



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: September 28, 2011 REPORT NO: 11-124
ATTENTION: Committee on Land Use and Housing
SUBJECT: Urban Agriculture – Potential Regulatory and General Plan Amendments
REFERENCE: Land Use and Housing Committee Agenda of July 20, 2011

REQUESTED ACTION:

This is an information item, no action is required. Staff is requesting the Committee provide input on each of the potential amendments discussed in this report.

BACKGROUND:

In March of this year the City of San Diego was awarded a \$50,000 grant to pursue Land Development Code amendments supporting urban agriculture. The grant is funded through SANDAG on behalf of the County of San Diego Health and Human Services Agency, which is implementing Healthy WorksSM program. The purpose of the grant program is to combat rising obesity rates in the San Diego region by planning communities in ways that support increased physical activity and access to healthy foods.

Healthy WorksSM is a countywide initiative making systems and environmental changes promoting wellness and addressing the nationwide obesity epidemic. Healthy WorksSM, administered by the County of San Diego Health and Human Services Agency, is funded by the American Recovery and Reinvestment Act of 2009 and includes the University of California San Diego, SANDAG, San Diego County Office of Education, Community Health Improvement Partners, and San Diego State University, along with numerous community-based partners. The project is part of the County's "Live Well, San Diego! Building Better Health" initiative, a 10-year vision for healthy communities. For more information see the website at www.healthyworks.org.

SUMMARY:

At the July 20 Land Use and Housing Committee meeting Development Services staff presented several potential regulatory amendments to further the goal of improving access to healthy, local, and sustainable foods. The items presented and discussed at the hearing addressed creation of a new use "retail farms", reconsideration of certain animal husbandry regulations (chickens, goats,

and bees), simplification of the regulations for conducting a farmers market on private property, and minor adjustments to the regulations for community gardens. The proposals for these potential amendments as well as others are provided in attachment 1(Urban Agriculture Regulatory Summary Table).

Additional Items

Five items, in addition to those presented by staff, were mentioned at the July 20 hearing. Council members requested staff look into those items which are listed below with a summary of the item and a proposed action.

1. "Green" Pushcarts

- Issue:** The permitting process for pushcarts in the public right-of-way is too expensive (\$5,000 deposit for a Neighborhood Use Permit). "Green pushcarts" should not be subject to the Neighborhood Use Permit requirement.
- Summary:** The issue of the permit relates to the use of the public right-of-way. Staff has discussed the issue with the City Attorney's Office and it has been determined that the City cannot carve out an exception for a pushcart in the right-of-way based solely on the product sold. It would be inequitable to allow a pushcart that sells organic produce without a permit while requiring a permit for a pushcart that sells non-organic produce, baked goods, or other food product.
- Action:** Staff proposes to create a new use, the "Daily Farmers' Market Stand" (a subheading under Farmers' Markets). These small scale markets could be located on private or public rights-of-way consistent with fixed locational and size requirements.

2. Composting

- Issue:** A member of the public stated that the composting regulations need clarification and the process for permitting large scale commercial composting should be made simpler including increasing the amount of compost that triggers a permit.
- Summary:** There can be some further clarification of terms used throughout the Municipal Code however the current language is not inconsistent. With regard to composting for purposes of urban agriculture, the Municipal Code permits up to 500 cubic yards of compost without a permit. To provide some scale this equates to an area 67 feet by 67 feet and three feet deep. This should be sufficient for the scale of urban agriculture proposed.
- Action:** With regard to simplifying the process for commercial composting in the City and increasing the amount of compost that would trigger a permit, staff directed the individual to the Environmental Services Department, the City specialists in the area of composting. Staff often relies on experts in other departments and then works with them as needed to amend the Municipal Code.

3. Rooftop Gardens and Height Limits

- Issue:** City height limits restrict urban agriculture.
- Summary:** The city does not regulate rooftop gardens. A garden can be planted on any roof top space that is available with approval of the building owner provided

the roof is structurally sound. The potential issue relates to garden structures placed on rooftops such as green houses and arbors that have the potential of increasing the total height of the building. Height limits within the City vary based on zone and many buildings are not built to the maximum allowable height. The City of San Diego includes all building appurtenances within the height limit. This means that items on the rooftops such as rooftop water cisterns, elevator equipment, heating and air conditioning facilities fall within the total height. As a result those areas of the roof top without these facilities are below the height limit, these areas may accommodate structures provided the rooftop is structurally sound and the appropriate building permits have been obtained. It should also be noted that within the 30-foot Coastal Height Limit Overlay Zone gardens can be grown on rooftops but structures may be difficult since they cannot exceed the height limit without voter approval regardless of the base zone height limit.

