



2015 County of San Diego General Plan Annual Progress Report

March 2016

PURPOSE OF THIS REPORT

The purpose of this report is to inform the Board and the residents of San Diego County about the status of implementing the County General Plan, housing issues, and major planning projects for the unincorporated county.

California Government Code Section 65400(a) mandates that all counties “Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan, so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.”

An annual report including the following information is required to be prepared and submitted to the County Board of Supervisors, Office of Planning and Research, and the Department of Housing and Community Development (State HCD) by April 1st of each year:

1. The status of the general plan and progress in its implementation;
2. The County’s progress in meeting its share of the regional housing needs;
3. Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
4. The degree to which the County’s approved general plan complies with the State General Plan Guidelines and the date of last revision to the general plan.

This report summarizes the planning activities for the unincorporated portions of San Diego County from January 1 to December 31, 2015. In addition to the required above-listed information, Planning & Development Services has included ongoing and completed relevant planning activities, programs, and permits.



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Board of Supervisors

Greg Cox, District 1

Dianne Jacob, District 2

Dave Roberts, District 3

Ron Roberts, District 4

Bill Horn, District 5

Planning Commission

Michael Beck

Leon Brooks

Douglas Barnhart

Peder Norby

David Pallinger

Michael Seiler

Bryan Woods

Contact Information

Planning & Development Services

Advanced Planning Division

5510 Overland Avenue, Suite 310
San Diego, CA 92123

Preparer: Robert Citrano [858.694.3229]
Robert.Citrano@sdcounty.ca.gov

Website:

<http://www.sandiegocounty.gov/content/sdc/pds/AboutUs.html>



1. EXECUTIVE SUMMARY

The County of San Diego Planning & Development Services Department (PDS) has prepared this 2015 General Plan Annual Progress Report (APR) in accordance with guidance provided by the State Office of Planning and Research (OPR). The County Departments of Public Works (DPW), Environmental Health (DEH), Parks and Recreation (DPR), General Services (DGS), and Housing and Community Development (County HCD) contributed to the APR by describing accomplishments in their implementation of the General Plan during 2015. Since the General Plan was comprehensively updated in August 2011, the County has made significant progress in its implementation. This APR highlights accomplishments in completing both discretionary and County-initiated planning activities during calendar year 2015.

PRIMARY PLANNING ACTIVITIES AND AWARDS

In accordance with the General Plan, San Diego County has focused efforts on revising regulations and requirements to streamline the process to foster development activity within the unincorporated county.

Key planning efforts accomplished in 2015 include:

1. Completed Bi-Annual General Plan Clean-Up.
2. Updated the Watershed Protection Ordinance (WPO) to incorporate the 2013 MS4 Permit requirements.
3. A Needs Assessment was conducted to identify and rate priorities with regard to parks and recreational facilities, programs and services.
4. The County's Local Agency Management Program (LAMP), which contains design/performance standards for alternative onsite wastewater treatment systems, was approved by the Regional Water Quality Control

Board then adopted by the Board of Supervisors (Board).

5. The Board approved a new five-year Strategic Energy Plan that lays out the long term operational and community goals that will keep the County of San Diego at the forefront of Water and Energy Conservation.

Key awards received in 2015 include:

1. The County's Purchase of Agricultural Conservation Easement (PACE) Program received two awards: (1) the San Diego Section of the American Planning Association (APA) Best Practices Award and (2) the National Association of Counties (NACo) Planning Achievement Award. These awards acknowledge the PACE Program for being an innovative and state-of-the-art planning program and practice that will help create communities of lasting value by maintaining the rural community character of San Diego's backcountry and preserving the residents' quality of life.
2. The San Diego County Taxpayers Association bestowed its Grand Golden Watchdog Award in honor of PDS's new building permit process. The new web portal allows the public to submit plans online, saving taxpayers \$380,000 annually.
3. The California State Association of Counties bestowed an Innovation Award for the Template Permits program, which streamlined the process for minor permits and eliminated repetitive data entry by developing template records for the most common permit types.
4. Achieved Leadership in Energy & Environmental Design (LEED) Gold certification for the Las Colinas Detention and Reentry Facility Phase 1 and 2.



HOUSING ELEMENT UPDATE

The Board adopted the fifth revision of the Housing Element in April 2013, in accordance with the requirements of state law. This revision demonstrated that the County General Plan fully accommodates the unincorporated county Regional Housing Needs Assessment for the planning projection period of 2010 through 2020. The complete update is available at:

<http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html>

The County’s progress in meeting Housing Element objectives is described in detail in the Housing Element Report (Appendix 1). The Housing Element Report provides the status of accomplishing the Housing Element implementation program, along with details on the progress of meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.

In January 2014, Senate Bill 341 required specified housing financial and activity information be included in the General Plan Annual Progress Report. This information is included as Appendix 2.

2. GENERAL PLAN OVERVIEW

The County of San Diego General Plan was adopted on August 3, 2011 and represents the first comprehensive update since 1978.

State General Plan Guidelines

The OPR guidance provides suggested content for the APR. The content provided below is based on suggestions from the Guidance.

1. *Date of presentation to the Board of Supervisors* – The APR will be presented to the Board on March 16, 2016. Additional details for the hearing are available on the Clerk of the Board web site at:

2. *Measures associated with the implementation of the General Plan with specific reference to individual elements* – The Board approved a General Plan Implementation Plan as part of the comprehensive update in 2011. The Board subsequently amended the Implementation Plan in April 2013 with the Housing Element update. In addition, the November 2015 General Plan Clean-up corrected policy references for two implementation measures.
<http://www.sandiegocounty.gov/content/sdc/cob.html>
3. *Housing Element reporting requirements* – These are provided in Appendix 1 and the SB 345 reporting requirements are included in Appendix 2.
4. *The degree to which the General Plan complies with OPR’s General Plan Guidelines* – The General Plan, prepared using State General Plan Guidelines (Government Code Section 65040.2), includes the seven mandatory elements and 25 community and subregional plans. The Board also approved a separate implementation plan for the General Plan. The seven mandatory elements of the General Plan include Land Use, Mobility, Housing, Conservation and Open Space (combined as a single element), Noise, and Safety.
5. *The last update to the General Plan* – The General Plan was comprehensively updated in August 2011. The 2011 update included comprehensive changes to the land use map, Mobility Element road network, all regional elements, and certain community and subregional plans. In addition, this comprehensive update established a bi-annual General Plan clean-up requirement to ensure the General Plan remains relevant and up-to-date.

On November 18th the 2015 General Plan Clean-up was adopted by the Board. The second bi-annual



Clean-Up included changes to the Land Use, Mobility, Conservation and Open Space and Safety Elements, Implementation Plan and certain zoning changes when necessary for consistency.

6. *Priorities for land use decision making established by the Board of Supervisors* – No moratoria or emergency ordinances were adopted in 2015.
7. *Identify and monitor customer service improvements* –
 - a. A Self-Service Reports webpage was developed to allow customers to run reports which provide general property information to aide in building plan preparation, development and environmental information for discretionary permits, or print an invoice from the comfort of their home or office. Newly added reports include:
 - i. Property Summary Report,
 - ii. Initial Study Research Packet Report; and
 - iii. New / Completed Project Applications.
 - b. Online payment options, permit fees, inspection fees and fines associated with code citations and civil penalties were expanded to include MasterCard and Visa credit cards. This new payment option decreases costs and increases time savings for customers who no longer need to wait in line to submit payment to the County Permit Center cashier. There is no transaction fee for these online credit card payments. The convenience of online payments has proven popular with customers since PDS introduced an electronic check (e-check) payment option in the summer of 2013.
 - c. The popularity of online permitting continued to increase in 2015. Building permits issued online for residential roof-mounted solar photovoltaic systems

increased by 59% over the number of permits approved in 2014.

- d. An online Model Best Management Practices (BMP) Design Manual help desk funded by the San Diego County Co-permittees has been created for the San Diego Region. The Model BMP Design Manual addresses updated post-construction storm water requirements and provides guidance for planning, preliminary design, selection and design of permanent storm water BMPs based on the performance standards required by the MS4 Permit for the San Diego Region.
8. *Technology review: Implementation of Geographic Information Systems (GIS)* – An Initial Study Research Packet Report (ISRP) was developed to serve both County planning staff and our public customers. This web-enabled GIS tool allows discretionary permit applicants and customers to easily retrieve land use and environmental information for parcels within the unincorporated county. The ISRP includes several dozen information items as well as detailed maps. What formerly took several hours for staff to complete, now takes moments utilizing the tool, available at: <https://gis-public.co.san-diego.ca.us/ISRP/home>

Land Use Element

A primary component of the Land Use Element is the community development model, which consists of a compact village surrounded by semi-rural and/or rural lands and is used to define communities. The core concept for the County's Land Use Element is to direct future growth to areas where existing or planned infrastructure and services can support that growth and to locations within or adjacent to existing communities. Central to this land use concept for unincorporated San Diego



County is a development pattern that balances the land requirements of residential growth, with those of commerce, agriculture, recreation and wildlife habitats.

The Land Use Element provides maps, goals and policies that guide decision makers, planners, property owners, developers and the general public as to how to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources.

During 2015, the County continued to implement planning efforts that facilitate development in accordance with the community development model. Planning and development activities associated with the Land Use Element are discussed in Section 4.

Mobility Element

The Mobility Element describes the County's transportation network and establishes goals and policies that address the safe and efficient operation, maintenance; and management of the transportation network. A primary objective of the Mobility Element is to support a balanced, multi-modal transportation network that enhances connectivity and supports existing development patterns, while retaining community character and maintaining environmental sustainability by reducing gasoline consumption and greenhouse gas emissions. A balanced system uses multiple modes of travel, including motor vehicles, public transportation, bicycles, pedestrians, and to a lesser extent, rail and air transportation. The Mobility Element balances competing goals of accommodating trips generated by land use, while striving to retain a transportation network that complements, rather than impacts, the character of communities, which are generally rural in much of the unincorporated County.

During 2015, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Primary accomplishments associated with implementing the principles of the Mobility Element are described below.

1. *Capital Improvement Program (CIP)* – 30 road and infrastructure projects totaling more than \$25 million were completed. A list of these projects is provided in Section 4.
2. *2015 General Plan Clean-up* – Included revisions to the Mobility Element Network by correcting improvement description requirements for Winter Gardens Boulevard (Lakeside) and map segment color for New Road 14 (Valley Center).

Conservation and Open Space Element

The primary focus of the Conservation and Open Space (COS) Element is to provide direction for future growth and development with respect to the conservation, management and utilization of natural and cultural resources; the protection and preservation of open space and the provision of parks and recreational resources. The COS Element establishes goals, policies and programs that value and protect natural resources to ensure they are available for the future.

The primary objective of the COS Element is to preserve the diverse range of visual, natural and cultural resources that exemplify the County. The COS Element strives to minimize the impact of future development in areas with significant visual, natural and cultural resources; and supports the creation and enhancement of important habitat preserves and open space areas that are well managed and maintained. The COS Element further encourages and supports land use development patterns and transportation choices that reduce pollutants and greenhouse gases. In addition, the COS



Element encourages renewable energy production, along with efficient energy use in buildings and infrastructure; and minimizes the impacts of projects that can generate air pollutants. The COS Element also sets forth goals and polices that minimize agricultural land use conflicts and support the long-term presence and viability of the County’s agricultural industry.

Key accomplishments to implement the COS Element during 2015 include:

1. *Purchase of Preserve Lands* — The County of San Diego acquired a total of 372 acres of preserve land as part of the Multiple Species Conservation Program (MSCP), as follows:
 - a. South County MSCP - 173 acres;
 - b. Draft North County MSCP Preserve - 24 acres;
 - c. East County – 175 acres.
2. *Purchase of Agriculture Conservation Easements (PACE)* — In 2015, the County of San Diego received a total of 77 applications for the PACE program. All properties were reviewed for eligibility. A total of 37 applications were deemed eligible for possible easement acquisition per the PACE Program Guidelines, which represent a total of 1,288.7 acres of potential easement acquisitions. Based on current program funding allocation for the 2015-2016 fiscal year, it is anticipated that approximately 230 acres of easements will be acquired in 2016.
3. *Climate Change* — In July 2015, PDS Staff kicked off the new Climate Action Plan (CAP) for the County of San Diego. The CAP will be a comprehensive plan that will outline the specific activities that the County will undertake to reduce Greenhouse Gas (GHG) emissions in the unincorporated communities. The CAP will also aid the County to meet State-mandated

GHG reduction targets. The CAP will focus on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated by the Fall of 2017.

4. *Energy Conservation*

- a. The Board approved a new five (5) year Strategic Energy Plan that lays out the long term operational and community goals that will keep the County of San Diego at the forefront of water and energy conservation.
- b. On April 8th the Board amended County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems.
- c. In 2015, 8,047 residential roof-mounted solar photo voltaics were approved, a 59% increase over the number of residential permits approved in 2014. Table 1 shows the substantial increase in permits issued since adoption of the comprehensive update of the General Plan. The increase in permits issued is greatly attributable to the online permitting process established in 2013.

Table 1: Residential Solar Panel Permits

Year	Residential Solar Panels		
	On-Line	Bldg. Counter	Total
2011 (Aug-Dec)	0	593	593
2012	0	1,768	1,768
2013	731	3,085	3,816
2014	3,428	1,644	5,072
2015	6,845	1,202	8,047



5. *Recycling* — The composting public outreach and education program reached 21,560 residents in the unincorporated area through workshops, blogs, newsletters and public events. In addition, 55 recycling presentations were provided to schools and community centers and 733 presentations, trainings and inspections to businesses and multifamily complexes.
6. *Watershed Protection* — DPW updated the Watershed Protection Ordinance (WPO) on May 13, 2015 to incorporate the 2013 MS4 Permit requirements. The 2013 MS4 Permit included significant changes to the program such as lowering the minimum threshold necessary to trigger classification of projects as Priority Development Projects (PDPs), setting forth more stringent onsite requirements for stormwater pollutant control and hydromodification management, requiring the elimination of non-stormwater flows and requiring the development of Water Quality Improvement Plans, which shifts the implementation from prescriptive, activity-based planning to a more strategic, outcome-driven approach.
7. *Park Improvements* — DPR completed ten (10) park improvement projects at nine parks totaling over \$5.4 million. These projects included synthetic turf conversions, electrical upgrades, basketball court resurfacing, and construction of a playground structure, volunteer pads, trails and parking lots.

Housing Element

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. The Housing Element (HE) must meet the requirements of California Government Code Sections 65583 and 65584,

which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. The HE strives to meet that goal through the provision of appropriately designated land, which provides opportunities for developing a variety of housing types; and through policies and programs designed to assist the development of housing for all income levels and those with special needs.

State law further requires that local governments update their HE 18 months following the adoption of the regional transportation plan. The San Diego Association of Governments (SANDAG) adopted a new regional transportation plan in October 2011, requiring an update to HEs by April 30, 2013. The County adopted an update to its HE on April 24, 2013, meeting this requirement. In May, 2013, the California State Housing and Community Development Department found the San Diego County HE to be in compliance with State HE law.

The County's Land Use Plan provides adequate housing capacity to meet the fifth cycle's overall Regional Housing Needs Assessment (RHNA) of 22,412 residential units. The fifth cycle RHNA for this update forecasts future housing needs for the projection period of 2010 through 2020, a total of eleven years. The RHNA is allocated to the following income categories: very low, low, moderate and above moderate households. For this projection period, the County allocated its RHNA as follows:

- 2,085 units — Very Low-Income
 - 1,585 units — Low-Income
 - 5,864 units — Moderate-Income
 - 12,878 units — Above Moderate-Income
- 22,412 units TOTAL

The County's progress in meeting the HE goals is discussed in depth in the County's HE Annual Report (Appendix 1). This report provides details on the County's progress in meeting



regional housing needs, as well as removing governmental constraints to the development of affordable housing.

