



COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

April 19, 2022

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Marin County Board of Supervisors and  
Planning Commission  
3501 Civic Center Drive  
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**SUBJECT:** Safety Element Update (Programs and Policies)

Dear Supervisors and Commissioners:

**RECOMMENDATION:**

Receive report and provide comments and direction on the Safety Element Programs and Policy focus areas.

**SUMMARY:**

The Community Development Agency is in the process of updating the Housing and Safety Elements, which are integral parts of the Countywide Plan (CWP). The Safety Element contains the county's plans to prepare for and protect the public from the harmful impacts of environmental hazards. It is being updated to comply with new state requirements to address climate change, as well as flood and fire hazards<sup>1</sup>. State law requires that the Safety Element be updated upon each revision of the Housing Element and every eight years thereafter<sup>2</sup>. Therefore, the Safety Element will be presented to the Board for adoption with the Housing Element late this year. An Environmental Impact Report will be prepared that considers both the Housing Element and the Safety Element together.

This report presents the key climate change impacts, and adaptation measures that can be incorporated into policies and programs to address them. Staff is seeking direction from the Board of Supervisors and Planning Commission on the adequacy of the policy and program focus areas below.

**BACKGROUND:**

On February 1, 2022 County staff held a joint session with the Board of Supervisors and the Planning Commission (BOS/PC) to introduce the Safety Element update process, present the findings of the Vulnerability Assessment, and conduct an early policy discussion to inform the BOS/PC of where policy was headed and to receive direction.

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<sup>1</sup> SB 379, Gov Code §65304(g)(4), SB 99, Gov Code §65302(g)(5)

<sup>2</sup> SB 1035, Gov Code §65302(g)(6)

The Safety Element Vulnerability Assessment (VA) was prepared to satisfy a state requirement to analyze the County’s vulnerabilities to the impacts of climate change and inform the development of safety policies and programs. The VA evaluates a range of impacts, such as increased intensity and duration of wildfires, extreme storm events, and sea level rise. It was attached to the staff report for the February 1, 2022 workshop. It can also be found on the [Safety Element](#) webpage.

At the February 1<sup>st</sup> workshop, the Board and Commission directed staff to:

- pursue equitable policies and programs that promote safety among our most vulnerable populations;
- coordinate across those departments, agencies, and organizations in the County with responsibilities in disaster preparedness, response, recovery, and other hazard management responsibilities;
- address the lack of cell service within parts of the county and the problem of receiving emergency information/notifications in rural areas;
- explore evacuation procedures for populations that will need assistance evacuating; and
- pursue new Safety Element policies to advance sea level rise planning.

In addition to the BOS/PC workshop, two public workshops and six focus group discussions with low-income residents, homeowners, seniors, people with disabilities, community-based organizations, unhoused, and renters have been held.

Additional input on Safety Element hazards has been received in public workshops held for the Housing Element as residents have expressed their concern over existing hazards and how they might be exacerbated by new housing development.

Input from the public has focused on the following issues:

- Wildfire Safety: Vegetation management, lack of at least two points of ingress/egress, limited emergency evacuation routes in rural areas, evacuation routes that do not meet emergency vehicle requirements, lack of water for firefighting.
- Flooding: Increased flooding from heavy rains, regular flooding of certain roads and intersections, stormwater infrastructure that doesn’t control flooding.
- Sea Level Rise: How property will be protected, how roads will be elevated or rerouted, how rising groundwater levels from sea level rise will impact septic systems.
- Emergency Response: Adequacy of cell service, sufficient notification of PG&E Public Service Power Shutoffs (PSPS), timely evacuation notice in remote areas, and meeting the needs of especially vulnerable people.

**DISCUSSION:**

### **Climate Change Considerations**

Communities are increasingly adopting integrated and holistic approaches to climate adaptation planning. Many issues straddle the built environment and natural and managed resources, such as vegetation management and the protection of sensitive natural resources. The holistic approach requires increased collaboration between public and private organizations, land management agencies, utility providers, outside governments, agencies, and other organizations. Identifying who and what is affected by climate-related disruptions is critical in approaching climate planning. Reducing risks from climate impacts requires strengthening protections and increasing the resilience of communities and people to respond, recover, and adjust. Effectively planning for climate hazards will require undertaking a new level of data collection and mapping, organizing and sharing information, and maintaining climate change data for the regular Safety Element updates required on an eight-year cycle.