Action: No change is proposed since a garden can be grown on any rooftop that is flat with permission of the building owner; and many structures are either built below the height limit of the zone or include rooftop area that is less than the height limit.

4. Limited Agriculture in the MHPA

Issue: A member of the public was under the impression that the Municipal Code allowed “limited agriculture” in the MHPA and wanted to also allow community gardens and other agriculture in the MHPA as well.

Summary: The Municipal Code does not address “limited agriculture” in the MHPA. The issue of limited agriculture in the MHPA is addressed in the MHPA Guidelines. The statement in the MHPA Guidelines is intended to clarify that the only agriculture permitted to occur in the MHPA is limited amount of agriculture that was located within the MHPA when the MHPA was created. It is not intended to allow new agricultural uses in the MHPA.

Action: No change is proposed. Any changes would require concurrence with state and federal wildlife agencies.

5. Alleys and Urban Agriculture (in Barrio Logan)

Issue: Can unused alleys (in Barrio Logan) be used for urban agriculture uses?

Summary: If the alleys are still part of the public right-of-way, this includes undeveloped paper streets), a street vacation, which removes the alley from the City right-of-way, would need to occur first. A street vacation is a Process 5 hearing (City Council approval). Once vacated ownership of the alley would revert to the adjacent property owners.

Action: If a vacation is submitted and approved the use would be dictated by the underlying base zone and the desire of the property owner.

Animal Husbandry

In addition to meeting with the various advocates for urban agriculture, staff has had meetings with, and is continuing to dialog with other public agencies that have expertise in the issues related to animal husbandry.

More on Chickens

The San Pasqual Planning Board contacted staff and shared a concern about the potential for spreading Avian Influenza and Exotic Newcastle Disease. Based on discussions with San Diego County and California State officials, it appears that this not an issue of significant concern. Staff contacted Dr. Gurfield, the San Diego County Veterinarian, and Dr. Pici one of the California State Veterinarians (Ontario Office) to discuss the issue of backyard chickens and these diseases. Staff also participated in a conference call with Dr. Whiteford, DVM, State Veterinarian & Director of California Animal Health and Food Safety Services. First, there are no known animal to human transmissions of the diseases in North America. Second, the only real concern is the potential transmission of disease from a backyard chicken to a chicken ranch. In different conversations it was explained that the risk of transmission is very, very low provided the backyard chickens are properly handled and the handlers abide by standards for cleaning themselves, their clothing, and the coop, and chickens are purchased from reputable breeders. Additionally, the proposed ban on roosters would add greater protection. The last disease outbreak to affect chicken ranches in San Diego County (2003) was traced to a diseased rooster, illegally brought into the country for cockfighting (also illegal) by an individual who also worked at a chicken ranch.

More on Goats

Dr. Whiteford, Director of California Animal Health and Food Safety Services and Elizabeth Pozzebon, Assistant Director of San Diego County Department of Environmental Health have expressed significant concerns regarding consumption of raw milk and products made from raw milk. When not properly produced these food products can result in disease causing germs such as Salmonella, Escherichia coli 0157, and Campylobacter. The risks generally arise when those handling the goats do not exercise proper techniques for cleanliness. Although it is relatively easy to eliminate such germs through pasteurization, by heating the milk to 161 degrees for about 20 seconds the State and the County want to eliminate the potential for sale and communal sharing of raw milk and its byproducts. With regard to sales, only a dairy that has been certified by the California Department of Food and Agriculture may sell raw milk in the California (there are only two such dairies in the State). The agencies are requesting that the goats not be included in the regulations for community gardens and retail farms. Staff has removed them from consideration in these areas.

With regard to keeping backyard goats, both agencies continue to express concern. Dr. Whiteford did point out that the State is not involved in regulation at that minute level. However the concern is still valid with regard to consumption of raw dairy products. Staff has kept the regulations for backyard goats as part of the current proposal with the requirement that the products are for personal consumption and sale is prohibited. If the issue of backyard goats continues to move through the amendment process it should be noted that staff proposes to provide best practices information via pamphlets and web posting for each husbandry issue. These would be available for review prior to adoption of any amendments.

More or Less on Bees

Regarding beekeeping, staff has had three meetings with San Diego County staff, including the County Agriculture Commissioner and the County Entomologist. We are currently in the process of developing regulations that we believe are safe for both the public and the local bee

populations. The primary issue that remains under discussion relates to appropriate distances from neighboring residences and public rights-of-way.