As shown in Table B of Appendix A, from 2010 through 2015, a total of 3,175 housing units have been either constructed or permitted. This equates to an average 529 units per year. In 2015, 867 units were constructed or permitted, a 64% increase over the six-year average and a 21% increase over the number of units in 2014.

Safety Element

The purpose of the Safety Element is to include safety considerations in the planning and decision-making process by establishing policies related to future development that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards. The Safety Element's goals and policies support laws and regulations related to safety hazards as well as policies that support the General Plan's guiding principles. The Safety Element supports these principles through numerous policies that locate development away from hazardous areas and ensure safety and security for all communities within the County.

PDS continues to implement regulations in accordance with the goals and policies of the Safety Element when processing discretionary project applications. Key accomplishments to implement the Safety Element during 2015 include:

1. A draft Hazard Mitigation Plan (HMP) update was prepared and sent to the Governor's Office of Emergency Services for review. If approved, the draft HMP will be forwarded to the Federal Emergency Management Agency (FEMA) for review.
2. The Boulevard Fire Station was completed at a cost of \$3.5 million.

Noise Element

The Noise Element of the General Plan provides for the control and abatement of environmental noise to protect citizens from excessive exposure. San Diego County is characterized as a predominantly rural environment, which contributes significantly to the peace and tranquility that exists throughout the county. The Noise Element strives to preserve the quality of life by protecting residents from the obtrusive impacts of noise and noise-generating uses such as traffic, construction, airplanes, and certain industrial uses. A primary function of the Noise Element is to ensure that noise considerations are incorporated into the land use decision-making process.

The Noise Element establishes noise/land use compatibility standards and outlines goals and policies that can be used to achieve these standards. PDS continues to enforce County Noise Compatibility Guidelines to determine the compatibility of land uses when evaluating proposed development projects. Also, PDS implements Noise Standards that require sound attenuation for structures indicated as "conditionally acceptable," structures under the compatibility guidelines.

3. GENERAL PLAN IMPLEMENTATION

The Board approved an Implementation Plan along with the August 3, 2011 comprehensive General Plan update. The Implementation Plan includes County activities, processes, reports, assessments, and plans that are necessary to achieve the General Plan's goals and policies. Each policy in the General Plan includes one or more implementation program or measure to assure that there is a mechanism for its implementation.

The Implementation Plan is organized into six categories, each of which contains subcategories that further refine and group



programs into related areas and topics. Each policy in the General Plan has associated implementation measure(s), with some measures implementing multiple policies. Appendix 3 provides a summary of implementation measure accomplishments during 2015.

4. PLANNING & DEVELOPMENT ACTIVITIES

Discretionary Development Applications

Discretionary privately-initiated development applications include from administrative permits, boundary adjustments, certificates of compliance, landscape plans, use permits, zoning amendments, tentative maps, tentative parcel maps, site plans, along with other miscellaneous other types. PDS began processing 268 new applications submitted in 2015. There were 279 applications approved in 2015, 170% more than were approved in 2014; however, these approved applications could have been submitted in 2015 or earlier.

Table 2 summarizes the number of applications submitted, approved, or denied/withdrawn since the 2011 adoption of the General Plan Update.

Table 2: Summary of Discretionary Actions

Annual Progress Report	Number of Applications		
	New Submissions	Approved	Denied/Withdrawn
Aug 2011 - 12	363	172	33
2013	440	244	22
2014	310	103	12
2015	268	279	55
TOTAL	1,381	798	122

Major Projects

The County's General Plan was written as a macro-level document, which also includes more specific portions, such as the regional elements and land use map. As such, some new developments and projects that do not conform to the General Plan are able to request General Plan Amendments (GPAs) that might alter specific aspects of the General Plan without altering the overall intention.

General Plan Amendments

The General Plan, which was comprehensively updated in August 2011, established a bi-annual General Plan Clean-up requirement to ensure the General Plan remains relevant and up-to-date.

In 2015, the second bi-annual General Plan Clean-up was adopted by the Board. This GPA is described below.

General Plan Cleanup (GPA 14-001)

The General Plan Clean-up adopted by the Board on November 18, 2015 (3) which included changes to the Land Use, Mobility, Conservation & Open Space and Safety Elements, Implementation Plan, and certain zoning changes when necessary for consistency. The changes included:

- Land Use Element -
 - Map changes to correct mapping errors, reflect ownership changes, or accommodate minor community planning group requests (764 acres).
 - Text clarification that private roads are not taken out of the gross acreage calculations when determining maximum residential density.
 - Clarification of the term 'transportation node', as used in a policy.



- Inclusion of language pertaining to disadvantaged legacy communities, in accordance with state law (SB244).
- Mobility Element — Corrections to road names, segment boundaries, classifications, improvements, or inconsistencies between the network maps and tables.
- Conservation and Open Space Element corrections -
 - Designated buffer width for a mineral resource zone.
 - Scenic Highway Table for consistency with the Bonsall Community Plan.
- Safety Element — Correction to the Travel Time Standards from the Closest Fire Station Table.
- Community/Subregional Plans — Revisions to seven (7) community and subregional plans addressing inconsistencies with the General Plan, zoning, or other existing regulations.

Otay Business Park

(GPA 14-004, SPA-14-002; TM-5505R)

On April 22, 2015 (1), the Board approved a revision to this 161-acre subdivision for 32 commercial/ industrial lots. This revision was a result of the planned SR-11 (Phase 2) bisecting the property. The General Plan Amendment and Specific Plan Amendment were required to eliminate a segment of Airway Road between Alta Road and Siempre Viva Road from the General Plan Mobility Element and the East Otay Mesa Specific Plan. The site, located in the Otay Subregion, is located immediately adjacent to the United States/Mexico border at the southeast corner of the intersection of Alta Road and Airway Road in the East Otay Mesa Specific Plan Area.

Discretionary Development Applications

Tentative Maps

In 2015, eight (8) tentative map (TM) applications were approved, seven (7) by the Planning Commission and one (1) by the Board. These eight (8) TMs are subdivided in 128 residential lots. Table 3 shows that the General Plan would have allowed a total of 156 lots, after reductions for steep slopes are taken into account. Therefore, the number of lots approved through the TM subdivision process totaled 28 fewer lots than full buildout allowed by the General Plan.

Table 3: Tentative Maps Approved in 2015

TM#	Project Name	Community	# Lots		
			TM	GP	Diff
5584	Marilla Drive Condos	Lakeside	7	8	(1)
5479	Stonemark Estates	N. County Metro	19	25	(6)
5592	Riker Ranch	Lakeside	21	26	(5)
5594	Woodland & Watson	N. County Metro	18	23	(5)
5578	L. Jennings Park Rd.	Lakeside	18	22	(4)
5577	Berk Estates	Fallbrook	21	24	(3)
5560	Willow Ridge Estates	Ramona	15	19	(4)
5346	Dabbs	Bonsall	9	9	0
TOTAL			128	156	(28)

Tentative Parcel Maps

In 2015, six (6) tentative parcel map applications were approved; two of which were revised maps. The six (6) maps were approved for 18 lots; however, the 41 lots are allowed with buildout of the General Plan designation. As shown in Table 4, the number of lots approved through the TPM subdivision process totaled 23 fewer lots than full buildout allowed by the General Plan.



Table 4: Tentative Parcel Maps Approved in 2015

TPM#	Project Name	Community	# Lots		
			TPM	GP	Diff
20879	Knox	Twin Oaks	2	2	0
21207	Lischewski	San Dieguito	2	2	0
21216R	Quienberry Dynasty	Ramona	1	2	(1)
21217	Tim Rosa Realty	Fallbrook	4	4	0
21150R	Yuan	Bonsall	5	20	(15)
21197	Randy Lane	Sweetwater	4	11	(7)
TOTAL			18	41	(23)

Site Plans

In 2015, nine (9) applications approved for residential site plans totaled 116 dwelling units. However, 137 units are allowed through buildout of the General Plan designation. As shown in Table 5, the number of lots approved through the site plan process totaled 21 fewer units than full buildout allowed by the General Plan.

Table 5: Site Plans Approved in 2015

STP#	Project Name	Community	# DUs		
			STP	GP	Diff
13-028	Land Jaegger, Inc.	Lakeside	7	8	(1)
14-002	Laurel Street Apartments	Lakeside	9	8	1
14-016	Henkel Residence	San Dieguito	1	1	0
14-033	Shellstrom	Descanso	1	1	0
15-009	Crosby Estates Lot #320	San Dieguito	1	1	0
14-022	PeterRiosEstates Apartmts.	Lakeside	32	48	(16)
15-011	Crosby Estates Lot #231	San Dieguito	1	1	0
15-014	Tall Oak	H. Meadows	1	1	0
14-034	Valley Park Apartments	Ramona	63	68	(5)
TOTAL			116	137	(21)

Zoning Ordinance Amendments

The County administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies general land use designations, zoning identifies specific uses and development standards. As mandated by the State, the General Plan must be consistent with the Zoning Ordinance and changes in the General Plan may require an update to the Zoning Ordinance. There were not any zoning ordinance amendments in 2015.

Other Planning Activities

PACE Program

The Purchase of Agriculture Conservation Easements (PACE) program promotes the long term preservation of agriculture in the County. Under the PACE program, agricultural property owners are compensated for placing a perpetual easement on their agricultural property that limits future uses and extinguishes future development potential. Since August 2011, when the Board directed staff to establish a pilot program, through calendar year 2015, a total of 1,195 acres of agricultural conservation easements have been acquired. All agricultural lands permanently protected under the PACE Program on or after September 17, 2014 (413 acres to-date), combine to form the County’s PACE Mitigation Bank.

In 2015, the County received a total of 77 applications for the PACE program. All properties were reviewed for eligibility. A total of 37 applications were deemed eligible for possible easement acquisition per the PACE Program Guidelines, which represent a total of 1,288.7 acres of potential easement acquisitions. Based on current program funding allocation for the 2015-2016 fiscal year, it is anticipated that approximately 230 acres of easements will be acquired in 2016.



The PACE Program Mitigation Bank and Credits are an expanded component of the PACE Program where easement lands acquired by the County under the PACE Program can be utilized as off-site mitigation for agricultural impacts resulting from private development projects.

Discretionary applicants may purchase PACE Mitigation Credits to mitigate for agricultural impacts at a 1:1 ratio, as required by the County’s CEQA Significance Guidelines for Agricultural Resources. One credit is equal to one (1) acre of agricultural land. The acquisition of PACE mitigation lands is as on-going process.

Climate Action Plan

On June 20, 2012, the County of San Diego adopted a Climate Action Plan (CAP) as an implementation mechanism of the 2011 General Plan Update. After adoption, the County’s CAP was litigated. The California Superior Court and Court of Appeals both struck down the County’s CAP. On March 11, 2015, the California Supreme Court denied the County’s appeal. On April 8, 2015, per Court Order the County’s Board of Supervisors rescinded the CAP.

In July 2015, the County kicked off preparation of a new CAP. This new CAP will be a comprehensive plan that will outline the specific activities that the County will undertake to reduce Greenhouse Gas (GHG) emissions in the unincorporated communities of San Diego County. The CAP will also aid the County meet State-mandated GHG reduction targets. The CAP will focus on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated by the Fall of 2017.

Capital Improvements Program

Roads and Infrastructure

In 2015, 30 road and infrastructure projects totaling more than \$25 million were completed. CIP projects are reviewed for General Plan conformance and presented to community planning and sponsor groups for vetting and scope refinement. A list of these projects completed in 2015 is provided in Table 6.

Table 6: 2015 Infrastructure Projects

Project Name	Cost	Community
10 th Street & H Street Traffic Signal & Interconnect System	\$579,660	Ramona
Ammunition Road & Alturas Road Sidewalk Improvements	\$154,637	Fallbrook
Asphalt Resurfacing on Old Highway 395 and Buena Creek Road	\$797,187	Rainbow
Bonita Road AC Resurfacing	\$552,337	Sweetwater
Bridge Preventive Maintenance; Four (4) Bridges	\$714,818	Descanso Jacumba North County
Centerline Rumble Strips	\$199,999	Countywide
Asphalt Concrete Overlay	\$2,202,341	Countywide
De Luz Road Improvements	\$923,208	De-Luz
Descanso Pathway	\$249,476	Descanso
Federal Safe Routes to School	\$471,253	Lakeside
Former Fallbrook 1C Burn Site Permanent Remediation	\$1,608,132	Fallbrook
Guardrail Maintenance	\$235,825	Countywide
Harbison Canyon Pump Station Improvements	\$401,690	Crest-Dehesa
Industry Road Sewer at Ha-Hana Road	\$1,747,101	Lakeside



Project Name	Cost	Community
Jamacha Boulevard Sidewalk Improvements	\$172,516	Spring Valley
Jamacha Boulevard/Whitestone Road Removal of CMP Drainage Pipe & Restoration of AC Driveway	\$22,599	Spring Valley
La Granada/Avenida de Acacias Intersection, Pavement Corrections & Drainage Issues	\$164,489	Spring Valley
La Plaza Drive Vista	\$108,254	San Dieguito
Lamar Street Slope Repairs	\$714,814	Spring Valley
Lincoln Acres Pedestrian Ramps	\$109,220	Lincoln Acres
Mussey Grade Road Improvements	\$417,360	Ramona
Old Highway 395, Valley Center & De Luz Roads	\$885,211	Fallbrook
Putter Drive Culvert Replacement	\$59,000	Sweetwater
Rainbow Crest Road & Rainbow Heights Road Slope & Drainage Improvements	\$993,399	Rainbow
Relining/Rehabilitation of Drainage Facilities	\$2,078,605	Countywide
Relining/Rehabilitation of Drainage Facilities	\$226,970	Countywide
Safe Routes to School Lakeview Road Sidewalk Improvement	\$165,211	Lakeside
Slurry Seal Resurfacing FY2013-14	\$833,188	Countywide
Slurry Seal Resurfacing FY2014-15	\$1,876,875	Countywide
Wing Avenue Channel Improvements	\$5,522,833	Lakeside
TOTAL	\$25,188,208	

County Facilities

In 2015, the County completed two major facility projects serving the unincorporated county, as shown in Table 7.

Table 7: 2015 County Facilities

Project Name	Cost	Community
Las Colinas Women's Detention and Re-entry Facility (Phase II)	\$89,200,000	Santee
Fire Station	\$3,500,000	Boulevard
	\$92,700,000	



New Boulevard Fire Station

Park and Recreation Facilities

In 2015, 10 park and recreation projects totaling more than \$5.4 million were completed. A list of the projects completed in 2015 is provided in Table 8.

