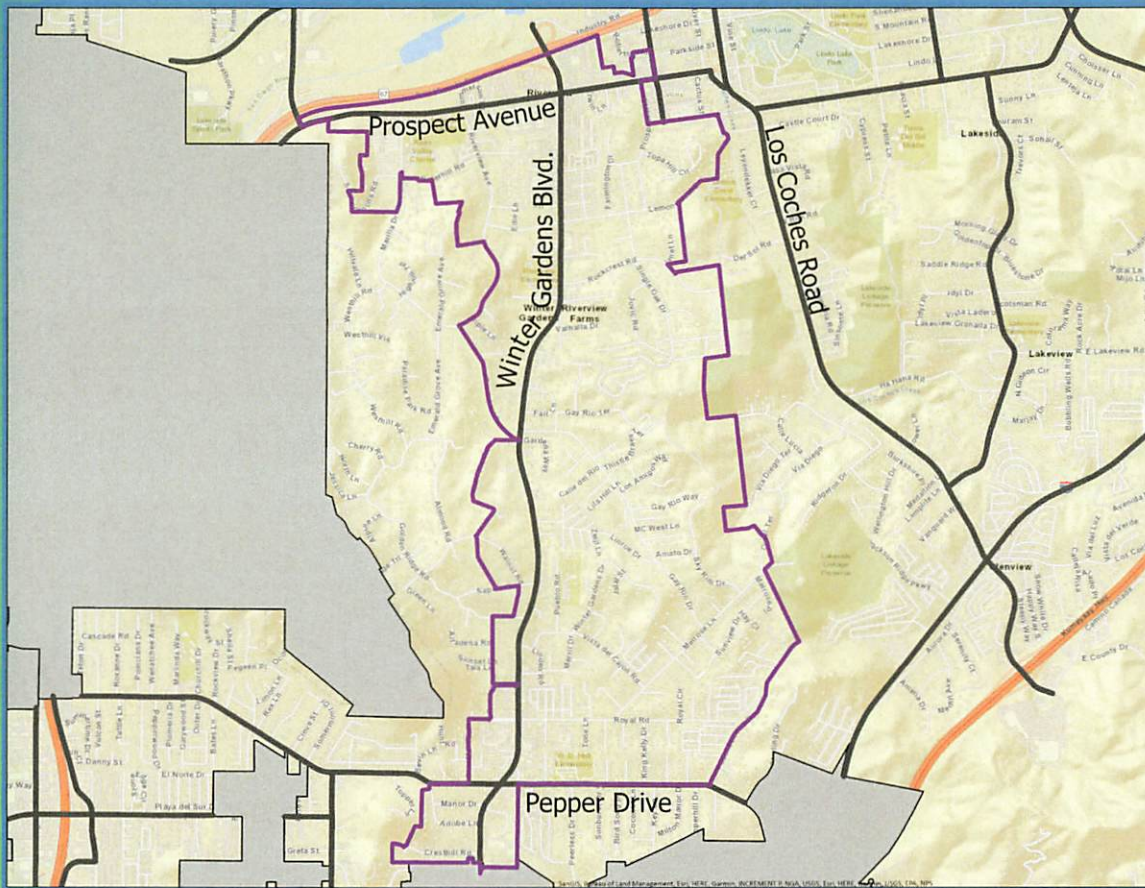


Need to consider and address:

- Intersection safety
- Improving mobility infrastructure (sidewalks, bus stops, bike lanes)
- Aging sewer and stormwater infrastructure



# N. El Cajon/S. Lakeside



Need to consider and address:

- Traffic and road maintenance
- Road safety
- Utility services (gas & electric)
- Rural community character

# Project Contract

- MIG Consulting Services
- Keyser Marston Associates
- Project Design Consultants