General Plan Amendments

The scope of the Urban Agriculture grant also includes reviewing the City's policy framework and determining if amendments are needed to address urban agriculture. The 2008 General Plan discusses community farms and gardens in the Recreation and Conservation elements, and includes a section on agriculture in the Conservation Element, but does not specifically address urban agriculture. Staff proposes amending the General Plan to provide a stronger policy base in support of urban agriculture. Amendments are proposed to the Conservation Element sections A and L to cover the following topics:

- General Description - introduce the practice of urban agriculture and describe how it contributes to environmental, economic, and public health goals
- Resources – recognize the benefits of urban agriculture while balancing competing demands for water and other resources
- Opportunities – increase opportunities for urban agriculture in appropriate locations, with parameters designed to address potential impacts, and to monitor performance
- Food System Planning - support continued food systems planning to increase food system security, link local producers to local markets, create jobs, and re-circulate food dollars in the local economy.
- Collaboration – continue to collaborate with public health professionals and advocates to maximize the public health benefits of an urban agriculture system.

An initial draft of potential General Plan language is included as Attachment 2.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

On June 7, 2011 the City Council amended the community garden regulations to simplify the garden approval process, to allow gardens in commercial zones, and to allow gardens in commercial and industrial zones to sell produce onsite. On July 20, 2011 the Land Use and Housing Committee held an information item on urban agriculture and requested staff return with some draft proposals for amendments to the Municipal Code.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Staff will follow the LU&H directed procedure for amending the Land Development Code and Planned District Ordinances in addition to other public outreach. The outreach program includes the following:

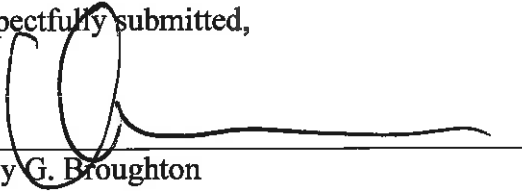
- Code Monitoring Team – presentation and recommendation
- Community Planners Committee - presentation and recommendation
- Web Posting – once drafted the regulations will be posted on the DSD Land Development Code page at <http://www.sandiego.gov/development-services/industry/landdevcode.shtml#amend>
- E-Blast – e-mailing the draft to approximately 2,000 individuals including all community planning group members for a review and comment period
- Planning Commission – Presentation and recommendation
- City Council – For action on the items.

- Airport Authority - certification of issues related to retail farms, farmers' markets and community gardens
- California Coastal Commission - certification of issues related to retail farms, farmers' markets and community gardens

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

Key stakeholders include neighborhood and community planning groups, organizations that work to create local food sources, the public health community, and businesses interested in providing increased fresh food options. California State and San Diego County departments and agencies dealing with public health, animal safety, and food safety are also major stakeholders in the proposed amendments.

Respectfully submitted,



Kelly G. Broughton
Development Services Director

Broughton/DPJ

Attachments:

1. Urban Agriculture Regulatory Summary Table
2. Draft General Plan Language in Strikeout/Underline

URBAN AGRICULTURE REGULATORY SUMMARY TABLE

TOPICS	DESCRIPTION	PROPOSED REQUIREMENTS
<p>Daily Farmers Market Stands</p>	<p>Daily farmers markets are small scale markets where a local farmer(s) may sell produce either within the right-of-way or adjacent to the right-of-way. The market may be open 7 days/week.</p> <p>Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone.</p>	<p><i>On Private Property</i></p> <ul style="list-style-type: none"> ● Permission of property owner ● Parking <ul style="list-style-type: none"> ○ No additional parking shall be required ○ No parking shall be displaced ● No value added or prepared foods may be sold <p><i>On Public Property (rights-of-way)</i></p> <ul style="list-style-type: none"> ● Permission of fronting property owner ● Obtain & submit for review a Certificate of Insurance for a public liability insurance policy of at least \$500,000 ● No additional parking shall be required ● No value added or prepared foods ● An area no greater than five feet in depth and sixteen feet in length ● Locational requirements <ul style="list-style-type: none"> ○ Min. 4-foot wide clear path in r-o-w ○ Min. 8-foot wide paved clear sidewalk ○ Maintain access to adjacent use. ○ Located as close as feasible to the existing storefront. ○ Not located parallel to areas for loading, bus stops, taxi zones, and pedestrians loading.
<p>Weekly Farmers Markets</p>	<p>Weekly farmers' markets are establishments where farmers and other vendors sell produce and other goods directly to consumers. They are limited to one day per week per location.</p> <p>Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone</p>	<p><i>On Private Property</i></p> <ul style="list-style-type: none"> ● Permission of property owner ● One day event per week per location. ● Monday through Friday ● Access to property maintained ● One restroom per 250 persons ● No onsite cooking ● Parking <ul style="list-style-type: none"> ○ No additional Parking required ○ Parking space for persons with disabilities temporarily replaced ○ No more than ___ percent of existing parking may be displaced <p><i>On Public Property (rights-of-way)</i></p> <p>Farmers markets on public property are regulated by the City of San Diego Office of Special Events and are not subject to the use regulations of the Land Development Code.</p>