### **Climate Change Vulnerabilities**

Climate vulnerability describes the degree to which natural, built, and human systems are at risk of exposure to climate change impacts. Our vulnerabilities will increase as climate change exacerbates existing environmental hazards. Greenhouse gas emissions (GHG) will increase temperatures and precipitation patterns, intensifying secondary climate effects such as extreme heat events, extreme precipitation and flooding, landslides, wildfires, and sea-level rise. How impacts are experienced will vary across the unincorporated county due to physical, social, and economic differences.

Many populations in Marin County are vulnerable to one or more climate change impact. Exposure to extreme heat, flooding, sea level rise, and wildfire leaves many populations highly or severely vulnerable due to the impacts of exposure and lower levels of adaptive capacity. These climate events can severely endanger exposed populations, especially those with less capacity to adapt. People who have limited financial resources or who do not own their home are more limited in their emergency response capacity and therefore vulnerable to climate hazards. Language barriers can increase vulnerability. Some communities in Marin may be unable to receive emergency notifications, may not be able to evacuate because of local road conditions, or not able to evacuate quickly due to financial, social, or infrastructure limitations. People with disabilities, seniors, and others who may have mobility challenges face obstacles in preparing for an event and evacuating and thus are considered highly vulnerable to climate hazards. Marin's outdoor workers and houseless populations are highly vulnerable to many different climate hazards due to their high outdoor exposure and lack of alternative options that would reduce impacts of climate hazards.

Climate hazards will also impact Marin's physical assets. Many of the infrastructure networks (roads, water systems, wastewater systems, electricity grid), as well as key services in Marin County are vulnerable due to their

location and exposure to hazards. Few feasible alternatives exist to adapt key services to climate hazards due to their complexity and the coordination and cost necessary to redesign or relocate the infrastructure. Private structures can be retrofitted, upgraded, or elevated to prevent damage from climate hazards, but these solutions can be expensive or infeasible for property owners.

**Equitable Community and Safety Planning**

Resilience is the capacity of an individual, community, organization, or natural system to prepare for disruptions, to recover from shocks and stresses, and to adapt and grow from a disruptive experience. Ideally, all community members are equally resilient regardless of income, health, identity, education, or other socioeconomic factors. As the VA documented, some communities have less capacity to adapt to climate change impacts. Marin County’s commitment to equity indicates a need to focus on capacity building in our vulnerable communities now, so that all our residents can prepare for, respond to, and recover from climate impacts. Engaging communities, identifying needed resources, and facilitating access to resources is necessary along with cooperating with the government and non-government organizations already working on emergency preparedness, response, and recovery.

**Climate Adaptation and Resiliency Planning**

Approaching challenges through the lens of resilience helps us better serve our residents today and plan for the longer term. Building resiliency has two important components: proactive planning and investment in protecting people, infrastructure, and community assets from changing climate conditions.

Early investment in planning for resilience can reduce future disaster-related response and recovery costs and improve recovery time following natural or human-caused hazard events. Resiliency planning creates a foundation intended to withstand or prevent loss of life, buildings, infrastructure, or services. Disaster recovery focuses on the restoration of normal operations after a hazard event.

**Sea Level Rise**

Marin can expect to see increased coastal flooding first during king tides and storm surges, and in later years more regularly without extreme tides or weather. Existing flood prevention infrastructure in the County is not designed to protect against the combined effects of higher peak storm flows and rising sea levels. Rising sea levels could also prompt revisions to Federal Emergency Management Agency (FEMA) floodplain mapping upon which flood insurance rates are based, resulting in increased flood insurance rates for customers in at-risk areas.

California has promulgated the State Agency Sea-Level Rise Action Plan for California, a five-year Sea Level Rise Action Plan, calling for increasing coastal resilience through comprehensive, coordinated, and collaborative work. Its Action Plan includes over 80 trackable actions, covering both a regional and statewide scope. The Action Plan targets planning for 3.5 feet of sea level rise

by 2050 and 6.0 feet by 2100, as the scenarios that will be used for state permits. Scenarios that are generally consistent with these can be viewed in the [Housing and Safety Element Interactive Atlas](#). The County's future sea level rise adaptation planning should strive to be consistent with state guidance and risks associated with each project. Those risks refer to the relative ability of an asset to withstand or absorb the effects of sea level rise. A water treatment plant has a much higher level of risk than a parking lot because it involves a large financial investment and is expected to last into the future. A higher sea level rise scenario should be used for the siting and designing such a facility.