Table 8: 2015 Park Improvement Projects

Project Name	Cost	Community
4S Ranch Sports Park Synthetic Turf Conversion	\$2,500,000	San Dieguito
Collier Park Basketball Court Improvements	\$69,000	Ramona
Don Dussault Park ADA Parking and Playground Structure	\$250,000	Fallbrook
El Monte Flume Trail Construction	\$466,500	Lakeside
Lake Morena Electrical Upgrade	\$1,322,000	Campo/L.Morena



Project Name	Cost	Community
Pine Valley Park Ballfield Improvements	\$2,064,446	Pine Valley
Provence House Parking Lot	\$500,000	Sweetwater
Rancho Guajome Adobe Regional Park Volunteer Pads	\$186,000	Oceanside
Sweetwater Loop Trail Segment 4 Reroute	\$284,000	Sweetwater
Sweetwater Parking Lot	\$300,000	Sweetwater
	\$5,441,946	



Collier Park Basketball Court Improvements



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Appendix 1

2015 Annual Housing Element Progress Report

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

County of San Diego

Reporting Period

Date 1/1/2015 - Date 12/31/2015

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	-	-	-	0	
(2) Preservation of Units At-Risk	-	-	-	0	
(3) Acquisition of Units	-	-	-	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	33	52	0	143	228	0
No. of Units Permitted for Above Moderate	613	0	0	0	0	613	0

* Note: This field is voluntary

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Housing Element Implementation

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Jurisdiction

County of San Diego

Reporting Period

Date 1/1/2015 - Date 12/31/2015

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2010	2011	2012	2013	2014	2015	2016- 2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Years 7 - 11		
Very Low	Deed Restricted	2,085	16	0	0	0	0	0	16	2,061
	Non-deed restricted		2	1	3	1	0	1	8	
Low	Deed Restricted	1,585	63	0	0	0	0	0	63	1,390
	Non-deed restricted		19	22	20	21	25	25	132	
Moderate	Deed Restricted	5,864	0	0	0	0	0	0	0	5,322
	Non-deed restricted		9	90	36	65	114	228	542	
Above Moderate		12,878	268	304	260	393	576	613	2,414	10,464
Total RHNA by COG. Enter allocation number:		22,412								
Total Units ▶ ▶ ▶			377	417	319	480	715	867	3,175	19,237
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶										

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C: Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1 Community Development				
3.1.1 Regional Housing Needs				
3.1.1.A	Residential Sites Inventory	Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	Ongoing	A GIS Mapping Application, available to both staff and members of the public, identifies parcels included in the Housing Element Residential Sites Inventory.
3.1.1.B	Project Review for Inventory Sites	Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	Ongoing	Procedures for planners reviewing discretionary project applications include the use of the GIS Mapping Application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.
3.1.1.C	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Assessment (RHNA), should the Sites Inventory not be approved by State Housing and Community Development (HCD). Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	N/A	The Fifth Revision of the Housing Element as approved by County HCD was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.
3.1.1.D	Publicly Available Sites Inventory	Make the inventory of very low, low and moderate income residential sites (2,085 Very Low, 1,585 Low and 5,864 Moderate) publicly available on the County web site and at the zoning counter.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County web site. http://www.sdcounty.ca.gov/pds/generalplan.html
3.1.1.E	Affordable Housing Component for Large Developments	Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	2-7 years	This program is included in the PDS Advance Planning pending work program for accomplishment when staff and resources become available.
3.1.1.F	Constraints to development in standards and guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	Ongoing	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.1.G	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Should the rezone, concurrent with the General Plan Update as outlined in Program 3.1.1.C, not be approved prior to the end of the Housing Element Planning Period then a necessary rezone program to address the shortfall of 1,183 low and very low income units will be conducted to meet the standards of Government Code 65583.2(h). If the rezone does not occur with sufficient time for development to occur prior to the end of the Housing Cycle then pursuant to Government Code 65584.09 it will be accommodated in the next housing cycle.	Not Needed. Fourth Revision of Housing Element certified November 2011	This measure is unnecessary because the Fourth Revision of the Housing Element was adopted and certified by State HCD before the end of the planning period.
3.1.1.H	Regional Housing Needs Assessment for next Housing Element cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	April 2021 Housing Element update	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element must be adopted by April 2017 (midway through the planning period). For the April 2017 HE update, the County will review the currently approve Residential Sites Inventory to determine if sufficient sites are available to address the shortfall of low and very low income units.
3.1.1.I	Housing Element Update	Review and revise goals and policies. Analyze success of Housing Element implementation programs, make adjustments, and devise programs to achieve goals and implement policies of the updated Housing Element.	April 2017	The Fifth Revision of the Housing Element was adopted and approved by State HCD in 2013. The implementation programs were reviewed and revised with the HE update and are reviewed each year as part of the General Plan Annual Progress Report.
3.1.1.J	Residential Sites Inventory Analysis	Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	2021	This action was completed with the Fifth Revision of the Housing Element in 2013 which covers the planning period that ends in 2020.
3.1.1.K	Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	April 2013	Sites identified in the Fifth Revision of the Housing Element were added to the GIS layer in 2013.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.2 Village Development				
3.1.2.A	Transit Nodes	Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	Ongoing	The County's traffic impact fees are discounted in village core areas to facilitate development in transit nodes. In July 2014, the County adopted Form Based Codes for the Ramona Village and Alpine Town Center to enable development applications to process through an administrative permit and facilitate development in the villages.
3.1.2.B	Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-7 years	PDS is partnering with the Urban Land Institute (ULI) and local universities in a Healthy Places Student Competition to develop designs for projects in the Buena Creek Sprinter Station area based on ULI's 10 Healthy Places Principles.
3.1.2.C	Mixed Use Zoning	Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers.	In Process	In July 2014, the County adopted Form Based Codes for the Ramona Village and Alpine Town Center to enable development applications to process through an administrative permit and facilitate development in the villages.
3.1.2.D	Legislation for Workforce and Affordable Housing	Coordinate with the County's Office of Strategy and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	Ongoing	County PDS coordinates with the County's OSIA when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing.
3.1.2.E	Achievement of Maximum Density	Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided.	2-7 years	PDS has begun tracking development projects to determine how well they are meeting the development potential based on the assigned General Plan density.
3.1.2.F	Multi-Family Housing Design Guidelines	Obtain funding to develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	Completed	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. http://www.sandiegocounty.gov/content/dam/sdc/dplu/advance/Residential_Subdivision_Design_Guidelines.pdf

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Housing Element Implementation
 (CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.2.G	Multi-Family Housing on Lower Density Designated Lands	Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consistent with Multi-Family Housing Design Guidelines (see implementation measure 3.1.2.F).	2-7 years	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.H	Amenities in Large Developments	Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	2-7 years	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.I	Redevelopment Districts	Explore options that would support the County's redevelopment efforts by developing and managing redevelopment districts that could produce a stream of funds available for affordable housing construction and rehabilitation projects.	Discontinued	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved. However, SB 341 requires an annual compliance report of redevelopment activates. <u>The SB 341 Compliance Report</u> is included as Attachment 2.
3.1.2.J	Facilitating Revitalization	Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to, redevelopment activities or zoning incentives.	2-7 years	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.3 Maximum Development Yield in Villages				
3.1.3.A	80 Percent Gross Density	Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	Ongoing	The Housing Coordinator works with applicants who propose development on parcels identified in the Housing Element Available Sites Inventory to achieve a minimum yield of 80 percent. Potential changes will be evaluated if minimum gross densities are not achieved.
3.1.3.B	Multi-Family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	Completed	The building types allowed by zoning were revised with the General Plan update to ensure that properties with densities ranging from 10.9 to 30 units per acre are able to achieve maximum density.
3.1.3.C	Smaller Single-family Lots	Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	Ongoing	In July 2014, the County adopted Form Based Codes for the Ramona Village and Alpine Town Center to permit appropriately sized single-family development that complements the community character. PDS staff conducts outreach with affected communities when smaller single-family lots are proposed by discretionary development applications within Villages.
3.1.4 Efficient Development Patterns				
3.1.4.A	Decouple Minimum Lot Size from Density	Revise the Zoning Ordinance to eliminate the connection between lot size, building type, and density, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.	Completed	This measure was completed in August 2011 with the adoption of the General Plan Update.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.4.B	Maximum Planned Yield	Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. This process will be coordinated through community planning and sponsor groups.	Completed	This program was completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011), which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources.
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands	Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	Ongoing	In May, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. These Guidelines are used by staff reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands.
3.1.5 Second Unit and Accessory Apartments				
3.1.5.A	Second Unit Construction	Publicize the permitting process and requirements for second unit construction through information made available on the County web site and at the zoning counter with the goal of achieving an average of 50 second units per year.	Ongoing	During 2015, 25 permits were issued. The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf .
3.1.5.B	Streamline Approval of Second or Accessory Units	Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Complete	Revisions to the Zoning Ordinance were completed April 2009 to facilitate the development of second dwelling units.
3.1.5.C	Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	April 2009 revisions to the Zoning Ordinance streamlined permitting procedures for second dwelling units, which are currently being implemented.
3.1.6 Mobile and Manufactured Homes				
3.1.6.A	Mobile/Manufactured Homes	Implement procedures that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	Ongoing	Single mobile/manufactured dwelling units are a by-right use on lots zoned for single family residential use. During 2015, a total of 143 permits were issued, 28 of which were for units on permanent foundations.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.6.B	Mobile Home Park Lots	To preserve affordable housing opportunities, revise the Zoning Ordinance to include conditions that will permit existing, legally created mobile home parks to be converted to condominium lots in individual mobile home park lots, even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. These changes would bring the County into compliance with State law to remove occupancy restrictions so that residents can become permanent owners.	Completed	This program was completed. The issue was addressed in revisions to the County's Subdivision Ordinance.
3.1.6.C	Special Occupancy Park	Review time restrictions on major use permits issued for Special Occupancy Parks (recreational vehicle parks, etc. — see California Health and Safety Code Section 18862.43), when requested, to lengthen the period allowed for occupancy.	Completed	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit.
3.1.7 Energy Conservation				
3.1.7.A	Energy Efficiency Improvements	Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	Ongoing	County HCD offered the Home Repair Loan Program, a residential rehabilitation program, that provided assistance to 33 qualified homeowners with low-interest loans or grants for home improvements in 2015. Homeowners were encouraged to utilize the funding in energy-efficiency improvements, such as installation of double-pane windows and doors, low-flush toilets, and other energy-efficient upgrades.
3.1.7.B	Energy Conservation Features	Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2015, 33 qualified homeowners were assisted through the Home Repair Loan Program. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCD funded affordable housing development projects.
3.1.7.C	Build Green Program	Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings.	Ongoing	In 2015, the County issued 8 permits as part of its Green Building Incentive Program, which is designed to promote the use of resource-efficient construction materials, water conservation and energy efficiency in new and remodeled residential and commercial buildings. The program offers incentives of reduced plan check turnaround time and a 7.5% reduction in plan check and building permit fees for projects meeting program requirements.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.7.D	Landscape Design Standards	Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	Ongoing	The County continues to implement its Landscape Ordinance that requires new single-family residential projects to conserve water in landscaping by establishing and adhering to water budgets, and using recycled water, where available.
3.1.7.E	Low Impact Development Standards	Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	Ongoing	The County continues to implement its Low Impact Development Standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.
3.1.7.F	SDG&E Conservation Programs	Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's web site and maintaining an informational display in the PDS lobby.	Ongoing	PDS maintains an Energy Efficiency Standards web page, along with an information display in its lobby. http://www.sdcounty.ca.gov/pds/bldg/energy-stds.html
3.1.7.G	Renewable Energy Systems	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	Ongoing	On April 8th the Board of Supervisors amended County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems. In 2015, 8,047 residential roof-mounted solar photovoltaic were approved, a 59% increase over the number of permits approved in 2014. The increase in permits issued is greatly attributable to the on-line permitting process established in 2013.
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	1-3 years	This program is partially complete. All new construction is required to create landscape water budgets to ensure that new construction uses the latest irrigation technology to conserve water. The feasibility of an amendment of the County's Green Building Incentive Program to expand the incentive for water conservation via gray water systems and to include other water conservation measures such as low-flow fixtures is currently being evaluated.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2 Lower Income Housing Development				
3.2.1 Density Bonus Incentives				
3.2.1.A	Density Bonus for Senior Housing	Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	Ongoing	PDS continued to implement density bonus provisions to encourage senior housing in Village areas and Transit Nodes.
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	Ongoing	Information about the Density Bonus Program is included on the County HCD and PDS websites. There were no new density bonus contracts signed in 2015. The economic downturn and reduced affordable housing financing created a slowdown with affordable housing development attributable to the lack of progress towards this goal.
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance.	Ongoing	The density bonus provisions are reviewed annually by the Housing coordinator for compliance with State law.
3.2.2 Affordable Housing Resources				
3.2.2.A	State and Federal Funding Opportunities	Explore funding opportunities available at the state and federal levels.	Ongoing	County HCD received federal entitlement grant funding for housing opportunities: \$3,631,629 in Community Development Block Grant (CDBG) funds, \$2,169,331 in Home Investment Partnerships (HOME) funds, \$320,225 in Emergency Solutions Grant (ESG) funds, and \$2,826,474 in Housing Opportunities for People With Aids (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region. In 2014, HCD was awarded \$1.5 million in State CalHome funds for its first time homebuyer program.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	Developers are encouraged through HCD's Notice of Funding Availability (NOFA) process to leverage other funding sources, such as private equity loans from lending institutions; funds from federal, state or local programs, such as Low-Income Housing Tax Credits, Tax- Exempt Multi-family Housing Revenue Bonds, the U.S. Department of Housing and Urban Development's (HUD) Senior Preservation Rental Assistance Contracts; or the State of California's Multi-family Housing Program, Affordable Housing and Sustainable Communities Program or Veteran Housing and Homeless Prevention Program.
3.2.2.C	Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an updated inventory of surplus sites suitable for affordable housing development.	Ongoing	Prior to being declared surplus and available for sale or lease, information regarding any County-owned properties being considered for a surplus declaration is routed to all County departments to determine if there are any County uses for the property. PDS, HCD and other relevant departments use this information to conduct their evaluation of affordable housing suitability.
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing.	Ongoing	Information regarding County-owned property considered for a surplus declaration was routed to all County departments to identify any possible County uses for the property. PDS, HCD and other relevant County departments evaluated the routed information for possible affordable housing suitability. No sites were determined suitable for affordable housing.
3.2.2.E	Bond Funding for New Infrastructure	Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	Ongoing	County HCD did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.3 Rental Assistance				
3.2.3.A	Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low and very low-income households. These vouchers are not restricted to specific jurisdictions.	Ongoing	The Housing Authority of the County of San Diego has continued to administer the Housing Choice Voucher program for the unincorporated area and most jurisdictions in the County. In 2015, 1,525 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego, based on available funding and participant choice.
3.2.3.B	Tenant Based Rental Assistance (TBRA)	Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	Ongoing	The Housing Authority of the County of San Diego administered six (6) Tenant-Based Rental Assistance (TBRA) programs to 250 participants using HOME, HOPWA, Supportive Housing Program (S+C), and Redevelopment Housing Set Aside funds. Twenty nine (29) TBRA vouchers were used in the unincorporated area, based on participant choice.
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	County HCD conducted four (4) landlord/owner workshops in 2015. County HCD began developing a Landlord Liaison program and working with the 25 Cities effort and the Veterans Administration to outreach and to inform landlords, property owners and managers about the Housing Choice Voucher program.
3.2.4 Mortgage Credit Certificates				
3.2.4.A	Mortgage Credit Certificate Goal	Provide 100 Mortgage Credit Certificates (MCC) to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	Ongoing	Qualified homebuyers obtain Mortgage Credit Certificates (MCC) through the California Housing Finance Agency (CalHFA). CalHFA issued 40 MCC's in 2015.
3.2.5 Down Payment and Closing Cost Assistance				
3.2.5.A	Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	The County now offers reimbursement to individuals that attend any HUD approved homebuyer counselor sessions if they become homeowners under the County's DCCA (first time homebuyer) program. A total of 67 persons received counseling/orientation in 2015.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.5.B	Household Assistance Goal	Assist 50 – 75 lower-income households between 2010 and 2020 in the unincorporated area.	Ongoing	Between 2010 and 2015, a total of 80 low-income households were assisted in the unincorporated area. 47 households were assisted in 2015 through the County's First Time Homebuyer Assistance Program, which is a 42 percent increase over the number assisted during the entire five year period from 2010 to 2014. In December 2014, County HCD collaborated with partner agencies in the region to implemented a new program design that resulted in process efficiencies for lenders, prospective homebuyers, and program administrators.
3.2.6 Housing Resources Directory				
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	Ongoing	The Housing Resource Directory was last fully updated in January 2014. The Directory is on the County's website at: http://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/h
3.3 Special Needs Housing				
3.3.1 Shared Housing				
3.3.1.A	Shared Housing Programs	Investigate any opportunities that may provide shared housing programs.	Discontinued	In June 2015, HCD met with a shared housing service provider and discussed the potential for a home share program. Program design, estimated outcomes, and a request for funding proposals have not been received by County HCD.
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs.	Ongoing	County HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. Therefore, there were no shared housing outreach activities in 2015.
3.3.2 Continuum of Care for the Homeless				
3.3.2.A	Continuum of Care (COC) Program Funding	Apply annually, through the Regional Continuum of Care, for funding under the Continuum of Care (COC) Program to preserve and pursue new resources to increase the number of beds and services for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	Ongoing	The Regional Continuum of Care Council (RCCC) applied for \$19,015,245 in federal funds for homeless housing projects and planning activities in 2015. As part of the application, County HCD applied for \$1,836,504 to support permanent supportive housing beds. In 2015, 55 shelter beds were provided in the unincorporated area towards the goal of 500 shelter beds during the Housing Element cycle.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.3.3 Farmworker Housing				
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	Ongoing	County HCD did not actively participate in the implementation of this program due to funding constraints and low utilization rates.
3.3.3.B	Farmworker Housing Outreach	Distribute farmworker housing information to the public through brochures and the County web site.	Ongoing	Guidelines for providing farmworker housing are available through the PDS public counters and on its web site: http://www.sandiegocounty.gov/content/dam/sdc/pds/zoning/formfields/PDS-390.pdf .
3.3.3.C	Permit Process Streamlining	Implement streamlined permit process procedures for farmworker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farmworker housing inquiries and Zoning Ordinance revisions to incorporate provisions which allow farmworker housing with limited occupancy in specified zones "by right."	Ongoing	There was one farm employee housing permit issued in 2015. This low number is not due to a lack of streamlined procedures. PDS streamlined the farmworker housing process by creating a single point of contact and consolidating processing requirements. The County also offers a fee waiver program; however, CDBG funding to support the program has not been available.
3.3.4 Development Standards for Housing for Seniors and Persons with Disabilities				
3.3.4.A	Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	Complete	In April 2014, a brochure explaining universal design principles was completed and is available in a kiosk at the PDS Zoning Counter and on the County web site at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf
3.3.4.B	Senior and Disabled Person Housing	Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	Complete	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.
3.3.4.C	Parking for Senior and Disabled-Person Housing	Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	February 2013 & Ongoing	PDS continues to implement parking regulations in the Zoning Ordinance for senior housings, as amended in 2013 providing a separate category for senior housing.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4 Housing Preservation				
3.4.1 Preservation of At-Risk Housing				
3.4.1.A	At-Risk Housing Projects	Explore targeting annual Notice of Funding Availability (NOFA) funds for the preservation of at-risk units.	Ongoing	In 2015, one Notice of Funding Availability (NOFA) was released and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.
3.4.1.B	Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	Ongoing	County HCD continually updates its affordable housing list with interested non-profits.
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	Ongoing	No new preservation vouchers were issued in 2015 in the unincorporated area.
3.4.2 Single-Family Residential Rehabilitation				
3.4.2.A	Single-Family Housing Upgrade Goal	Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2015, a total of 98 housing units were upgraded in the unincorporated area (30 in 2015). The County is on track to meet this objective.
3.4.3 Multi-Family Residential Rehabilitation				
3.4.3.A	Multi-Family Housing Upgrade Goal	Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2015, a total of 146 multi-family units were funded for construction/acquisition/rehabilitation. In 2015, County HCD issued Notice of Funding Availability (NOFAs) for \$2.3 million for affordable housing developments. The County is on track to meet this objective.
3.4.4 Neighborhood Cleanup and Revitalization				
3.4.4.A	Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2015, County HCD funded a total of eight (8) Community Clean-Up events. The County has met this objective.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.4.B	Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Ongoing	In 2015, County HCD conducted one (1) presentation and one (1) online informational presentation to solicit applications for community improvement and affordable housing projects. Ten (10) Regional Continuum of Care Council (RCCC) Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, four (4) San Diego Regional Alliance for Fair Housing meetings, ten (10) Revitalization Committee meetings and five (5) HIV Housing Committee meetings were held during the year.
3.4.5 Reasonable Accommodation				
3.4.5.A	Ministerial Procedures for Special Needs Housing	Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	1 - 2 years	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.
3.4.5.B	Reasonable Accommodation	Make information on Reasonable Accommodation available to the public.	Ongoing	Reasonable Accommodation information is available to the public via the County of San Diego web site: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf
3.4.6 Emergency Shelters and Transitional Housing				
3.4.6.A	Emergency Shelters	Amend and implement the Zoning Ordinance to address the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would constitute a "project" for the purposes of Division 13 of the Public Resources Code.	Completed	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, which added the provision of emergency shelters and established zones where they are allowed by-right in the Use Regulations M50, M52, M54, and M58.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.6.B	Definition in Zoning Ordinance	Update and implement the Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing are defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Completed	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units.
3.4.6.C	Outreach Materials	Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	Completed	This information is being made available to the public on the PDS web site: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all
3.4.7 Expedited Processing				
3.4.7.A	Affordable Housing Projects	Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	Ongoing	Board Policy A-68 establishes expedited permit processing for affordable housing projects. Further revisions to expedite processing procedures are ongoing efforts by the PDS.
3.4.7.B	Customer Service	Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	Ongoing	PDS provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for Tentative Maps, Major Use Permits, Specific Plans, Rezones, and General Plan Amendment applications. PDS has also trained staff to be solution-oriented and to emphasize customer service. PDS staff receive customer service training on an ongoing basis.
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	Ongoing	PDS emphasizes improvements to project processing and customer service. In 2013, a ministerial process to approve site plans was adopted as well as updated parking requirements. See also responses to 3.4.7.A and 3.4.7.B above.
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	Ongoing	When applicable, project applicants are required to provide a will-serve letter that water and sewer services are available. When necessary, PDS staff coordinate with water and sewer purveyors to ensure that the necessary services will be available to housing projects.