FARMERS MARKETS

TOPICS	DESCRIPTION	PROPOSED REQUIREMENTS
<p>FARMERS MARKETS</p>	<p>Full time farmers' markets are primarily located within a structure where farmers and other vendors sell produce and other goods directly to consumers. located in are permanent markets</p>	<p><i>No need to make a regulatory change currently permitted as follows:</i></p> <ul style="list-style-type: none"> • Currently classified as "Food, Beverages, and Groceries." • Currently permitted in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone subject to existing regulations per the base zones. • Also currently permitted in a limited number of multi-family zones provided they comprise no more than 25% of the ground floor in a mixed use development of 25 or more dwelling units.
<p>RETAIL FARMS</p>	<p>A commercial/agriculture use where the primary purpose is to produce and sell food and related products on the same premises with only limited local distribution.</p> <p>Could be permitted as a Limited Use in all of the Commercial Regional, Commercial Office, and Community Commercial zones, and in the IL-3-1 Industrial zone.</p>	<ul style="list-style-type: none"> • Maximum area is 4 acres • Use of pesticides is prohibited • Seventy-five percent of the products sold must be produced onsite • Parking <ul style="list-style-type: none"> ○ Retail area use retail parking ratios, "Pick your own" assumes 1,000 s.f. retail per acre ○ Agricultural area one parking space per employee based on shift with most employees • Retail component <ul style="list-style-type: none"> ○ May be conducted in a built structure, temporary shade structure, or as a "pick-your-own", or any combination of the three ○ Permanent or temporary structures shall be located according to the street frontage requirements of the base zone ○ Must be accessible • All storage, equipment, and repair areas must be completely enclosed, secured, and located outside of all required setbacks
<p>HUSBANDRY</p>	<p>Keeping "backyard chickens" in single-family zones, on lots developed with single family homes, within community gardens, and within retail farms.</p>	<ul style="list-style-type: none"> • Roosters prohibited • Up to 5 chickens <ul style="list-style-type: none"> ○ No setback from onsite house ○ Coop outside required setbacks • Up to 15 chickens <ul style="list-style-type: none"> ○ No setback from onsite house ○ Adjacent to residential 15-foot coop setback • Existing language <ul style="list-style-type: none"> ○ Up to 25 chickens ○ 50 feet from residence • Coop <ul style="list-style-type: none"> ○ Predator proof ○ Easy access for cleaning ○ Sufficient space for fee movement ○ Water tight ○ Ventilated • Enclosure <ul style="list-style-type: none"> ○ Predator proof & contain chickens ○ Easy access for cleaning ○ Min.10 s.f. area per chicken

TOPICS	DESCRIPTION	PROPOSED REQUIREMENTS
Miniature Goats	Keeping miniature goats in single-family zones and on lots developed with single family homes.	<ul style="list-style-type: none"> ● Enclosure <ul style="list-style-type: none"> ○ Minimum fence height 5 feet ○ Minimum pen area 400 square feet excluding shed ○ Secured from outside ○ No objects within to enable a goat to climb out ○ Easily accessed for cleaning ● Goats' milk, cheese, and other food products for personal consumption only, sale of goat food products are prohibited. <ul style="list-style-type: none"> ● Miniature goats only <ul style="list-style-type: none"> ○ Must have two goats, except offspring up to 12 weeks of age ● Must be dehorned ● Males to be neutered ● Shed <ul style="list-style-type: none"> ○ Predator proof ○ Easy access for cleaning ○ Watertight and draft free ○ Ventilated ○ Min. 5 s.f. per goat ○ Located outside required setbacks
Honey Bees	Keeping beehives in single-family zones, on lots developed with single family homes, within community gardens, and within retail farms.	<p>Staff is continuing to meet with the San Diego County Agriculture Commissioner, Health Department, Entomologist, and other staff regarding best practices for beekeeping. The following are under consideration subject to change based on additional discussions with San Diego County staff.</p> <ul style="list-style-type: none"> ● Appropriate setbacks are still under discussion with San Diego County ● Reliable water source within 10 feet ● 6-foot tall screen unless elevated at least 8 feet above grade ● Hive opening must face away from closest property line ● Hive must be located within a secured area to protect the colony and members of the public ● Compliance with recognized best practices for beekeeping ● No more than 1 hive per lot except 1 additional hive per each additional 5,000 s.f. of lot area
Community Gardens	Minor modifications to recently approved regulations	<ul style="list-style-type: none"> ● Allow community gardens in residential zones to sell produce consistent with the regulations for garage sales in residential zones ● Allow for Community Gardens with an Neighborhood Use permit in the IL-21 - industrial zone (the IL-1-1 - and IL-3-1 allow with an NUP)