Sea level rise can lead to the intrusion of salt water into groundwater aquifers, causing contamination and raising groundwater tables. This phenomenon can in turn cause the ponding of water in low lying areas that previously had little to no flooding occurrences; the infiltration of seawater into water, sewer, and storm drain pipelines. It could increase soil liquefaction risk during seismic events; and it could remobilize old soil contaminants. The Safety Element will contain policies aimed at studying the effects of sea level rise on groundwater levels and for evaluating potential solutions to the impacts.

### **Wildfire Risk**

Wildfire poses the greatest risk to human life and property in Marin County's densely populated wildland urban interface (WUI). Marin County is home to 23 communities listed on CAL FIRE's Community at Risk list, with approximately 80% of the total land area in the county designated as having moderate to very high fire hazard severity ratings. Approximately 60,000 acres—18% of the county's land area—falls within the wildland urban interface (WUI) where homes and structures are adjacent to or intermixed with open space and wildland vegetation. The Community Wildfire Protection Plan (CWPP 2020) maps both the existing WUI boundaries and structure density in the WUI. Based on 2018-2019 tax assessor parcel data, there are approximately 69,400 living units valued at \$58.5 billion within the WUI. Insufficient water pressure and supply, and difficult vehicle access also contribute to the risk of property damage, injury, and loss of life from fire in some locations.

### **Marin Wildfire Prevention Authority (MWPA)**

In March 2020, the voters authorized Marin County to levy and assess a special parcel tax for fire protection and prevention services for 10 years. Marin County joined 16 agencies to form the new joint powers authority, the Marin Wildfire Prevention Authority (MWPA). Approximately \$19 million annually is used for five program goals including: vegetation management; wildfire detection and evacuation program improvements; grants to targeted residents (access and functional needs, seniors and disadvantaged); public outreach and education; and defensible space and home hardening. The formation of the MWPA allowed for the expansion of policies and programs identified in the Marin County Multi-Jurisdictional Local Hazard Mitigation Plan (MCM LHMP), and Marin Community Wildfire Protection Plan (CWPP).

Marin will be able to rely on CWPP and MWPA policies and actions to meet certain state requirements for safety element updates. The Safety Element can

incorporate the CWPP by reference and cite MWPA policies, actions and programs to take advantage of the information and policies developed through that planning process.

### **State Wildfire Responsibility**

New statewide management approaches to wildfire prevention have become codified in legislation and state codes (Government Code 65302g). The Board of Forestry is now required to review all General Plan Safety Elements. They are provided a 60-day window in which to review and approve a jurisdictions Safety Element Wildfire section. Their expanded role impacts the County in two ways; the Board of Forestry must prepare Fire Hazard Severity Zone maps; develop regulations for wildfire safety with which local governments must comply; and review evacuation routes that the County identifies.

Fire Hazard Severity Zone maps are prepared using a science-based and field-tested model that assigns a hazard score based on the factors that influence fire likelihood and fire behavior. Three levels of hazard are designated: moderate, high, and very high. The designations are used for implementing wildfire standards at the local level. To date, the State's draft Fire Safe Regulations have not been adopted. There is still discussion regarding which Fire Hazard Severity Zones will be subject to the Fire Safe Regulations. This will determine where they will be required in Marin. The Fire Safe Regulations focus on emergency access, water supply, road signage, and greenbelts. The regulations address fire safe development leading up to the parcel, but not on the parcel itself and are not related to the specific ignition-resistant construction design and materials required in the California Building Code Chapter 7A.

### **Hazard Recovery Planning**

Climate change projections suggest that environmental hazards like drought, extreme heat and weather, and wildfire will likely become more frequent and stronger in Marin County and the broader region. In light of these trends, the County should consider improving disaster recovery and adopting a framework to support long-term recovery after a hazard event.

Marin County has a local hazard mitigation plan, an emergency operations plan and post-disaster housing annex (currently being updated), an emergency recovery plan (2012), several plans addressing individual hazards, and County Code Chapter 22.124 – Post-Disaster Response and Recovery, but experiences in other fire-prone counties have laid out additional steps that need to be taken in the aftermath of disaster in order to assure smooth recovery and to provide the public and staff direction on how rebuilding permit applications will be processed and approved by the County. For example, the County could require replacement structures to meet building requirements such as creek setbacks or avoidance of sensitive habitat areas, and to meet requirements for septic systems, emergency vehicle access, and current fire-resistant building materials.