Exceptional qualifications  
for this project



Approximate cost of full  
effort is \$1.2M



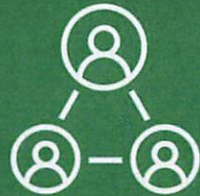
Anticipated timeline is 12  
months



# Stakeholder Outreach- Phase I (complete)



County Staff



Community  
Planning and  
Sponsor Groups



Small Working  
Groups



External  
Agencies

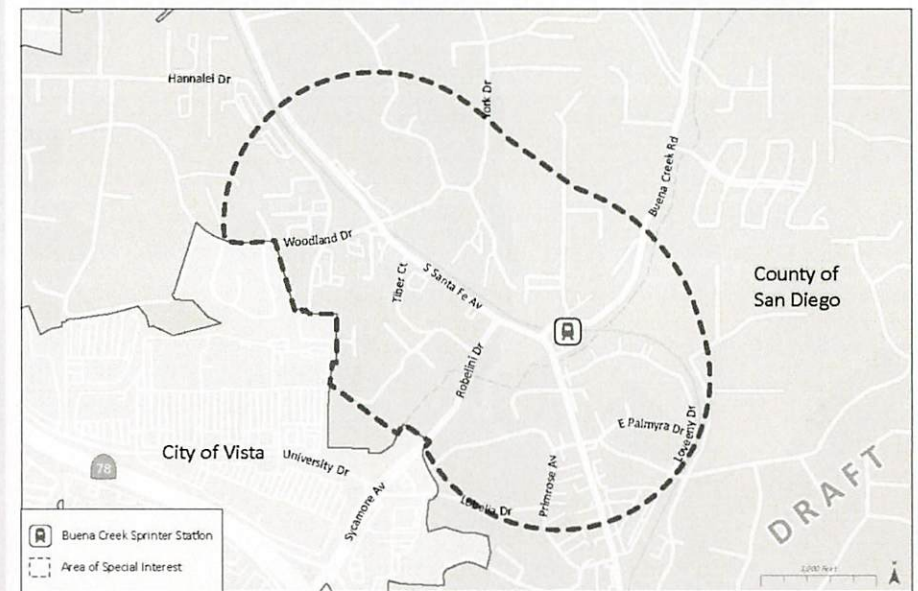


Public Webinars

# External Agency Collaboration- MOU with NCTD

- Coordination on projects in Buena Creek
- Identification/partnering on funding opportunity applications
- Separate funding agreements for future grants