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(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.7.E	Residential Permitting Process	Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	Ongoing	PDS continues to implement changes identified in the BPR study, which includes utilizing CEQA Guidelines for Determining Significance when reviewing projects.
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	Ongoing	PDS continues to utilize CEQA Guidelines for Determining Significance when reviewing projects. PDS staff periodically review the CEQA Guidelines for Determining Significance by subject area to ensure the most appropriate guidance for infill development is provided.
3.4.7.G	Streamline Regulations	Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.	Ongoing	PDS meets with building industry representatives on a regular basis to respond to current needs and industry changes that may require updates to County regulations and/or processes.
3.4.7.H	Design Review Compliance Checklists	Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	October 2013	In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.
3.4.8	Housing Stock Conditions			
3.4.8.A	Housing Stock Conditions	Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	1-2 years	The Housing Coordinator will work with other County departments to consolidate information on substandard housing.

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Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5 Community Outreach				
3.5.1 Public Outreach				
3.5.1.A	Public Education Programs	Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	Ongoing	County HCD networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. County HCD continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Regional Continuum of Care Council meetings were held quarterly to identify gaps in homeless services. Four (4) Landlord/owner workshops were held to increase landlord/owner participation in subsidized housing. Presentations about housing were conducted at High Tech High School, the Regional Continuum of Care, Crime free Multi Housing workshops and a Grandparents Raising Grandchildren event. HCD expanded community outreach by providing housing information on Veterans Affairs Supportive Housing (VASH) and the 25 Cities initiative at the Project Homeless Connect and VALOR (a County employee resource group) events.
3.5.1.B	Notification of Funding Opportunities	Notify developers when funding is available.	Ongoing	In April 2015, County HCD released a Notice of Funding Availability for affordable housing development in the amount of \$2.3 million. However, no viable project was identified for funding.
3.5.1.C	Community Workshops	Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	Ongoing	In 2015, HCD conducted one (1) CDBG Community presentation and released a new online informational community presentation. Four (4) Regional Continuum of Care Council (RCCC) and ten (10) RCCC Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness.
3.5.1.D	Emergency/Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html

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Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.2 Fair Housing Services				
3.5.2.A	San Diego Regional Alliance for Fair Housing	Participate in the San Diego Regional Alliance for Fair Housing to coordinate regional solutions to fair housing issues.	Ongoing	HCD provided funding support for fair housing services and participated in events organized by fair housing service providers. HCD also participated in the San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues.
3.5.2.B	Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	Ongoing	North County Lifeline, in collaboration with Center for Social Advocacy and South Bay Community Services received annual CDBG funding to support fair housing and tenant/landlord services. North County Lifeline also conducted fair housing testing in the San Diego urban areas of the county based on criteria developed by County HCD.
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and its web site.	Ongoing	Creating Equal Opportunity for Every Community posters were prominently displayed in the County HCD lobby. County HCD's website included a link to the San Diego Regional Alliance for Fair Housing and the Fair Housing and Equal Opportunity websites, which contain a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month. A Fair Housing Exhibit was displayed at County Administration Center, Family Resource Centers located in Escondido, Chula Vista, and Lemon Grove, and HCD Lobby during April to inform the public of Fair Housing Month. In addition, County HCD posted a Fair Housing presentation on YouTube.
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update.	Ongoing	County HCD participated with their regional partners in the funding, creation and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice. The AI was adopted in June 2015.
3.5.3 Coordination and Implementation				
3.5.3.A	Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies.	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.

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Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.3.B	Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	Ongoing	The PDS Housing Coordinator is responsible for facilitating and improving interdepartmental efforts.
3.5.4 Implementation Progress Monitoring				
3.5.4.A	Annual Report to State HCD	Prepare annual report to State HCD on the implementation of the Housing Element.	Ongoing	The PDS Housing Coordinator is responsible for preparing the Housing Element submittal requirements in the General Plan Annual Progress Report for submission to State HCD by April 1. In 2015, the 2014 APR was received by the County Board of Supervisors on March 4 and submitted to State HCD on March 11.
3.5.4.B	Review Land Use Issues	Meet with County HCD at least once a year to review land use issues that affected the production of affordable housing during the prior year.	Ongoing	The PDS housing coordinator meets with County HCD on a regular basis to discuss land use issues.
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	Ongoing	The PDS Building Division maintains data used to develop annual reports. The Housing Coordinator is investigating ways of tracking additional information. In 2015, the permit tracking process was expanded to track building permits according to community planning areas.
3.5.4.D	Computerized Monitoring System	Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.
3.5.4.E	Building Permit Tracking System	Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	1-2 years	Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.
3.5.4.F	Data Collection Systems	Use the PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	Ongoing	The PDS Building Division maintains data and is able to develop reports to provide the appropriate data for the General Plan Annual Progress Report.
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the Housing Element	Ongoing	The PDS Housing Coordinator participated in the project to develop the design review checklists and during that process was responsible for ensuring their consistency with the Housing Element.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.5 Provision of Sewer and Water for Affordable Housing				
3.5.5.A	Information on Sites	Provide copies of the General Plan, including information on sites used to meet the County's lower income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	Ongoing	Water and sewer districts serving the unincorporated county participated in the review of the General Plan Update and provided comments concerning their ability to supply services based on the land use map densities. These agencies are also contacted as partners to work with communities and the County on developing form-based code. Copies of the General Plan are now available on the County's web site and accessible by all water and sewer districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html
3.5.6 Support Improvements to Fire Protection Capacity				
3.5.6.A	Ignition Resistive Construction Standards	Review and, if appropriate, strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	Ongoing	Two San Diego County Fire Authority staff members serve on the National Fire Protection Association (NFPA) Technical Committee on Wildland and Rural Fire Protection. The national technical committee met in 2015 to begin revising the next edition of NFPA Standard 1144 Reducing Structure Ignition Hazards from Wildland Fire. The County staff members promoted revisions to the NFPA 1144 to make the ignition-resistive standards of the County and State to become national standards for building within the Wildland-Urban Interface.
3.5.6.B	General Plan Distribution	The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated area.	Completed	In 2012, a copy of the General Plan was provided to all fire protection districts required to provide service to developments within the unincorporated County. This program has been completed and has been removed from the Implementation Plan prepared for the fifth revision of the Housing Element. Copies of the General Plan are now available on the County's web site and accessible by all fire protection districts at http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html

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Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.6.C	Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Ongoing	Generally, fire protection equipment in the unincorporated county is sufficient to serve two-story construction; however, it is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles appropriate to serve multi-story construction.
3.5.7 Future Legislation				
3.5.7.A	Housing Legislation Revision	Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	Ongoing	The Housing Coordinator reviews pending housing legislation and coordinates with SANDAG and the State on any proposed changes, when applicable.
3.5.7.B	Funding for Workforce and Affordable Housing	See Program 3.1.2.D. Legislation for Workforce and Affordable Housing	Already listed	See Program 3.1.2.D
3.5.8 Training and Procedures for Staff				
3.5.8.A	Staff Training	Conduct staff training bi-annually on the Housing Element requirements and County offerings.	Ongoing	The PDS Housing Coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Sites Inventory.
3.5.8.B	Planning Commission Workshops	Conduct workshop with the Planning Commission on Housing Element policies and programs.	1-2 years	This program has yet to be accomplished. Conducting a workshop with the Planning Commission on Housing Element policies and programs will be accomplished when staff resources are available.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

General Comments:

None

Appendix 2

**SB 341 Compliance Report-
Housing Successor Agency for the
Former County of San Diego Redevelopment Agency**

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County of San Diego

TODD HENDERSON
DIRECTOR

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
3989 RUFFIN ROAD, SAN DIEGO, CALIFORNIA 92123-1815
Phone: 858-694-4801; Fax: 858-694-4871; TDD: 866-945-2207
Toll Free: 1-877-478-5478; Web Address: sdhcd.org

KELLY DUFFEK
ASSISTANT DIRECTOR

December 31, 2015

TO: Supervisor Bill Horn, Chairman
Supervisor Dave Roberts, Vice Chairman
Supervisor Greg Cox
Supervisor Dianne Jacob
Supervisor Ron Roberts

FROM: Todd Henderson, Director
Department of Housing and Community Development

SB341 COMPLIANCE REPORT FOR THE COUNTY OF SAN DIEGO HOUSING SUCCESSOR TO THE FORMER SAN DIEGO COUNTY REDEVELOPMENT AGENCY

The Redevelopment Agency of the County of San Diego was dissolved on February 1, 2012. On January 24, 2012, the County of San Diego was designated as the Successor Agency to oversee the wind-down of the former redevelopment agency's operations following the steps established by the California Assembly Bill X1 26 (ABx1 26), commonly referred to as the Dissolution Law, to preserve assets, fulfill legally binding commitments, oversee the termination of activities, and return resources expeditiously to the affected taxing entities. The Board also elected to retain the housing assets and functions (Housing Successor). Since that time, and as required by the Dissolution Law, staff has ensured all appropriate actions have been taken to remain in compliance with legislation and with State of California Department of Finance and State Controller procedures.

In compliance with Senate Bill 341, the attached document (Attachment A) is a status update concerning two housing assets of the former Redevelopment Agency: Villa Lakeshore Apartments and Silversage Apartments. These assets are affordable housing developments that serve the community of Lakeside. Updates to the Gillespie and Upper San Diego River Improvement Project (USDRIP) assets are also included. The Department of Housing and Community Development has the responsibility of monitoring these developments annually, in addition to tracking the Low- and Moderate-Income Housing Fund, including program income generated (Attachment B1 and B2).