A. Climate Change & Sustainable Development

Goals

- ◆ To reduce the City's overall carbon dioxide footprint by improving energy efficiency, increasing use of alternative modes of transportation, employing sustainable planning and design techniques, and providing environmentally sound waste management.
- ◆ To be prepared for, and able to adapt to adverse climate change impacts.
- ◆ To become a city that is an international model of sustainable development and conservation.

Discussion

The energy requirement to maintain the built environment contributes nearly half of the GHG emissions nationally, and the second highest source is from vehicle emissions. In San Diego, vehicle emissions constitute more than half of the region's GHG emissions and are also responsible for almost 80 percent of the smog-forming emissions (see Table CE-2). While climate change is a global problem, at the local level, it is possible to reduce greenhouse gas emissions by fostering sustainable communities through the implementation of sustainable development policies and practices. Climate change goals can be more effectively met when the principles of sustainability are integrated into land use, transportation, conservation, and economic policies.

The City of Villages strategy focuses the City's growth into compact, mixed-use centers of various scales that are linked to the regional transit system, and preserves open space lands. This strategy creates opportunities for more convenient travel by transit, bicycles and foot, which will help reduce local contributions to greenhouse gas emissions that might otherwise occur by reducing the length and number of auto trips. Since the City of Villages strategy seeks to accommodate most of the City's growth needs through infill and redevelopment, it provides an alternative to lower density, auto-oriented development in the outlying areas of the City and region. Close coordination of land use and transportation planning are fundamental for establishing an urban form that integrates principles of sustainability.

There are also opportunities for new structures to reduce energy consumption by adhering to "sustainable building" practices. "Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."¹ The City is implementing sustainable development policies that will reduce its environmental footprint, including: conserving

¹ World Commission on Environment and Development, Brundtland Report, 1987.



resources, following “sustainable building” practices, reducing greenhouse gas emissions, and encouraging clean technologies. In sustainable development practices, economic growth is closely tied with environmental, “clean,” or “green” technologies and industries. Environmental and economic initiatives are planned and managed together, each reinforcing and being an integral component of the other.

San Diego is well positioned to become a leader in clean technology industries due to its highly qualified workforce, world-class universities and research institutions, and established high technology industries (see also Economic Prosperity Element, Section A). “Clean technologies” incorporate those practices and/or produce products that ultimately meet the goals of a sustainable community. Clean technology encompasses advancements in solar power, wind power, hybrid vehicles, fuel cell technology, tidal and wave power, bioenergy, energy efficient building materials and technologies, and water treatment systems. It often involves substituting biologically-based materials and processes for chemically-based approaches. Clean technology is becoming cost-competitive with its traditional counterparts and offers promising opportunities for new businesses, job creation, and technological innovation in San Diego. Clean technology industries demonstrate that environmental protection and economic competitiveness goals are aligned and mutually beneficial.

Buildings account for nearly half of the total energy used in the United States, and represent a significant portion of the nation’s consumption of energy and raw materials, and waste output. Sustainable or “green” buildings use resources such as building materials, water, energy, and land more efficiently than other buildings. “Green” buildings provide an array of environmental, economic and health benefits for building owners and occupants, and help the broader community by conserving resources and reducing pollution. The City’s Sustainable Building Policy requires City government projects to achieve the U.S. Green Building Council’s LEED silver standard for all buildings and major renovations over 5,000 square feet (Council Policy 900-14), and encourages private developers to use sustainable practices through a permit expedite program.

City of San Diego Refuse and Recyclables Materials

Chapter 14, Article 2, Division 8 of the City of San Diego Municipal Code requires all new multiple unit residential, commercial, and industrial development to provide on-site areas for the storage of refuse and recyclable materials. The purpose of the regulations is to provide permanent, adequate, and convenient space for the collection of refuse and recyclable material.