## NORTH COUNTY TRANSIT DISTRICT



Map of Buena Creek Focus Area - Santa Fe Corridor from Hannalei Dr to Loveeny Dr

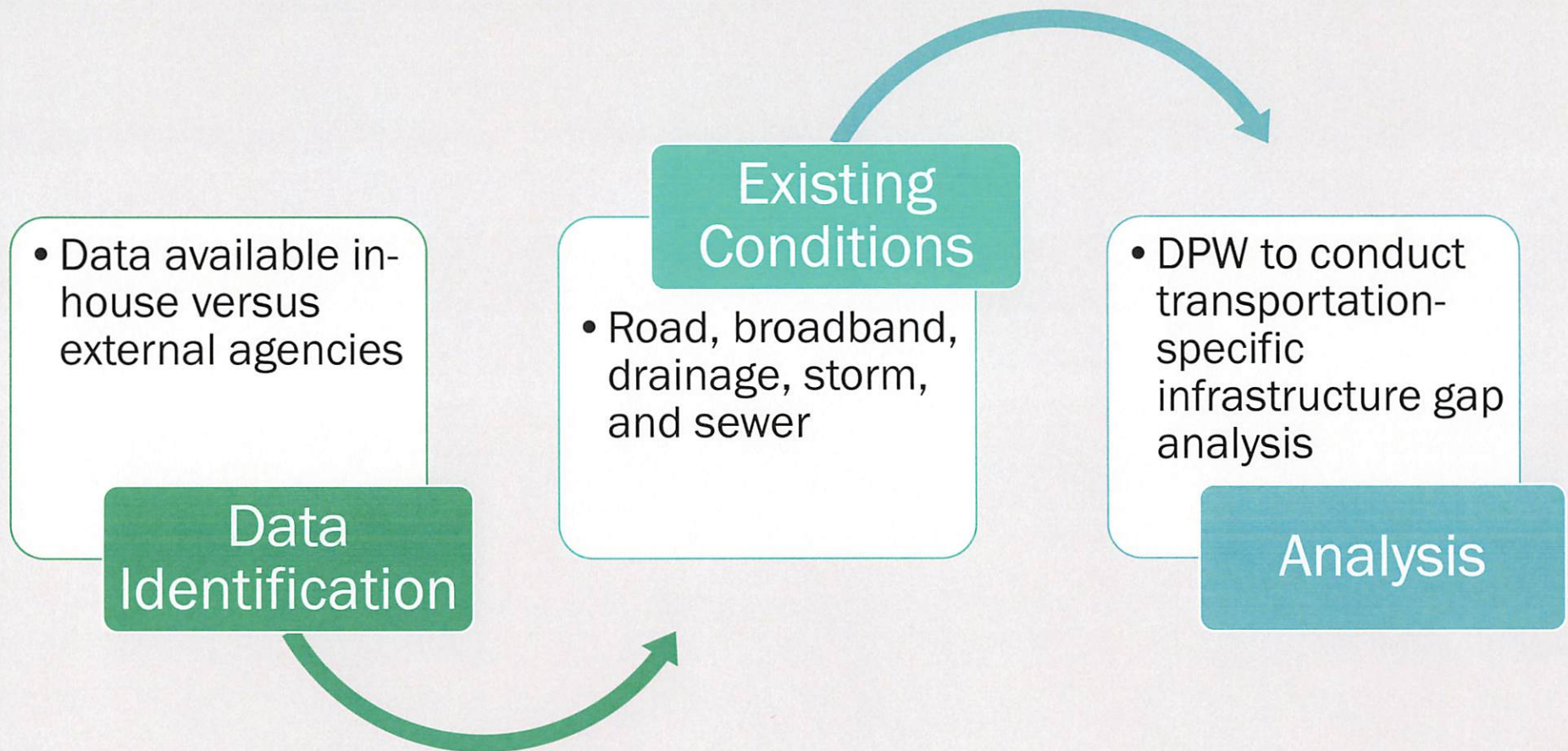


# Internal Collaboration & Field Visits





# Infrastructure Gap Analysis





# Phase II - Outcomes

## Studies & Outreach

- Housing Capacity
- Opportunities & Constraints
- Infrastructure
- Market Feasibility
- Financial Feasibility
- General Plan Density/Zoning Evaluation
- Stakeholder outreach



## Outcomes

- Actions Board could take to support housing in DFA areas
- Actions to remove site-specific development constraints
- Infrastructure necessary to support growth
- Planning mechanisms and land use changes to unlock development
- Marketability of various housing types
- Community and industry recommendations on barriers and solutions



## Final Report

- Comprehensive resource document
- Investment needed to ready parcels for development
- Strategies for supporting additional affordable housing, workforce housing, and other varieties
- Clarify potential to meet housing allocation goals in VMT efficient/infill areas



# Stakeholder Outreach- Phase II





# External Agency Collaboration





# Transportation-Specific Infrastructure Gap Analysis





# Final Report



## Phase 1 Complete

- Refined study boundaries
- Selected consultant
- Initiated Infrastructure Gap Analysis
- Conducted outreach

## Phase 2 In Progress

- Conduct focused outreach
- Generate information
- Complete technical analyses

## Final Report

- Summary of analysis results
- Present options
- Provide cost estimates
- “Can we meet housing goals?”



Return to Board Fall 2024

# Staff Recommendations

- 1) Find update exempt from CEQA
- 2) Receive update on the Development Feasibility Analysis, MOU with NCTD, and timelines and costs to complete the DFA and infrastructure gap analysis
- 3) Approve and authorize the Director of PDS to sign the MOU between County and NCTD
- 4) Authorize the Director of PDS to submit grant applications related to the MOU through June 30, 2028
- 5) Waive Board Policy B-29





# County of San Diego

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