Please refer to pages 125, 126, 146, and 169 of the enclosed Comprehensive Annual Financial Report for the County of San Diego (Attachment C), which outlines the financial activity for the Low- and Moderate-Income Housing Fund, as required by law.

This report will be filed with the Clerk of the Board.

December 31, 2015

If you have any questions or concerns, please contact Nick Martinez, Housing Program Analyst at (858) 694-4802, or via email at Nicholas.Martinez@sdcounty.ca.gov.

Sincerely,



 TODD HENDERSON, Director
Department of Housing and Community Development

TH/NM/MM

Attachments (4):

- A. SB 341 Compliance Report – County Housing Successor to the Former San Diego Redevelopment Agency
- B1. Balance Sheet for the County Housing Successor for the Gillespie Asset
- B2. Balance Sheet for the County Housing Successor for the USDRIP Asset
- C. Comprehensive Annual Financial Report for the County of San Diego for the fiscal year ended June 30, 2015

ATTACHMENT A

SB341 Compliance Report - County of San Diego Housing Successor to the Former San Diego County Redevelopment Agency

	Questions:	Answers
1	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule from other amounts deposited.	The total deposit made to this fund in FY 2014-15 was \$5,851 (\$3,364.33 was deposited in Fund 12020 - Gillespie and \$2,486.67 was deposited in Fund 12022 - USD RIP).
2	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.	The cash on hand balances at the end of FY 2014-15 are as follows: Fund 12020 Gillespie balance is \$2,429.09 and Fund 12022 USD RIP balance is \$1,795.40. No funds are being held for items listed on the Recognized Obligation Payment Schedule.
3	A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).	The FY 2014-15 expenditure for administration, monitoring and preserving the long-term affordability of units was \$1,626.51. No other expenditures from the fund were accrued.
4	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The Housing Successor does not own any real property. The total loans receivable as of the end of FY 2014-15 from Villa Lakeshore and SilverSage is \$3,417,073. Villa Lakeshore's portion is \$1,000,000 (\$575,000 from Gillespie and \$425,000 from USD RIP). SilverSage's portion is \$2,417,073 (\$1,891,449 from Gillespie and \$525,624 from USD RIP).
5	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.	N/A. The Housing Successor did not enter into any agreements to transfer any funds during FY 2014-15.
6	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The Housing Successor did not receive or hold any property tax revenue during FY 2014-15.
7	For interests in real property acquired by the former redevelopment agency on or after February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A. No interests in real property were acquired on or after 2/1/12.
8	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include a report posted on its Internet Web Site the implementation plans of the former redevelopment agency.	N/A. The Housing Successor has no unmet relocation or displacement obligations.
9	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor is only expending the funds pursuant to 34176.1(a)(1).
10	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period?	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.
11	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.	The amount of excess surplus at the end of FY 2014-15 is as follows: Fund 12020 Gillespie balance is \$2,429.09 and Fund 12022 USD RIP balance is \$1,795.40. The Housing Successor plans to use this surplus for administration, monitoring, and preserving the long-term affordability of units.
12	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys for the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.	N/A. The Housing Successor has no homeownership units.

ATTACHMENT B1

COSD

TRIAL BALANCE - DETAILED BALANCE SHEET - ALL FUNDS - GL051
Current Period: July 1, 2014 - June 30, 2015

Page: 1

Currency: USD
FUND=12020 (CSHAF GILLESPIE HOUSING)

SUMMARY	ACCOUNT	FISCAL YTD BALANCE
ASSETS		
A1010 CASH IN TREASURY	10100 CASH IN TREASURY	2,701.23
A1100 ACCOUNTS RECEIVABLE	11039 INTEREST RECEIVABLE	471,982.54
A1230 LONG TERM RECEIVABLES	12310 NOTES RECEIVABLE	<u>2,466,449.00</u>
TOTAL ASSETS		<u>2,941,132.77</u>
LIABILITIES AND EQUITIES		
L2477 DUE TO OTHER FUNDS - SYSTEM	24766 MTB-T_DART DUE TO OTHER FUNDS	272.14
L2640 DEFERRED CREDITS	26573 DEF INFL (REV) INTEREST	471,982.54
L2660 UNEARNED REVENUE	26601 UNEARNED REVENUE	2,429.09
TOTAL LIABILITIES		<u>474,683.77</u>
FUND BALANCE - UNAVAILABLE		
F3140 NONSPENDABLE RESERVE FOR ENCUMBRANCES	31243 NONSPEND REDEV LOANS	2,466,449.00 0.00
TOTAL FUND BALANCE UNAVAILABLE		<u>2,466,449.00</u>
FUND BALANCE AVAILABLE		
F3410 FUND BALANCE AVAILABLE - ACTUAL BA	34100 FUND BALANCE AVAILABLE - ACTUAL BA	32,088.03
FUND BALANCE APPROPRIATED		(97,000.00)
APPROPRIATIONS		<u>97,000.00</u>
ENCUMBRANCES		<u>0.00</u>
REVENUE		<u>935.24</u>
EXPENDITURES		<u>(33,023.27)</u>
EXCESS REVENUE OVER EXPENSE		(32,088.03)
TOTAL LIABILITIES AND EQUITY		<u>2,941,132.77</u>

ATTACHMENT B2

COSD

TRIAL BALANCE - DETAILED BALANCE SHEET - ALL FUNDS - GL051
Current Period: July 1, 2014 - June 30, 2015

Page: 2

Currency: USD
FUND=12022 (CSHAF USDRIP HOUSING)

SUMMARY	ACCOUNT	FISCAL YTD BALANCE
ASSETS		
A1010 CASH IN TREASURY	10100 CASH IN TREASURY	1,996.55
A1100 ACCOUNTS RECEIVABLE	11039 INTEREST RECEIVABLE	247,510.46
A1230 LONG TERM RECEIVABLES	12310 NOTES RECEIVABLE	950,624.00
A1420 PREPAID EXPENSE	14200 PREPAID EXPENSE	120,435.10
TOTAL ASSETS		1,320,566.11
LIABILITIES AND EQUITIES		
L2477 DUE TO OTHER FUNDS - SYSTEM	24766 MTB-T DART DUE TO OTHER FUNDS	201.15
L2640 DEFERRED CREDITS	26573 DEF INFL (REV) INTEREST	247,510.46
L2660 UNEARNED REVENUE	26601 UNEARNED REVENUE	1,795.40
TOTAL LIABILITIES		249,507.01
FUND BALANCE - UNAVAILABLE		
F3140 NONSPENDABLE	31223 NONSPENDABLE PREPAID	120,435.10
F3140 NONSPENDABLE	31243 NONSPEND REDEV LOANS	950,624.00
TOTAL FUND BALANCE UNAVAILABLE		1,071,059.10
FUND BALANCE AVAILABLE		
F3410 FUND BALANCE AVAILABLE - ACTUAL BA	34100 FUND BALANCE AVAILABLE - ACTUAL BA	43,393.12
FUND BALANCE APPROPRIATED		(94,000.00)
APPROPRIATIONS		94,000.00
ENCUMBRANCES		0.00
REVENUE		691.27
EXPENDITURES		(44,084.39)
EXCESS REVENUE OVER EXPENSE		(43,393.12)
TOTAL LIABILITIES AND EQUITY		1,320,566.11



Notes to the Financial Statements

(Amounts expressed in thousands unless otherwise noted)

County of San Diego / Comprehensive Annual Financial Report / For the year ended June 30, 2015

Table 53

Restatement of Beginning Fund Balances/Net Positions

	Fund Financial Statements			Primary Government	
	Airport Fund	Sanitation District Fund	Total Enterprise Funds	Total Business-type Activities	
Restatement - Enterprise Funds					
Total net position at June 30, 2014	\$ 119,338	128,718	\$ 250,150	\$ 250,458	
Adjustment for Net Pension Liability	(4,835)	(5,060)	(9,895)	(9,895)	
Total net position, restated June 30, 2014	<u>\$ 114,503</u>	<u>123,658</u>	<u>\$ 240,255</u>	<u>\$ 240,563</u>	
	Facilities Management Fund	Fleet Services Fund	Purchasing Fund	Total Internal Service Funds	Total Governmental Activities
Restatement - Internal Service Funds (ISF)					
Total net position at June 30, 2014	\$ 11,857	59,645	5,227	\$ 83,663	\$ 4,341,191
Adjustment for Net Pension Liability	(35,262)	(6,723)	(7,443)	(49,428)	(49,428)
Total net position, restated June 30, 2014	<u>\$ (23,405)</u>	<u>52,922</u>	<u>(2,216)</u>	<u>\$ 34,235</u>	
Add: Adjustment for Net Pension Liability - Non ISF					(2,189,507)
Total net position, restated June 30, 2014					<u>\$ 2,102,256</u>
					Total Primary Government
Restatement - Total Primary Government					
Total net position at June 30, 2014					\$ 4,591,649
Adjustment for Net Pension Liability					(2,248,830)
Total net position, restated June 30, 2014					<u>\$ 2,342,819</u>

NOTE 31
County of San Diego Successor Agency Private Purpose Trust Fund for Assets of Former San Diego County Redevelopment Agency

On December 29, 2011, the California Supreme Court upheld Assembly Bill x1 26 ("the Bill") that provided for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting entity of the County that previously had reported the San Diego County Redevelopment Agency (SDCRA) as a blended component unit.

The Bill provided that upon dissolution of a redevelopment agency, either the County or another unit of local government would agree to serve as the "successor agency" to hold the assets until they are distributed to other units of state and local government. On January 24, 2012, via Minute Order

14, the County Board of Supervisors designated the County as the successor agency to the SDCRA; in accordance with the Bill.

Subject to the control of an established oversight board, remaining assets can only be used to pay enforceable obligations in existence at the date of dissolution (including the completion of any unfinished projects that were subject to legally enforceable contractual commitments).

In future fiscal years, successor agencies will continue to only be allocated revenue in the amount that is necessary to pay the estimated annual installment payments on enforceable obligations of the former redevelopment agency until all enforceable obligations of the prior redevelopment agency have been paid in full and all assets have been liquidated.

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on



December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012.

After the date of dissolution, as allowed in the Bill, the County elected to retain the housing assets and functions previously performed by the former SDCRA. These assets and activities are accounted for in the County Low and Moderate Income Housing Asset Fund and are reported in the County's governmental fund financial statements. The remaining assets, liabilities, and activities of the dissolved SDCRA are reported in the County of San Diego Successor Agency Private Purpose Trust Fund (fiduciary fund) financial statements of the County.

Due To Other Funds

The County of San Diego Successor Agency Private Purpose Trust Fund's "Due To Other Funds" consists of the \$1.032 million Upper San Diego River Project and \$3.765 million Airport Projects loans made from the County's General Fund and Airport Enterprise Fund, respectively, to the former San Diego County Redevelopment Agency (SDCRA). Upon dissolution of the SDCRA on February 1, 2012, these loans were transferred to the County of San Diego Successor Agency Private Purpose Trust Fund. As of June 30, 2015, interest accrues on the average quarterly outstanding balance, at a rate equal to the average County earned investment rate as determined by the County Treasurer. Under California Assembly Bills ABx1 26 and AB 1484, it is expected that the County Successor Agency will pay principal and interest on the loans outstanding when funds are available for this purpose. The timing and total amount of any repayment is subject to applicable law.

NOTE 32 San Diego County Redevelopment Agency (SDCRA) Revenue Refunding Bonds

In December 2005, the San Diego County Redevelopment Agency (SDCRA) issued \$16 million Revenue Refunding Bonds Series 2005A that mature in fiscal year 2033. The SDCRA has pledged property tax increment revenues generated within the Gillespie Field Project Area to pay for the bonds. Gillespie Field Airport revenues may also be used to fund debt

service payments if there are insufficient property tax increment revenues to cover a particular fiscal year's debt service requirement. Bonds are also payable from funds held under the indenture, including earnings on such funds. Pursuant to California Assembly Bill ABx1 26, the responsibility for the payment of this debt was transferred to the County of San Diego Successor Agency Private Purpose Trust Fund.

SDCRA revenue refunding bonds outstanding at June 30, 2015 were the following:

Table 54
SDCRA Revenue Refunding Bonds

Issuance	Original Amount	Interest Rate	Final Maturity Date	Outstanding Balance at June 30, 2015
Revenue Refunding Bonds Series 2005A	\$ 16,000	3.65 - 5.75%	2033	\$ 12,665
Total	\$ 16,000			\$ 12,665

Annual debt service requirements to maturity for SDCRA bonds are as follows:

Table 55
SDCRA Revenue Refunding Bonds -
Debt Service Requirements to Maturity

Fiscal Year	Principal	Interest	Total
2016	\$ 455	686	\$ 1,141
2017	475	662	1,137
2018	500	637	1,137
2019	525	611	1,136
2020	555	583	1,138
2021 - 2025	3,230	2,427	5,657
2026 - 2030	4,230	1,390	5,620
2031 - 2033	2,695	212	2,907
Total	\$ 12,665	7,208	\$ 19,873
Less:			
Unamortized issuance discount		(29)	
Total	\$ 12,636		



NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Air Pollution Fund

This fund was established to provide for control of air pollution from motor vehicles and other sources in order to attain health based air quality standards. Revenue sources include license and permit fees, fines, state and federal funds, charges to property owners and vehicle registration fees. This fund is restricted for air pollution activities.

Asset Forfeiture Program Fund

This fund was established to account for the proceeds of the assets that were seized and forfeited by law enforcement agencies during the investigation of criminal activities. These monies and the investment income derived therefrom are used for activities that enhance public safety and security and for the prevention, investigation, and apprehension of criminal law violators. This fund is restricted for law enforcement activities.

County Library Fund

This fund was established to provide library services for the unincorporated area as well as 11 of the incorporated cities within the county. Property taxes provide most of the fund's revenues; aid from other governmental agencies, grants and revenues from library services provide the remaining principal revenues. This fund is restricted for library services.

County Low and Moderate Income Housing Asset Fund

Pursuant to Health and Safety Code 34176, the County elected to assume the housing functions of the housing assets of the former San Diego County Redevelopment Agency, along with the related rights,

powers, liabilities, duties and obligations. As a result, this fund was created on February 1, 2012, and the use of this fund is restricted for housing activities.

County Service District Funds

These special district funds were established to provide authorized services such as road, park, lighting maintenance, fire protection or ambulance service to specific areas in the county. They are financed by ad valorem property taxes in the area benefited or by special assessments levied on specific properties. They also derive revenue from cities and from services provided to property owners. This fund is restricted for road, park lighting maintenance, fire protection and ambulance services.

Edgemoor Development Fund

This fund was established pursuant to Board Policy F-38, which provides guidelines for the use, development and disposition of the County's 326 acres of property located in the City of Santee, known as the Edgemoor Property. Future development plans of the Edgemoor Property may include parks, a library, housing, a fire station, post office and other facilities. Revenues are derived from the sale or lease of land within the Edgemoor property, and these revenues are to be used for the reconstruction of the Edgemoor Skilled Nursing Facility. A portion of these reconstruction costs include an annual transfer to reimburse the General Fund for annual lease payments associated with the 2014 Edgemoor Refunding COPs which refunded the 2005 and 2006 Edgemoor COPS. Those COPs were used to fund the redevelopment of the Edgemoor Skilled Nursing Facility, which was completed in 2009. The federal reimbursements with the SB 1128 program are also deposited into this fund. This fund is restricted for Edgemoor development.