See also the “Recycling Ordinance”

The design of commercial and residential developments is a significant factor in creating what is known as an “Urban Heat Island Effect.” Heat islands form as cities replace natural land cover with dark-colored impermeable pavement for roads and parking lots; construct buildings that block natural cooling from wind; and otherwise collect and retain heat so much that a city can be up to ten degrees warmer than nearby open spaces. The hotter it is, the more ground level ozone is created and the more energy is used for cooling. Ground level ozone results in public health impacts that seriously affect sensitive members of the population including people with respiratory problems, the elderly, and children. Implementation of sustainable development practices, including heat island mitigation measures, may reduce temperature increases and the associated Urban Heat Island effects in San Diego.



Policies

CE-A.1. Influence state and federal efforts to reduce greenhouse gas emissions so that implementation requirements are equitably applied throughout the state, and to address actions that are beyond the jurisdiction of local government.

CE-A.2 Reduce the City's carbon footprint. Develop and adopt new or amended regulations, programs, and incentives as appropriate to implement the goals and policies set forth in the General Plan to:

- Create sustainable and efficient land use patterns to reduce vehicular trips and preserve open space;
- Reduce fuel emission levels by encouraging alternative modes of transportation and increasing fuel efficiency;
- Improve energy efficiency, especially in the transportation sector and buildings and appliances;
- Reduce the Urban Heat Island effect through sustainable design and building practices, as well as planting trees (consistent with habitat and water conservation policies) for their many environmental benefits, including natural carbon sequestration;
- Reduce waste by improving management and recycling programs;
- Plan for water supply and emergency reserves.

Refer to Table CE-1, Issues Related to Climate Change Addressed in the General Plan, for a comprehensive list of policies related to each of the above issues.

CE- A.3. Collaborate with climate science experts on local climate change impacts, mitigation, and adaptation, including sea level changes, to inform public policy decisions.

CE- A.4. Pursue the development of “clean” or “green” sector industries that benefit San Diego's environment and economy.

CE-A.5. Employ sustainable or “green” building techniques for the construction and operation of buildings.

- a. Develop and implement sustainable building standards for new and significant remodels of residential and commercial buildings to maximize energy efficiency, and to achieve overall net zero energy consumption by 2020 for new residential buildings and 2030 for new commercial buildings. This can be accomplished through factors including, but not limited to:



- Designing mechanical and electrical systems that achieve greater energy efficiency with currently available technology;
 - Minimizing energy use through innovative site design and building orientation that addresses factors such as sun-shade patterns, prevailing winds, landscape, and sun-screens;
 - Employing self generation of energy using renewable technologies;
 - Combining energy efficient measures that have longer payback periods with measures that have shorter payback periods;
 - Reducing levels of non-essential lighting, heating and cooling; and
 - Using energy efficient appliances and lighting.
- b. Provide technical services for “green” buildings in partnership with other agencies and organizations.
- CE-A.6 Design new and major remodels to City buildings, and where feasible, long term building leases for City facilities, to achieve at a minimum, the Silver Rating goal identified by the Leadership in Energy and Environmental Design (LEED™) Green Building Rating System to conserve resources, including but not limited to energy and renewable resources.
- CE-A.7. Construct and operate buildings using materials, methods, and mechanical and electrical systems that ensure a healthful indoor air quality. Avoid contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.
- a. Eliminate the use of chlorofluorocarbon-based refrigerants in newly constructed facilities and major building renovations and retrofits for all heating, ventilation, air conditioning, and refrigerant-based building systems.
- b. Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to protect installers and occupants’ health and comfort. Where feasible, select low-emitting adhesives, paints, coatings, carpet systems, composite wood, agri-fiber products, and others.
- CE-A.8. Reduce construction and demolition waste in accordance with Public Facilities Element, Policy PF-I.2, or by renovating or adding on to existing buildings, rather than constructing new buildings.
- CE-A.9. Reuse building materials, use materials that have recycled content, or use materials that are derived from sustainable or rapidly renewable sources to the extent possible, through factors including:
- Scheduling time for deconstruction and recycling activities to take place during project demolition and construction phases;