In Marin, recovery planning could include prewritten emergency ordinances that facilitate recovery operations, such as those dealing with road closures, debris removal, and expedited permitting as well as strategies for including civic

leaders and the public in the recovery decision-making process. Recovery encompasses both short-term and long-term efforts for the rebuilding and revitalization of affected communities. Recovery planning should also develop a framework for long-term housing plans, construction of facilities and infrastructure including the systems and services necessary for restoration of all operations functions, and documentation of eligible disaster related costs for reimbursement through aid programs. The recovery plan should recognize that most incidents start at the local level but may exceed local resources and capabilities so it is important that federal, state, tribal, regional, and private sector programs and assistance should be identified and integrated into a disaster recovery plan.

**Safety Element Policy Discussion**

The Countywide Plan already contains goals for Hazard Awareness, Geology and Seismicity, Wildfire, and Flooding. The Safety Element will add to and build on those goals with new and updated policies and programs. In response to public input and to comply with new state requirements, the Safety Element could include three new goals with new policies and programs: Equitable Community Safety Planning; Disaster Preparedness, Response and Recovery; and Climate Change Resiliency Planning. Some of the new policies would require strong commitments on the part of the County to implement, may impose new requirements on public and private development projects, or impose new standards on property owners that may be controversial. The ideas below represent potential additions to the Safety Element or updates to existing measures in the Countywide Plan.

**Equitable Community Safety Planning.** Create equitable processes for executing climate resilience/community safety policies, where justice is central to policy design and implementation.

- **Community-Specific Engagement.** Design community engagement pathways that take into consideration all of the different factors that can deter people from being included in planning processes, and use approaches appropriate for the community.
- **Community-Led Safety Programs.** Put community organizations and civic leaders at the forefront of the community safety planning process.
- **Vulnerable Populations.** Prioritize involvement of the vulnerable communities identified in the Marin County Climate Change Vulnerability Assessment in community safety planning. Ensure vulnerable populations are not left behind in disaster response and recovery.
- **Connect with Individuals Lacking Access to Technology.** Coordinate with emergency service providers for notifying populations that lack access to telecommunication services. Make public notices and other important documents available in print, in multiple languages, at local libraries, community centers, grocery stores or other gathering places.

- **Provide Financial Assistance.** Consider establishing an ongoing disaster preparedness and recovery financial aid program to ease the financial burden of response and recovery on vulnerable communities. Explore regional, State, and federal funding mechanisms to support the financial aid program.
- **Focus Hazard Awareness on Resiliency Planning and Most Vulnerable Populations.** Focus hazard awareness education and outreach to ensure Marin’s most vulnerable populations can achieve resiliency to climate change hazards.

**Disaster Preparedness, Response and Recovery.** Ensure readiness in and after emergency situations and create an effective evacuation route network.

- **Disaster Recovery Plan.** Update the County’s Emergency Recovery Plan that addresses the steps that will be taken when a disaster or emergency situation occurs and during the immediate aftermath. Incorporate a framework for short-term immediate assistance for residents who have lost housing and access to resources and long-term housing re-construction plans, re-construction of facilities and infrastructure, including those essential for critical medical services and utilities services, and aid-based reimbursement for eligible disaster-related costs.
- **Post-Disaster Housing Affordability.** Develop a community planning process to support rebuilding of affordable housing after a disaster, adopt policies to support the replacement of affordable housing units that have been damaged or demolished, and prioritize the deployment of interim housing in vulnerable communities.
- **Encourage Road Improvements.** Consider reducing regulatory impediments to road construction, widening, and other improvements by amending relevant sections of Marin County Code Titles 22, 23, and 24 to eliminate discretionary permit requirements and replace them with ministerial review to ensure that both public and private roads comply with codified engineering standards.
- **Effective Emergency Access and Evacuation.** Ensure that first responders have adequate emergency access routes and that county residents, visitors and businesses can effectively evacuate during or after a disaster.
- **Develop Emergency Notification Systems That Reach All Residents.** Develop emergency notification systems that will notify residents who do not have access to telecommunication devices or internet access or who may not have power.
- **New Development Access.** Require new development to include adequate roadway ingress/egress for emergency access and evacuation routes.
- **Adequate Services.** Improve existing and increase future capacity of critical services and infrastructure.