Flood Control District Fund

This fund was established to account for revenues and expenditures related to providing flood control in the county. It is financed primarily by ad valorem property taxes. This fund is restricted for flood control future drainage improvements.

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL

County Low and Moderate Income Housing Asset Fund

For the Year Ended June 30, 2015
(In Thousands)

	Original Budget	Final Budget	Actual
Revenues:			
Other	\$		2
Total revenues			2
Expenditures:			
Current:			
Public assistance:			
CSHAF Gillespie housing	97	97	33
CSHAF USDRIP housing	94	94	44
Total public assistance	191	191	77
Total expenditures	191	191	77
Excess (deficiency) of revenues over (under) expenditures	(191)	(191)	(75)
Net change in fund balances	(191)	(191)	(75)
Fund balances at beginning of year	3,613	3,613	3,613
Fund balances at end of year	\$ 3,422	3,422	3,538

Housing Authority - Low and Moderate Income Housing Asset Fund

Pursuant to Health and Safety Code (HSC) 34176 (b) and (b)(2), the City of Santee elected to transfer the housing functions of the Successor Agency to the Community Development Commission of the City of Santee, to the County of San Diego Housing Authority (Housing Authority). Documents identifying the assets elected to be transferred were received by the Housing Authority on March 21, 2014. On May 21, 2014, the Board of Commissioners of the Housing Authority authorized acceptance of the assets contingent on two items. To date, one item has been satisfied and the other is still in progress. This fund was created in fiscal year 2013-14 and the use of this fund is restricted for housing activities.

Housing Authority - Other Fund

This fund was established to account for revenues and expenditures of programs administered by the Housing Authority. These programs assist individuals and families to reside in decent, safe, and sanitary housing. The U.S. Department of Housing and Urban Development (HUD) provides the majority of the funding for the Housing Authority's program expenditures.

In Home Supportive Services Public Authority Fund (IHSSPA)

This authority was established for the administration of the IHSSPA registry, investigation of the qualifications and background of potential registry personnel, referral of registry personnel to IHSSPA recipients and the provision for training of providers and recipients. The authority is funded by the State's social services realignment fund, federal and state programs. The monies are initially deposited into the County's General Fund, and transferred to the IHSSPA fund. This fund is restricted for in home supportive services.

Inactive Wastesites Fund

This fund was established to receive one-time homeowner association deposits and residual funds from the sale of the County's Solid Waste System. Expenditures include repairs, maintenance and care for

the County's inactive landfill sites in accordance with all applicable governmental regulations, laws and guidelines. This fund is committed to landfill postclosure and inactive landfill maintenance.

Inmate Welfare Program Fund

This fund was established to receive telephone and other vending commissions and profits from stores operated in connection with the county jails. Fund expenditures, by law, must be solely for the benefit, education and welfare of confined inmates. This fund is restricted for the benefit, education, and welfare of jail inmates.

Lighting Maintenance District Fund

This fund was established to provide street and road lighting services to specified areas of the County. Revenue sources include ad valorem taxes, benefit fees, state funding and charges to property owners. This fund is restricted for street and road lighting maintenance.

Other Special Revenue Funds

These funds were established to receive user fees, land lease revenues and fines. The activities (expenditures) of this fund are restricted for retracement or remonument surveys, improvements for grazing lands, wildlife propagation and aviation purposes capital improvements and repairs, contracts administration, data collection, analysis and reporting, and responding to complaints regarding trash and trash haulers in unincorporated areas.

Park Land Dedication Fund

This fund was established to receive and expend special park land dedication fees from developers of land as a condition for approval of any development. The fees may be used for the purchase of land and the development of land for active park or recreational facilities. These facilities serve the future residents of such developments and the greater county at large. In lieu of the payment of these fees, the developer may dedicate land for active park or recreational facilities. This fund is restricted, as per the Park Land Dedication

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
Housing Authority - Low and Moderate Income Housing Asset Fund

For the Year Ended June 30, 2015
(In Thousands)

	Original Budget	Final Budget	Actual
Revenues:			
Aid from other governmental agencies:			
Other	\$ 150	150	17
Total revenues	150	150	17
Expenditures:			
Current:			
Public assistance:			
Other assistance - other budgetary entity	150	150	17
Total public assistance	150	150	17
Total expenditures	\$ 150	150	17

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Appendix 3

Implementation Plan Accomplishments

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Overview

The following pages provide a detailed list of implementation actions accomplished in 2013. These accomplishments are organized into the six sections of the General Plan Implementation Plan: (1) Long Range Land Use Planning, (2) Built Environment, (3) Housing, (4) Mobility, (5) Natural and Cultural Resources, and (6) Safety, Health, and Welfare. A brief description is provided for each section, followed by the implementation measures (gray box) and the 2013 accomplishments. The corresponding General Plan policy and the County department responsible for leading implementation of the measure noted in the gray box. Input for the following implementation measure accomplishments was provided by staff from Planning & Development Services (PDS) and other County departments including the Departments of Public Works (DPW), Environmental Health (DEH), Parks and Recreation (DPR), General Services (DGS) and Housing and Community Development (County HCD).

Implementation Plan actions not included in the list below remain in workplans for future accomplishment by the appropriate department staff.

1) Long Range Land Use Planning

Long range land use planning encompasses regional planning efforts, planning in the unincorporated County, and the establishment and implementation of community plans. These include coordinated planning efforts with other government entities, implementation of monitoring and amending of the General Plan, as well as planning to address community character throughout the County.

Implementation Action 1.1.A – Regional Plans

Lead: PDS/DPW

GP Policy: LU-4.1

Participate in the preparation of the regional plans to ensure the land use issues of the unincorporated areas are addressed.

PDS, DPW, and Air Pollution Control District (APCD) staff are ongoing participants in various San Diego Association of Governments (SANDAG) committees, such as the Regional Planning Technical Working Group, Transportation Advisory Committee, and the Active Transportation Working Group. These groups provide input during the preparation of the regional comprehensive and transportation plans.

Implementation Action 1.1.C – Interjurisdictional Reviews

Lead: PDS

GP Policy: LU-4.2 and 4.3

Coordinate with adjacent cities and other agencies regarding planning efforts and resource protection. Additional on-going consultations include coordination with state, federal, and local agencies regarding energy infrastructure, tribal casinos, etc.

The PDS Interjurisdictional Review Coordinator led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents. Cooperation and coordination with stakeholders provides insight and better cooperation to plan for the future of the region.

During 2015, PDS sent over 45 interjurisdictional notices (IJNs) to County departments for review and comment, over half of these

reviews resulted in correspondence sent to the Lead Agency. IJN projects reviewed included tribal projects, annexations, development proposals immediately adjacent to County jurisdictional boundary, CA State Parks and Cleveland National Forest resource management projects, and various sewer and water infrastructure projects as well as state planning/policy documents related to CEQA and General Plans. Coordination with the City of Carlsbad on their General Plan update and the County's Master Plan for McClellan-Palomar Airport resulted in better products and planning efforts. In addition, coordination efforts with tribal nations lead to improvements to roads and intersections affected by casino traffic.

Implementation Action 1.2.1.A – General Plan Review

Lead: PDS

State Law Compliance

Conduct annual progress reviews and prepare an annual status report on the implementation of the General Plan. Initiate "maintenance" amendments to the General Plan, as necessary, to resolve problems as they arise during implementation of the General Plan.

On March 4, 2015, the 2014 General Plan Annual Progress Report was received by the Board.

The 2015 General Plan Clean-up was adopted by the Board on November 18, 2015.

2) Built Environment

Implementation of the General Plan in terms of the built environment includes programs and actions that relate to the management of the physical development that sustains growth and economic vitality, and provides public services within the County. These include discretionary development review and other community development activities such as parks and recreation, public buildings, infrastructure, solid waste, and paleontological resources or unique geologic features.

Implementation Action 2.2.1.B – Park Design

Lead: DPR

GP Policy: COS-21.1, COS-21.3, COS-21.5

Implement Board Policy I-44, Procedure for Designing New County-owned Community/Local Parks, to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements. Board Policy I-44 establishes procedures to involve the public in new community/local park design.

Per Policy I-44, DPR held two (2) public "Design Workshop" meetings for the prospective Borrego Springs County Park. On April 29, 2015 a public meeting was held at Borrego Springs High School with 147 residents in attendance. The Second Public meeting was held October 22, 2015 at the Community Theater in Borrego Springs with 51 residents attending.

Implementation Action 2.2.1.C – Park and Recreation Needs Assessment

Lead: DPR

GP Policy: COS-21.2, COS-23.3

Coordinate with communities, agencies, and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues.

DPR conducted a Needs Assessment in 2015. Key areas of exploration in the 2015 Needs Assessment Survey included identifying and rating household priorities with regard to park and recreation facilities and amenities, programs & services, and key community issues that DPR should focus on positively impacting.

DPR requested park development and recreational programming priority lists from all Community Planning/Sponsor Groups, County Service Areas # 26, 81, 83/83A, and 128, and the Jess Martin Park Landscape Maintenance District Advisory Committee. The priority lists define community recommendations for use of Park Lands Dedication Ordinance funds. A total of 18 responses were received.

Implementation Action 2.2.1.D – Community Design Guidelines

Lead: DPR

GP Policy: COS-21.3, COS-21.5

Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.

DPR presented a plan for a monument sign for Jess Martin Park to the Julian Architectural Review Board for review and approval.

Implementation Action 2.2.1.E – Park Design Manual

Lead: DPR

GP Policy: COS-6.3, 21.1 & H-2.2

Prepare a design manual to provide concepts for typical park and recreation facility components to meet local population needs.

DPR has created and now implements a Green Checklist, a Healthy Edge Design Guideline, and other design checklists while continuing DPR's efforts to further develop the Park Design Manual. The checklists and guidelines serve as a reference to applicants while developing park site plans.

Implementation Action 2.2.1.F – Development Standards

Lead: DPR

GP Policy: COS-21.3, 21.4 & 21.5

Modify development standards and design guidelines to use universal design features that accommodate both able-bodied and disabled individuals, for common park amenities such as tot lots and restrooms.

DPR is continuing efforts on the creation of universal park development standards that provide design features and amenities that are inclusive for all park patrons.

Implementation Action 2.2.2.A – Park Lands Dedication Ordinance (PLDO)

Lead: DPR

GP Policy: COS-24.1

Implement the PLDO to attain funding for land acquisition and construction of local park and recreational facilities PLDO requires new discretionary residential development projects pay a fee and/or construct parks as a condition of project approval.

\$1,974,900 in PLDO revenue was collected in FY14-15 from residential development projects. Capital Projects completed in FY14-15 using PLDO Funds included:

- Felicita Park Improvements: \$348K
- Lakeside Skate Park: \$407,410
- Live Oak Amphitheater: \$200K
- Collier Basketball Court: \$70,620.

Implementation Action 2.2.2.B – Discretionary Development Projects

Lead: DPR

GP Policy: COS-24.1

Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs.

DPR participated in the review of 26 discretionary development projects to identify park facility needs and ensure compliance with the PLDO.

Implementation Action 2.2.3.A – Recreational Programs

Lead: DPR

GP Policy: COS-22.1

Support the Park Advisory Committee and community center user surveys to solicit input on park and recreation program and facility needs and issues.

DPR conducted nine (9) meetings of Parks Advisory Committee (PAC) to solicit input on park and recreation programs and facility needs and issues.

Implementation Action 2.2.3.B – Grants and Bonds

Lead: DPR

GP Policy: COS-24.2

Solicit grants and bonds to fund the operation and maintenance of park and recreation facilities.

DPR utilized \$150,000 from the Habitat Conservation Fund (Wildlife Outdoor Activities) from California State Parks for the Nature Explorer's Program for the Lakeside and Spring Valley Ten Centers. DPR completed construction of improvements at Don Dussault Park using \$250,000 Community Development Block Grant funding. The project included constructing new Americans with Disabilities Act (ADA) compliant amenities that include a parking stall, concrete walks, children's play area, drinking fountain, seating/retaining walls, and a picnic plaza with picnic tables, barbeque and landscaping.

DPR completed construction of a new parking lot adjacent to the Provence House and improvements to the existing multi-trail surrounding the Provence House property using \$500,000 from the Neighborhood Reinvestment Program (District 1) fund.

Implementation Action 2.2.3.C – Improvement and Service Districts

Lead: DPR

GP Policy: COS-24.2

Encourage and support Landscape and Lighting Maintenance Districts and County Service Areas to fund park maintenance.

DPR staff attended ten (10) meetings for the Jess Martin Landscape Maintenance District Advisory Committee, which was formed to provide funding for the operation and maintenance of Jess Martin Park. DPR staff also attended ten (10) meetings of the County Service Areas No. 26 Rancho San Diego Local Park District Citizen Advisory Board, three (3) meetings of the County Service Area No. 128 San Miguel Local Park District Citizen Advisory Committee; and ten (10) meetings of the County Service Area No. 81 Fallbrook Local Parks Advisory Committee.

Implementation Action 2.2.3.D – Joint Powers Agreement

Lead: DPR

GP Policy: COS-21.2, COS-24.2

Conduct partnerships with other jurisdictions, agencies, non-profits, and school districts to share use, operation, and maintenance costs for facilities via joint powers agreements.

DPR continues to establish partnerships and maintains 23 existing agreements with other jurisdictions, agencies, non-profits, and school districts to share use, operation and maintenance costs for facilities.

Implementation Action 2.3.2.A – Strategic Energy Plan

Lead: DGS

GP Policy: COS-14.10 &15.3

Update the Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This includes implementation of the following measures:

- *Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education;*
- *Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs;*
- *Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible;*
- *Monitor and reduce energy demand through metering, building controls, and energy monitoring systems; and*
- *Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.*

On October 27, 2015 the Board approved a new five-year Strategic Energy Plan for the County of San Diego. This new plan lays out the long term operational and community goals that will keep the County at the forefront of water and energy conservation. At that same time, the 2014-15 Progress Report was also delivered to the Board detailing the many sustainability efforts of County departments over the last year, and lastly, the Board approved a five-year renewal of the highly successful Partnership agreement between the County of San Diego and San Diego Gas & Electric (SDG&E) which provides over \$1 million in annual funds for energy conservation efforts across multiple County departments.

Implementation Action 2.3.2.C – Site Planning of County Facilities

Lead: DGS

GP Policy: LU-18.1, LU-18.2, M-8.2, COS-15.3, S-1.3

Implement, and revise as necessary, Board Policy G-16, Capital Facilities and Space Planning, which requires the preparation of minimum location and design standards for County-owned and leased facilities, to require the County to:

- *Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability, to site facilities to enhance community centers and places, and to locate near transit services, when available.*
- *Require government contractors to use low emission construction vehicles and equipment.*
- *Avoid hazardous areas when siting County facilities.*

In 2015 DGS continued strategic planning efforts with departments to assess key buildings for renovation or replacement needs, and priorities. These efforts resulted in:

- 1) Relocation and consolidation of the Health and Human Services Agency North Inland Family Resource Centers (FRC), Public Health Center and Regional Center with Child Support and Military and Veterans' Services into a new Live Well Center in Escondido.
- 2) Site search and planning for relocation of Probation Ohio Street and Southeast FRC into the Southeast San Diego area around the Jacob Center.
- 3) Assessment of Zero Net Energy feasibility for new capital projects, and incorporation of Zero Net Energy (ZNE) into plans for the Assessor/Recorder/County Clerk East County and Borrego Springs Library projects to be advertised in 2016.