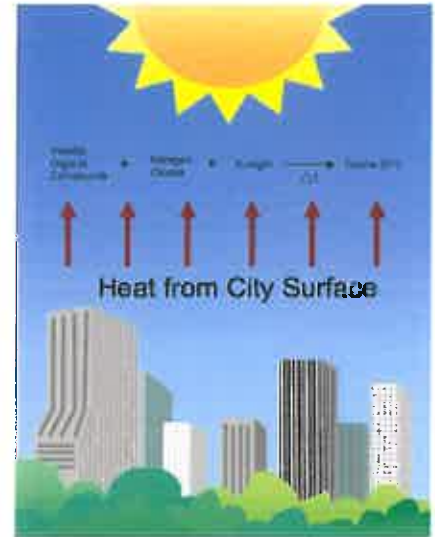
Conservation Element



- Using life cycle costing in decision-making for materials and construction techniques. Life cycle costing analyzes the costs and benefits over the life of a particular product, technology, or system;
 - Removing code obstacles to using recycled materials in buildings and for construction; and
 - Implementing effective economic incentives to recycle construction and demolition debris (see also Public Facilities Element, Policy PF-I.2).
- CE-A.10.** Include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas.
- a. Provide permanent, adequate, and convenient space for individual building occupants to collect refuse and recyclable material.
 - b. Provide a recyclables collection area that serves the entire building or project. The space should allow for the separation, collection and storage of paper, glass, plastic, metals, yard waste and other materials as needed.
- CE-A.11.** Implement sustainable landscape design and maintenance.
- a. Use integrated pest management techniques, where feasible, to delay, reduce, or eliminate dependence on the use of pesticides, herbicides, and synthetic fertilizers.
 - b. Encourage composting efforts through education, incentives, and other activities.
 - c. Decrease the amount of impervious surfaces in developments, especially where public places, plazas and amenities are proposed to serve as recreation opportunities (see also Recreation Element, Policy RE-A.6 and A.7).
 - d. Strategically plant deciduous shade trees, evergreen trees, and drought tolerant native vegetation, as appropriate, to contribute to sustainable development goals.
 - e. Reduce use of lawn types that require high levels of irrigation.
 - f. Strive to incorporate existing mature trees and native vegetation into site designs.
 - g. Minimize the use of landscape equipment powered by fossil fuels.
 - h. Implement water conservation measures in site/building design and landscaping.
 - i. Encourage the use of high efficiency irrigation technology, and recycled site water to reduce the use of potable water for irrigation. Use recycled water to meet the needs of development projects to the maximum extent feasible. (see Policy CE-A.12).



- CE-A.12. Reduce the San Diego Urban Heat Island, through actions such as:
- Using cool roofing materials, such as reflective, low heat retention tiles, membranes and coatings, or vegetated eco-roofs to reduce heat build-up;
 - Planting trees and other vegetation, to provide shade and cool air temperatures. In particular, properly position trees to shade buildings, air conditioning units, and parking lots; and
 - Reducing heat build up in parking lots through increased shading or use of cool paving materials as feasible (see also Urban Design Element, Policy UD-A.12).



*Heat islands contribute to ground level ozone formation or smog.
Source: www.epa.gov*

- CE-A.13. Regularly monitor, update and implement the City's Climate Protection Action Plan to ensure, at a minimum compliance with all applicable federal, state and local laws.
- a. Inventory greenhouse gas emissions, including emissions for the City community-at-large, and for the City as an organization.
 - b. Identify actions and programs designed to reduce the climate change impacts caused by the community-at-large and the City as an organization.

CE-A.14 Support expansion of urban agriculture to realize environmental, economic, and public health benefits including: increasing access to fresh local food; reducing energy used for food transportation and distribution; and increasing opportunities for economic development and local enterprise (see also Conservation Element, Section L, and Recreation Element, Sections A and E).



L. Agricultural Resources

Goals

- ◆ Retention of productive agricultural lands.
- ◆ Greater use of sustainable agriculture practices.
- ◆ Reduction in land use conflicts between agriculture and other land uses.
- ◆ Retention of the rural agricultural character of river valleys.
- ◆ Expansion of urban agriculture uses

Discussion

Agriculture has been an important factor in the history and local economy of San Diego. San Diego's unique location and combination of climate, soil types, and international border location have created an agricultural industry which produces off-season and specialty crops, including avocados, citrus, tomatoes, flowers and nursery stock.

Soils in San Diego vary appreciably in origin, degree of weathering, depth and texture. The Natural Resource Conservation Service (formerly Soil Conservation Service) has classified lands according to their productive capability, taking into account specific qualities of the soil slope of the land, degree of wetness, flooding hazards and other factors. There are still many locations in San Diego which have the productive soil and the other requisites to be especially well suited for agricultural purposes. In San Diego, the best remaining agricultural soils are found in broad river valleys. The City has developed programs to keep these valleys predominately agricultural through lease agreements, such as in San Pasqual Valley where agriculture comprises approximately 30 percent of the land use.