- **Evacuation Centers.** Assess the potential for existing community facilities, to serve as evacuation centers that would provide material assistance, phone charging during a power outage, air conditioning during a heatwave, organize welfare checks on vulnerable neighbors, relief from hazardous air quality (clean air center), or deliver other services. Consider leveraging potential community resiliency hubs to provide evacuation center services and equipment when standalone evacuation centers are infeasible.

**Resiliency to Climate Change.** Manage the threat of climate risks to the current and future Marin community.

- **Engage Communities in Resilience Planning.** Increase community resilience to climate change and protection of vulnerable populations. Engage in community-driven planning that leads to identification of community priorities that increase resilience.
- **Reach Vulnerable Populations.** Improve resilience planning for climate change and other community stressors among non-English speaking, lower-income populations, racial and ethnic minorities, and other vulnerable populations.
- **Develop Adaptation Plan(s).** Develop adaptation plans that can be hazard specific or cover multiple hazards, can cover the entire county or individual communities, stand alone or be integrated into other plans. In whatever form, all adaptation plans should recognize the interactions between climate change impacts and should accomplish the following: (1) be consistent with the goals, policies, and programs in this Safety Element; (2) integrate and prioritize equity and social justice; (3) lead to County actions that achieve resilience; (4) be phased over time, by including adaptation pathways with identified triggers; (5) evaluate nature-based alternatives; (6) include identified funding mechanisms for construction, operations and maintenance; (7) include metrics for monitoring; (8) be developed in coordination with relevant jurisdictions, agencies, and organizations and include measures for continued coordination; and (9) identify a lead jurisdiction, agency or organization.
- **Develop Resilience Hubs.** Work with vulnerable populations to develop and implement a plan that identifies priority resilience hub locations and outlines necessary steps to build hubs that serve multiple purposes, including community centers in non-emergency and emergency situations, operations and aid distribution centers in emergencies, and recovery centers post emergencies. The plan should include siting criteria that prioritizes serving the needs of vulnerable populations and using that criteria to identify potential sites in the county. For each priority site, the plan should identify potential hub functions, needed improvements to existing facilities, development and operation costs (including any avoided costs as a result of building the hubs), and potential funding and financing mechanisms.
- **Ensure Access to Cooling Centers.** Identify areas in Marin County where cooling centers are needed and where they can be located within resilience

hubs. Identify ways for individuals with restricted mobility to reach cooling centers.

- **Increase Infrastructure, Building, and Services Resilience.** Increase the resilience of Marin County infrastructure, buildings, and services focusing on nature-based solutions.
- **Harden or Relocate Critical Facilities.** Identify critical facilities in hazard-prone areas and work to relocate or harden these facilities to reduce risk of damage and loss of service.
- **Broaden Communications Services and Minimize Service Interruptions.** Work with communication providers to improve and extend communication service throughout the County and install redundant facilities, reducing the chance of service outages, with an emphasis on communication facilities that provide essential services and do not compete with the needs of parks and open space.
- **Support Resiliency for Financially Constrained Households.** Identify funding opportunities, including grant assistance programs, to support structural strengthening, renewable energy generation systems, and weatherizing and other energy efficiency activities, in the homes of low-income residents.
- **Investigate Septic System Functioning in areas of Rising Groundwater.** In areas where rising groundwater levels could adversely impact the functioning of existing or future septic systems, facilitate a study to identify the hazards and solutions.
- **Integrate Nature-based Adaptation.** During the development review process, when developing alternatives and addressing adaptation in proposed projects, require applicants to identify alternatives for nature-based adaptation.
- **Coordinate County Sea Level Rise Planning.** Recognize the many sea level planning and construction projects happening now and move toward a more coordinated approach to planning sea level rise projects and using limited staffing and financial resources.
- **Maintain and Employ Sea Level Rise Science.** Cooperate with state, regional, and federal agencies to track bay and ocean levels and share baseline topographic and resource data. Use official estimates for mean sea level rise and topographic data for environmental review. During environmental review for development applications and County infrastructure, incorporate mid-century and end of century sea level rise projections, and require adaptive measures for the risk tolerance and expected life of the project.
- **Support Partnerships in Sea Level Rise Adaptation Planning.** Continue Countywide coordination planning efforts to address sea level rise and flooding conditions. Maintain and expand partnerships with cities, federal

and state agencies, and technical experts. Implement a county-wide sea level rise planning effort.