Implementation Action 2.3.2.D – Design Standards

Lead: DGS

GP Policy: COS-4.1 & 15.3

Implement and revise as necessary Board Policy G-15, Design Standards for County Facilities and Property, to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems, including water conservation features at County facilities.

In 2015, DGS accomplished:

- 1) Broke ground on the Alpine Library, the County's first ZNE building (Spring 2016 completion);
- 2) Awarded a Design-Build contract for the Imperial Beach Library to be the 2nd County ZNE building Winter 2016/17 completion);
- 3) Received LEED certification: Gold - Las Colinas Detention and Reentry Facility Phase 1 and 2

Implementation Action 2.3.2.E – Vehicle Fleet

Lead: DGS

GP Policy: COS-16.3

Replace existing vehicles in the County fleet as needed with the cleanest, commercially available vehicles that are cost-effective and meet vehicle use needs. Implement transportation fleet fueling standards to improve the number of alternatively-fueled vehicles (AFV) in the County fleet.

The New County Operations Center Garage (currently under construction) is designed to include the capacity for up to 50 Tier 2 Electric Vehicle Charging Stations. In alignment with County vehicle replacement policy and the County's Green Fleet Action Plan,

future acquisition planning will include recommendations for County departments to replace existing vehicles with the cleanest, commercially available vehicles that are cost-effective and meet department use needs.

Implementation Action 2.3.2.F – Water Conservation Plan

Lead: DGS

GP Policy: COS-4.1, COS-15.3

Water Conservation Plan. Develop and implement a County Water Conservation Plan for County operations to reduce water consumption and use recycled water where feasible for County operations.

In response to the Governor's Executive Order declaring a drought emergency, the Board authorized staff to take all measures necessary to conserve water and appropriated over \$14 M for those efforts. County staff formed a drought response team composed of DGS, DPR, DPW, AWM and PDS. In addition to drastically cutting irrigation at County facilities, turning off decorative fountains and reducing operating hours for the Waterfront Park fountain, staff initiated a series of projects at County facilities including eliminating potable water use in County-maintained medians, installing artificial turf in parks, replacing landscaping with xeriscape, artificial turf or mulch, installing advance water treatment at cooling towers, converting the Las Colinas Detention and Re-entry Facility irrigation system to recycled water and performing a series of interior building improvements in restrooms and kitchens to eliminate potable water waste. Based on these efforts, the county continues to be a leader in water conservation Statewide, with an average savings of 26% when comparing current usage to 2013, which is the State required comparison for water savings.

Implementation Action 2.3.2.G – County Operations Recycling Program

Lead: DGS

GP Policy: COS-17.1, COS-17.2, COS-17.8

Develop and implement a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:

- *Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).*
- *Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.*
- *Recover by-product methane to generate electricity.*
- *Provide education and publicity about reducing waste and available recycling services.*

In June 2015, DGS finalized a comprehensive, Countywide single provider solid waste/recycling program contract with the following objectives (in support of AB 341):

- 1) The pursuit of continuous improvement in resource efficiency through solid waste reduction, recycling and food waste composting.
- 2) The implementation and optimization of solid waste/recycling operations within County facilities to reduce overall waste management costs.
- 3) The provision of clear, detailed waste disposal and recycling reports to support the County's waste reduction and recycling goal setting, performance and data tracking objectives.
- 4) The delivery of educational outreach and training for County staff regarding policies, procedures and benefits of sound resource/recycling management.

Implementation Action 2.3.2.J – Alternate Fuel Sources

Lead: DGS/DPW

GP Policy: COS-16.4

Explore the potential for developing alternative fuel stations at County facilities for use by the County vehicle fleet and the general public.

The County currently uses B5 biodiesel in all of our diesel engine vehicles and is actively monitoring the biofuel industry in order to be on the cutting edge of fuel standards as these new technologies become commercially available.

Implementation Action 2.4.1.A – Community Plan Consistency

Lead: DPW/PDS

GP Policy: LU-11.2, LU-12.4, H-2.1, M-4.3

Review infrastructure projects to ensure adherence to Community Plans and to guide infrastructure planning in the individual and unique communities of the County.

DPW reviewed private infrastructure projects and public road improvement projects to ensure consistency and adherence to Community Right-of-Way Development Standards, Public Road Standards, and General Plan Mobility Element consistency.

Implementation Action 2.4.1.C – Interjurisdictional Reviews

Lead: PDS

GP Policy: LU-13.1 and 14.1

Review and comment on water and wastewater projects undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.

PDS, DPR and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. During 2015, the County provided comments on multiple interjurisdictional projects, including a number of water and wastewater projects. Written comments were provided on projects such as the NOP for the Olivenhain Truck Sewer Project and the NOP for the Padre Dam MWD Facilities Master Plan.

Implementation 2.4.3.D – Onsite Wastewater Treatment Systems

Lead: DEH

GP Policy: LU-14.5

Coordinate with and encourage the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative Onsite Wastewater Treatment Systems.

The State Water Resources Control Board completed the development of the statewide performance and design standards for conventional and alternative onsite wastewater treatment systems on May 13, 2013 but the County had to wait to submit its Local Agency Management Program to the Regional Water Quality Control Board for approval until they modified their Basin Plan. This was completed on April 29, 2015.

Implementation Action 2.5.1.A – Education Programs

Lead: DPW

GP Policy: COS-17.8

Implement recycling and composting public education programs for residents, schools, and businesses.

DPW's composting public outreach and education program reached 21,560 residents in the unincorporated area through workshops, blogs, newsletters, and public events. In addition, 5,170 phone calls and online queries were made to the Recycling and Household Hazardous Waste Database. DPW also gave 55 recycling presentations at schools and community centers to 6,190 young people, and 733 presentations, trainings, and inspections to businesses and multifamily complexes reaching 3,185 employees and residents.

Implementation 2.5.1.B – Interjurisdictional Reviews

Lead: PDS

GP Policy: LU-4.2, COS-17.1, COS-17.3

Participate in interjurisdictional reviews to gather information and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to locate recycling facilities.

PDS in coordination with, DPR and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. During 2015, the County provided comments on multiple interjurisdictional projects, including a number of water and wastewater projects for potential impacts to County programs and facilities. Written comments were provided on seven infrastructure projects and/or facilities master plans.

Implementation 2.5.1.C – Recycling Program

Lead: DPW

GP Policy: COS-17.1, COS-17.2

Implement and expand County-wide recycling and composting programs for residents and businesses. Require commercial and industrial recycling. County Department of Public Works implements a diverse solid waste management program to manage the local solid waste stream in the unincorporated County to meet waste diversion requirements under the Integrated Waste Management Act and enforces mandatory recycling ordinances of the County Code of Regulatory Ordinance Title 6, Division 8, Chapter 5.

DPW continues to administer a recycling program funded by the hauler franchise fee; however, available funds are declining because they are tied to landfill disposal rates, which have been decreasing as a result of increased recycling. The County program continues to comply with the State and local Mandatory Commercial Recycling requirements. Through franchise hauler customer lists, affected unincorporated businesses, schools and multifamily complexes were informed of recycling requirements. Facilities are offered assistance and resources to start recycling programs. Non-compliant facilities may be subject to enforcement action.

Implementation 2.5.1.E – Recycling in Construction

Lead: DPW/DGS

GP Policy: COS-17.1, COS-17.2

Encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition and land clearing debris.

DPW's recycling staff continue to work with building projects with at least 40,000 square feet to ensure their compliance with construction and demolition recycling requirements.

Mainly as part of the LEED Certification process County projects involving new facilities promote the use of materials including recycled content, as well as require high recycling of demolition materials which are tracked as part of the LEED verification process. DGS is coordinating with DPW on developing a long term Zero Waste plan for recycling and waste diversion throughout the county.

Implementation 2.5.1.F – Diverting Organic Materials

Lead: DPW/PDS/AWM/DEH

GP Policy: COS-17.4

Develop programs to assist farmers, residents, and businesses to divert organic materials.

The Diversion of Organic Materials from Landfill program continues. DPW's recycling staff continue to provide compost workshops for residents to increase diversion of organic materials. Horse-owning residents are encouraged to compost or properly manage manure. DPW shared best practices with the County's Food System Working Group and San Diego Food System Alliance on food waste prevention, donation and composting. Staff helped organize and participate in the Food Waste Solutions Summit in October 2015, which worked to educate organizations on reducing food waste and encouraging appropriate food management methods, such as waste prevention, donation, animal feeding, composting, etc. Staff created guidance information to prepare businesses and multifamily complexes for the AB 1826 requirements to divert organic materials from landfills starting in 2016 and phased in through 2020.

DPW continues to administer and participate in the Recycling Market Development Zone (RMDZ) program, which offers low-interest loans to purchase processing equipment. DPW works with AWM and PDS to involve farmers in the program. DPW created an organics subcommittee within the SANDAG Integrated Waste Management Technical Advisory Committee (TAC) to begin discussing ways to address this issue on a regional level. DPW hosted CalRecycle for an all-day workshop in October 2015 to share information on AB 1826 requirements and best practices from the region.

Implementation 2.5.2.A – Onsite Materials Diversion

Lead: DPW

GP Policy: COS-17.1, COS-17.3, COS-17.7

Work with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging onsite materials diversion options.

DPW continued to participate in the Reuse and Repair Network to share best practices and foster collaborations between reuse and repair organizations, jurisdictions, and solid waste facilities to promote these practices and to reduce waste. Miramar, Sycamore, and Otay Landfills offer drop-off areas for donation of usable products and textiles.

Implementation 2.5.2.B – Refuse Hauling

Lead: DPW

GP Policy: COS-17.3

Regulate refuse hauling companies through County Franchise Hauler Agreement permits. County Department of Public Works permits and regulates refuse hauling companies to ensure compliance with County Franchise Haulers' Agreements and Ordinances.

Under the solid waste franchise agreements, DPW continues to require reporting of customer service levels of trash and recycling from all franchised solid waste haulers. Hauler reporting allows the County to quickly identify and take appropriate action with non-recycling customers.

Implementation 2.5.3.B – Development of Solid Waste Management Facilities

Lead: PDS/DPW

GP Policy: LU-16.3

Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse, and composting businesses.

DPW received one-time funding to assist in the evaluation of potential revisions to the Zoning Ordinance to increase the opportunities for composting on agricultural or other sites. DPW will work closely with PDS on this multi-year project.

Implementation 2.5.3.D – Management of Inactive Sites

Lead: DPW

GP Policy: COS-17.3, COS-17.5

Consider additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources. County Department of Public Works maintains closed landfills and burnsites. Continue to maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations.

DPW continued to work with the Department of General Services to update leases related to the inactive solid waste sites. Landfill gas collection system improvements were completed at the Encinitas II and San Marcos sites. In addition, DPW finalized the clean closure of a burnsite in the unincorporated community of Fallbrook.

Implementation 2.5.3.E – Processing Organic Materials

Lead: DPW

GP Policy: COS-17.4

Develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being land filled.

A significant amount of organic materials are landfilled, which leads to increased production of greenhouse gases. DPW continues to dialogue with landfill operators about this topic. Otay Landfill has begun composting on a small scale and Sycamore Landfill is chipping and grinding green waste. Additional state or local incentives, such as grants, may also be needed to encourage further processing infrastructure at landfills. AB 1826 will phase in requirements for commercial businesses and multifamily complexes to divert organic materials from landfills starting in 2016. To assist in the creation of new facilities and increase organic materials diversion, DPW promotes the RMDZ program, which offers low-interest loans to operations processing organic materials into value-added products.

3) Housing

Housing addresses affordable and special needs housing, financial assistance, and the reduction of government constraints related to affordable housing. It also includes long-range programs to guide development planning beyond the horizon of the current housing cycle. Accomplishments related to housing are addressed in the Housing Element Annual Report in Appendix 1.

4) Mobility

Mobility programs address maintenance, improvement, and development of a comprehensive multi-modal transportation network for unincorporated county areas, such as the regional network of freeways, state highways, and transit systems; the public and private road network; parking; and bicycle, pedestrian, and trail networks and facilities that are needed to sustain projected growth and development. The Mobility Element road network provides a guide for the construction of future roads to accommodate development in accordance with the General Plan Land Use Map.

Implementation 4.1.1.A – Regional Transportation Plan

Lead: DPW

GP Policy: M-1.2, M-1.3, M-5.1, M-8.6, M-10.5, M-10.6

Coordinate with SANDAG and adjacent cities during updates to the RTP to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, minimizes impacts when locating new freeways and State highways, and provides regional roads are properly planned, sited, and designed.

DPW Staff worked with Rincon representatives and with the City of Escondido on updates to the Valley Center Road improvement project to be consistent with the regional transportation network.

Implementation 4.1.1.B – Regional Transportation Plan Implementation

Lead: DPW

GP Policy: M-1.2, M-1.3, M-2.3, M-2.4, M-2.5, M-5.1, M-5.2

Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network. Caltrans is the design agency to finalize alignment, design, and construct freeways and State highways based on projects and funding priorities identified by the RTP.

DPW continued coordination with Caltrans on SR-76. DPW also coordinated with Caltrans and SANDAG on several regional projects including improvements to SR-78 and the SR-67 / Highland Road / Dye Road intersection.

Implementation 4.1.1.C – Regional Transportation Funding

Lead: DPW

GP Policy: M-5.1, M-5.2, M-8.1

Coordinate with SANDAG for the County to receive its fair share of TransNet funds for transportation facilities in the unincorporated County.

On average, the County receives \$15M annually in TransNet funds. TransNet funds are used to fund a variety of projects including capacity increasing and maintenance related projects. All TransNet funds have been programed in the 2014 RTP as amended.

Implementation 4.1.3.B – Transit-Dependent Populations

Lead: HHSA

GP Policy: M-8.1

Coordinate with SANDAG and Full Access & Coordinated Transportation, Inc. (FACT) to facilitate the FACT goal of establishing a Regional Mobility Center. FACT is the Consolidated Transportation Services Agency (CTSA) designated by SANDAG in accordance with the California Transportation Development Act (TDA). FACT aims to function as a transportation brokerage for the public that books rides for passengers, that dispatches vehicles of participating private transportation programs, and that would be enabled by a billing and payment system. FACT works to expand the availability and use of specialized transportation services by serving as an information resource for specialized transportation providers.

County HHSA participated on the SANDAG Social Services Transportation Advisory Council (SSTAC) helping to identify needs and prioritize funding, promoted policy to develop the CTSA into a Regional Mobility Center, attended FACT board meetings and participated in committee planning discussion in the role of advocating for the implementation of the brokerage model, and recommended FACT apply for SANDAG Senior Mini-Grant funding to facilitate and subsidize rides. As a result, FACT, through a brokerage known as RIDE FACT, arranges and dispatches rides where transportation vendors have been enlisted to serve. RIDE FACT has experienced steady growth in the volume of rides from inception through 2015.

Implementation 4.1.4.B – High Speed Rail

Lead: DPW

GP Policy: M-8.7, LU-11.2, LU-12.4

Coordinate planning efforts and resource protection issues with SANDAG and the High Speed Rail Authority to identify a right-of-way alignment for the high speed rail line through the unincorporated County. In 2008, voters approved Proposition 1A, (2008) to construct a high-speed rail between Los Angeles to San Francisco. Ultimately the plan includes connecting to San Diego and Escondido.

DPW regularly attends and monitors potential impacts of the High Speed Rail project through meetings with SANDAG when meetings occur. However, SANDAG has not conducted any significant High Speed Rail meetings in 2015.

Implementation 4.1.5.A – Airport Operations

Lead: DPW

GP Policy: M-7.1, S-15.1, S-15.2

Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.

County Airports continues to coordinate with the SDCRAA on individual project development within the Airport Influence Area, and on infrastructure improvements and airport master planning.