The approximately 14,000-acre San Pasqual Valley Plan Area, largely owned by the City of San Diego Water Department, is within the San Dieguito River Basin and contains the Hodges Reservoir and significant groundwater resources. The City of San Diego acquired the valley in the late 1950s for water supply purposes. The valley also serves as a valuable agricultural, biological, scenic, and recreational resource. The San Pasqual Valley Plan (1995) calls for: optimization of water supply and quality, preservation of rural character, retention of agriculture, habitat preservation, and creation of an open space park among other goals. The City of San Diego has reaffirmed its commitment to

There is also increased public interest in urban agriculture, which includes community farms and gardens, the growing and selling of produce, and small-scale animal husbandry within cities. Urban agriculture offers potential to: further sustainability goals; improve public health and equity through better access to fresh healthy food; promote food system security by reducing reliance on long-distance supply chains; reduce the amount of energy used to transport food; and to foster economic



development opportunities, including micro-enterprise. A core principle of sustainability involves meeting basic human needs, such as food, shelter, and water, via renewable sources as close to their consumption as possible. Although the City has limited options for additional large-scale agriculture because of its urbanized nature, it can help support the availability of sustainable local food choices by providing opportunities for urban agriculture, community farms and gardens, and public spaces suitable for local farmers' markets. (see also Recreation Element, Policies RE-E.8 and RE-A.6.b, and Urban Design Element, Policy UD-E.1). ~~Farmer's markets provide access to local, and potentially healthier, food choices.~~

Policies

- CE-L.1. Manage agricultural activity to minimize soil erosion and minimize the release of contaminants into surface and groundwater resources.
- CE-L.2. Limit retail activity in agriculturally-designated areas to uses that are reasonably related to agriculture (e.g., sale of locally grown farm products).
- CE-L.3. Encourage agricultural operations such as community farms and gardens (especially on City-leased lands) to provide for educational experiences which demonstrate the history, importance and value of agricultural operations.
- CE-L.4. Continue water reclamation research programs to develop realistic methods of providing inexpensive means of leaching soils, irrigating crops and preventing salt water intrusion.
- CE-L.5. Integrate agriculture and sustainability principles that promote clean air and water, and healthy soils, habitats, and ecosystems.
 - a. Encourage sustainable agricultural and water quality best management practices, such as tillage, use of grass filter strips, runoff detention basins, and organic farming, on all private land and require BMPs on new or renewed City land leased for agricultural purposes. Provide the minimum amount of flood control/channelization.
 - b. Encourage sustainable agricultural operations, especially on City-leased lands, to offer more sustainable, local food choices.
- CE-L.6. Provide mechanisms to permit private land owners of prime agricultural lands to take advantage of the Williamson Act.
- CE-L.7. Balance the economic benefits provided by traditional agricultural as well as urban agricultural uses, with the competing water resource, biological and cultural resource management and recreation priorities.
 - Encourage the use of urban agricultural techniques that require reduced land and water use as compared to conventional methods.

Conservation Element



- Recognize the cultural and economic benefits of providing opportunities for residents to grow healthy, affordable, culturally appropriate foods, and to augment their food budget through gardening.
- Reduce waste and increase agricultural productivity through increased composting of organic waste.

CE-L.8 Increase opportunities for urban agriculture.

- Develop land development regulations that allow urban agriculture uses in appropriate locations, with parameters designed to control potential impacts to neighboring uses and properties.
- Develop land development regulations that increase opportunities for farmers markets on public and private lands
- Monitor community garden regulations and processes to help ensure that community members and gardeners' objectives are being met (see also RE-A.6, E.7, and E.8).
- Support rooftop gardens and the use of edible landscape materials.
- Encourage the use of vacant lots for urban agriculture.
- Explore potential locations for urban agricultural uses as a part of long range plans and other projects.

CE-L.9 Support food system planning that increases food system security, links local producers to local markets, creates jobs, and re-circulates food dollars in the local economy.

- Participate in policy-making, and public education and outreach efforts related to food system planning.
- Support County of San Diego efforts to establish a food distribution center
- Encourage the development of a permanent Public Market in the City of San Diego
- Plan for and preserve areas needed for local food processing, wholesaling, and distribution through the use of zoning and economic development incentives.

CE-L.10 Collaborate with public health professionals and others to maximize the public health benefits of an urban agriculture system. Seek the participation of public health professionals and advocates in the community plan update process.