- **Amend the Bayfront Conservation Combining District.** Amend the Bayfront Conservation Combining District, Marin County Code Title 22, to incorporate sea level rise adaptation measures.
- **Disclose Current and Future Hazards.** Require residential property managers and landlords to disclose hazard risk information to renters in a manner similar to that required when residential properties are sold, including if the property is listed on a fragile housing inventory. Require sellers of real estate to disclose when property is vulnerable to environmental hazards, including wildfire, especially very high and high wildfire severity zones, coastal hazards, property defects, or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise to prospective buyers prior to closing escrow.
- **Drought.** Prepare for a reduced, long-term water supply resulting from more frequent and/or severe drought events. Working with regional water providers to implement extensive water conservation measures and ensure sustainable water supplies.
- **Coordinate with Water Agencies for Increased Storage Capacity.** Coordinate with water agencies to explore ways to improve and increase storage capacity and generation efficiency.
- **Maintain Adequate Agricultural Water Supply.** Encourage policies that preserve and protect adequate and affordable agricultural irrigation water supplies for commercial farmers and ranchers to maximize potential wildland fire mitigation, habitat benefits, carbon sequestration, and economic activity. (See Goal AG-1 in the Agriculture and Food Section, PFS-2 in the Public Facilities and Services Section, and WR-3 in the Water Resources Section.)

**Safety from Wildfire.** Protect people and property from hazards associated with wildland and structural fires.

An initial review of the County’s existing policies and programs by the Board of Forestry recommends that new policies and programs should include measures such as those below and that they should limit development in Very High Fire Hazards Severity Zones. Having just received the initial feedback from them, staff acknowledges that this list may change after further review and consultation.

- **Improve Evacuation Routes.** Prioritize and commit resources to improving existing emergency evacuation routes.
- **Deficient Evacuation Routes.** Implement findings of the forthcoming MWPA Evacuation Ingress-Egress Risk Assessment. Use the visual risk assessment and risk factors to identify and prioritize existing deficient

evacuation routes. Improve evacuation routes based on the prioritization ranking.

- **Peakload Water Supply Requirements.** Ensure that water supply infrastructure adequately supports existing and future development and provides adequate water flow to combat structural and wildland fires. Water systems should equal or exceed the California Fire Code, California Code of Regulations, or, where a municipal-type water supply is unavailable, the latest edition of National Fire Protection Association (NFPA) 1142, *Standard on Water Supplies for Suburban and Rural Fire Fighting*.
- **Require Safe Post Disaster Rebuilding.** Require post-fire construction to meet current building standards.
- **Ecologically Sound Vegetation Management.** To reduce fire risk, pursue vegetation management at both the large scale such as shaded fuel breaks and prescriptive burning, and small scale defensible space around homes in a manner that protects special status species and habitats.

#### **TIMELINE AND NEXT STEPS**

A Draft Safety Element will be made available for public comment in the summer of this year. The Safety Element will be presented to the Board of Supervisors and Planning Commission along with the Housing Element for adoption in late 2022. For more details, see Attachment 1, the Housing and Safety Element Project Schedule.

#### **EQUITY IMPACT:**

The County followed the State Adaptation Planning Guide for the Safety Element update, in part, because it provides clear guidance on assessing climate change impacts on vulnerable populations. The VA defines several vulnerable populations that are at greater risk from climate change impacts because they lack adaptive capacity. For example, low-income and unhoused populations have limited financial resources to evacuate and sustain themselves in an alternate environment during a climate event. The assessment of climate impacts on a range of populations provided the necessary step for considering new policies that address inequities in how different populations are impacted by and able to respond to climate change. A new goal with policies and programs for equitable community safety planning is one of the considerations for the Board and Commission.

#### **FISCAL IMPACT:**

No immediate impact on the general fund. However, should policies and programs move forward using the ideas outlined in this report, they would likely involve substantial funding.

**REVIEWED BY:**     County Administrator     N/A  
                           Department of Finance     N/A  
                           County Counsel     N/A  
                           Human Resources     N/A

**SIGNATURE:**

**APPROVED:**

          *Leslie Lacko*          

Leslie Lacko,  
Senior Planner

**Attachments**

1. Housing and Safety Element Project Schedule