Implementation 4.1.5.B – Airport Master Plan

Lead: DPW

GP Policy: M-7.1, S-15.1, S-15.3

Coordinate with the Airport Land Use Commission to ensure that Airport Master Plans are consistent with Airport Land Use Compatibility Plans.

McClellan-Palomar Airport is continuing the process of updating its 20-year Master Plan and representatives from the Airport Authority are on the technical advisory group and are actively engaged on key issues.

Implementation 4.2.1.A – Mobility Network Changes

Lead: PDS

GP Policy: LU-11.2, LU-12.4, M-1.1, M-1.2, M-1.3, M-4.2

Ensure General Plan Amendments that propose changes to the mobility network are consistent with the General Plan goals and policies, and such proposals are also reviewed by the community planning groups.

PDS and DPW review large development projects to ensure they are consistent with the Public Road Standards and Flexibility Standards. In 2015, these departments reviewed the Lilac Hills Ranch General Plan Amendment to ensure that the proposed changes to Mobility Element Plan are consistent with General Plan goals and policies, the Public Road Standards, and Flexibility in County Road Design Guidelines.

Implementation 4.2.1.D – Capital Improvement Program (CIP)

Lead: DPW

GP Policy: M-2.3, M-2.4, M-2.5, M-4.1, M-4.2, M-4.3, M-4.4, M-4.5, M-4.6, M-9.1, M-10.6

Implement the CIP to require community input and General Plan conformance reviews on County road projects to ensure that County road planning and development is consistent with the General Plan. Implement procedures that minimize the need to widen roads by incorporating transportation system management techniques.

DPW completed construction of 22 projects totaling more than \$19 million. CIP projects are reviewed for General Plan conformance and presented to Community Planning Groups for vetting and scope.

Implementation 4.2.2.B – Context-Sensitive Design

Lead: DPW

GP Policy: LU-11.2, LU-12.4, M-2.3, M-4.3, M-4.5

Design and construct roads in a safe manner consistent with the General Plan, community context, and community input. Prepare traffic calming toolbox and road design guideline manual for supplemental features that may be considered.

DPW procedures for designing and constructing roads require consideration of input from the General Plan, community context, and community input. In addition, DPW developed Sustainable Infrastructure Guidance that includes design guidelines, standards drawings and specifications for different LID strategies to be used on roads and parking lots. These include guidance on appropriate maintenance methods and frequencies. These guidelines are part of the Best Management Practice (BMP) Design Manual.

Implementation 4.2.2.D – Low Impact Design

Lead: DPW

GP Policy: M-2.5

Implement the Low Impact Design (LID) Handbook to mitigate excessive surface water runoff impacts in new and expanded roadways. Low Impact Design (LID) Handbook encourages design techniques that reduce runoff and maximize infiltration for groundwater recharge.

The County's 2014 LID Handbook is in the process of being updated. This update is to incorporate practices and guidelines to align with the BMP Design Manual.

Implementation 4.2.2.E – Rural Road

Lead: DPW

GP Policy: M-4.3

Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.

County staff continues to coordinate with SANDAG on highways and freeways within the County.

Implementation 4.2.2.F – Resource Protection

Lead: PDS/DPW

GP Policy: M-2.3, M-4.5

Implement the Resource Protection Ordinance (RPO), when feasible, to avoid environmental constraints when siting new and improving existing roads, driveways, and trails/pathways. Consider impacts to wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites.

DPW is in the process of developing guidelines for managing critical coarse sediment for priority development projects. These are new hydromodification requirements in the 2013 MS4 permit. The guidelines are using the slope protection requirements of the RPO as a definition of critical coarse sediment yield areas. This approach has streamlined the implementation of the new requirements and aligned them with existing RPO policy.

Implementation 4.2.2.H – Review of Public Road Standards

Lead: DPW

GP Policy: M-4.3, M-4.5

Report at the first annual review of the General Plan Update on the success of the updated Public Road Standards in achieving flexibility in road design.

While there have been no new requests from the industry or community groups to update the Public Road Standards, the adoption of Green Streets Guidelines will require a review and incorporation of such guidelines into the Public Road Standards.

Implementation 4.2.3.A – Adverse Environmental Impacts

Lead: PDS/DPW

GP Policy: LU-12.2, M-2.1, M-3.1, M-3.2

Use the County Guidelines (Transportation and Traffic) to analyze potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA.

PDS and DPW staff reviewed all proposed development projects and processed design expectations to road standards to minimize environmental impacts where feasible. All projects subject to CEQA utilize the County's Transportation and Traffic Significance Criteria guidelines to identify significant traffic impacts and provide recommended mitigation measures.

Implementation 4.2.3.C – County Transportation Impact Fee (TIF) Ordinance

Lead: PDS

GP Policy: LU-12.2, M-3.2

Revise the San Diego County TIF Ordinance to incorporate the adopted GP Update land use and roadway network plan. The TIF program mitigates the cumulative traffic impacts of future development throughout the County unincorporated areas and funds the improvement and/or construction of identified transportation facilities.

The TIF Ordinance is tentatively scheduled to be updated during 2017 to reflect General Plan Amendments approved since the August 2011 adoption of the General Plan Update.

Implementation 4.2.3.D – Adjacent Jurisdictions

Lead: PDS/DPW

GP Policy: LU-4.3, M-4.6

Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommended mitigation measures to evaluate and mitigate impacts.

PDS staff coordinated with Caltrans staff and City staff from adjacent jurisdictions in order to resolve issues related to proposed County development projects that resulted in significant impacts to City and Caltrans roadway facilities.

DPW staff coordinated with Caltrans and City staff for capital improvement projects that involved both jurisdictions/agencies. The Bear Valley Parkway North Widening Project has involved coordination with Caltrans and the City of Escondido.

DPW staff continued to work with the City of Escondido and local tribes to coordinate capital improvements on Valley Center Road at the City/County boundary line.

Implementation 4.3.1.C – Parking Lot Design

Lead: PDS/DPW

GP Policy: M-10.2, M-10.7

Implement, and revise as necessary, the Off-Street Parking Design Manual to incorporate:

- *Parking configuration concepts that encourage pedestrian activity and shared parking requirements; and*
- *Design concepts that reduce peak stormwater runoff in parking lots in accordance with the Hydrology Manual and Low Impact Development Handbook.*

DPW did not work on any proposed projects that identified any excess or insufficient parking capacity. However, DPW developed Sustainable Infrastructure Guidance that includes design guidelines, standards drawings and specifications for different LID strategies to be used on roads and parking lots. These include guidance on appropriate maintenance methods and frequencies. These guidelines are part of the BMP Design Manual.

Implementation 4.4.1.B – County Bicycle Transportation Plan

Lead: PDS/DPW

GP Policy: M-11.1, M-11.8

Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program..

In 2015, the County selected a consultant and began preparation of an Active Transportation Plan (ATP) using the \$500,000 in CA

Active Transportation Program funding received in 2014. The ATP will integrate and update several existing plans (including the Bicycle Transportation Plan), programs, and documents into a comprehensive package for the unincorporated communities. In addition, an adopted Plan is required for the County to be eligible for future funding under the CA Active Transportation Program and SANDAG Active Transportation Grant Program. The target completion date and adoption by Board is Fall 2017.

Implementation 4.4.1.C – Pedestrian Area Plans

Lead: PDS/DPW

GP Policy: M-11.1, M-11.2, M-11.8

Prepare community-level pedestrian area plans to evaluate deficiencies and recommend improvements to the pedestrian network and experience.

DPW embarked on a pedestrian gap analysis study to document existing deficiencies and will incorporate health centric data to develop a prioritize list of pedestrian facility improvements that could be built should funding from grants and other sources become available.

Implementation 4.4.1.E – Caltrans Facilities

Lead: DPW

GP Policy: M-11.6

Coordinate with Caltrans in the design of State highway facilities to ensure State facilities incorporate bicycle facilities identified in regional and County planning documents.

County staff continues to coordinate with Caltrans on highways and freeways within the County. As an example, County staff has been coordinating with Caltrans on SR-76 and intersection with Valley Center Road operational improvements and on SR 94 related improvements.

Implementation 4.4.2.A – Context Sensitive Design

Lead: DPW

GP Policy: M-11.7

Design and construct roads to accommodate bicycles. Provide bike lanes as designated on the County's General Plan. Obtain community input during design preparation.

DPW procedures for designing road improvements require bicycles and pedestrians to be incorporated in all plans. DPW continues to seek funding for projects benefiting bicyclists and pedestrians. DPW is designing and will construct improvements to accommodate bike lanes and improve sidewalks on Reche Road near Live Oak Elementary with a previously obtained \$2.76 million in ATP grant funds.

Implementation 4.4.2.D – Road Standards

Lead: DPW

GP Policy: M-11.7

Implement and revise as necessary the Public Road Standards to establish pedestrian facility standards according to land use context such as Regional Category.

DPW embarked on a pedestrian gap analysis study to document existing deficiencies and will incorporate health centric data to develop a prioritize list of unfunded pedestrian facility improvements.

Implementation 4.4.3.A – Non-County Funding Programs

Lead: DPW

GP Policy: M-11.5

Seek federal, state, and regional funds, such as the Safe Routes to School (SRTS) and TransNet Smart Growth Opportunity Area funds, to improve bicycle and pedestrian facilities.

DPW applied for and was awarded \$607,440 in federal grant funding to construct sidewalks and bike lanes on Wintergardens Boulevard in Lakeside. In addition, DPW applied for five active transportation program grants and one Highway Safety Improvement Program grant. Although none of the ATP projects were selected, the one HSIP project was awarded for future design and construction.

Implementation 4.5.1.A – County Trails Program/Master Plans

Lead: DPR/PDS/DPW

GP Policy: M-12.1, M-12.2

Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails.

DPR continues to coordinate with private property owners, other jurisdictions, agencies, non-profits, and school districts to acquire trail easements for implementation of the Community Trails Master Plan.

DPW is coordinating with PDS in the development of a countywide Active Transportation Plan (ATP) which will update and incorporate the County Trail Network, Bicycle Transportation Plan, and assess the County's pedestrian network.

Implementation 4.5.2.B – Purchase, Easements, and Dedications

Lead: DPW

GP Policy: M-12.8

Acquire trail routes across public and private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller.

DPR purchased the Cauzza property to provide an east-west trail connection between the Santa Ysabel East and West preserves.

Implementation 4.5.3.C – Coordination with Adjacent Roadways

Lead: DPW

GP Policy: COS-24.2

Develop procedures to coordinate the operations and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.

DPR staff has coordinated directly with DPW Field Operations staff and road crews on trail maintenance issues in 2015.

5) Natural and Cultural Resources

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

Implementation 5.1.1.D – Acquisition of Preserve Lands

Lead: DPR/PDS

GP Policy: COS-1.1, COS-1.3, COS-1.4, COS-1.5, COS-1.8

Coordinate with nonprofit groups and other agencies to acquire preserve lands.

In 2015, 173 acres was acquired to contribute to the South County Multiple Species Conservation Plan (MSCP) preserve. An additional 24 acres was acquired for the draft North County preserve and 175 acres were acquired in the East County.

Implementation 5.1.1.F – Protection from Adverse Environmental or Manmade Effects

Lead: DPR/PDS

GP Policy: COS-1.3

Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.

DPR continues to monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects through implementation of 24 Resource Management Plans.

DPR prepared and implemented stormwater management plans for each County park and preserve to protect these properties during major rain events.

Implementation 5.1.2.H – Interjurisdictional Reviews

Lead: PDS

GP Policy: COS-2.1, 2.2, and 2.3

Conduct Interjurisdictional Reviews for publicly-funded and discretionary projects to minimize impacts to biological resources.

A PDS staff person is assigned to coordinate interjurisdictional reviews for publicly-funded and discretionary projects. This review entails coordination with biologists and other resource specialists to avoid and minimize impacts to biological resources.

Implementation 5.2.1.B – Groundwater Availability

Lead: PDS

GP Policy: LU-8.2, LU-13.1, LU-13.2

Implement the Groundwater Ordinance and a GIS-database Hydrologic Inventory to balance groundwater resources with new development. The Groundwater Ordinance ensures that development will not occur in groundwater-dependent areas unless adequate groundwater supplies are available. The Hydrologic Inventory provides a summary of historic hydrologic conditions and is a programmatic screening tool to aid in scoping future groundwater investigations for development projects.

PDS maintains a groundwater monitoring network in which groundwater levels are monitored in individual wells. Measurements of water levels in wells provide the most fundamental indicator of the status of this resource over time. As of 2015, PDS maintains a groundwater monitoring network of 308 wells, 123 of which are manually monitored by PDS and 185 by other entities.

Implementation 5.2.3.A – Urban Runoff Management Program

Lead: DPW

GP Policy: COS-4.3, COS-5.2

Implement and update as necessary the County's Jurisdictional Urban Runoff Management Program to identify and address the highest priority water quality issues/pollutants in each watershed.

Updated the JURMP to be compliant with the 2013 MS4 Permit. This updated JURMP was made available to the public on the County DPW website in June. Additionally, DPW, in coordination with the other jurisdictions, developed Water Quality Improvement Plans (WQIPs) for the eight watershed management areas in county. These plans prioritize and address water quality conditions that are influenced by storm drain discharges in each watershed and allow each jurisdiction to prioritize and utilize key resources to address the most important issues.

Implementation 5.2.3.B – Retaining Run-off

Lead: DPW/PDS

GP Policy: COS-4.1, COS-4.3

Implement the Watershed Protection Ordinance (WPO) to maximize and conserve water resources. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.

The former Standard Urban Stormwater Mitigation Plan Requirements for Development Projects has been replaced by the "BMP Design Manual". This BMP Design Manual not part of the Watershed Protection Ordinance (WPO); instead, it serves as the guidance document for developers to use in meeting the new development requirements in the 2013 MS4 Permit and WPO. The 2013 Permit has increased the development requirements, requiring full retention of stormwater on the project site. The Handbook is posted on the County Internet website and can be downloaded into a secure format (PDF).

Implementation 5.2.3.C – Surface Water Quality

Lead: DPW/PDS

GP Policy: COS-4.4, COS-5.5

Implement Municipal Stormwater Permits, when necessary, to protect surface water from pollutant discharges.

DPW updated the Watershed Protection Ordinance (WPO) on May 13, 2015 to incorporate the 2013 MS4 Permit requirements. The

2013 MS4 Permit included significant changes to the program such as lowering the minimum threshold necessary to trigger classification of projects as Priority Development Projects (PDPs), setting forth more stringent onsite requirements for stormwater pollutant control and hydromodification management, requiring the elimination of non-stormwater flows and requiring the development of Water Quality Improvement Plans, which shifts the implementation from prescriptive, activity-based planning to a more strategic, outcome-driven approach.

Implementation 5.2.3.E – Restoration of Natural Drainage Systems

Lead: DPW/PDS

GP Policy: COS-5.4

Implement, and revise as necessary, the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration.

DPW led an effort to develop a region wide Water Quality Equivalency Guidance Document for Region 9 (WQE). This guidance document establishes a mechanism to correlate quantifiable Offsite Alternative Compliance Project (ACP) water quality benefits with Priority Development Project (PDP) water quality impacts and ultimately demonstrate that the ACP benefits outweigh the PDP impacts and was approved by the San Diego Regional Water Quality Control Board on December 17, 2015. Offsite Alternative Compliance Projects can be either structural BMPs or Natural System Management Practices (NSMPs), including stream restoration projects.

Implementation 5.2.3.G – Protection Against Erosion

Lead: DPW

GP Policy: LU-6.9, COS-5.3, COS-5.5, S-8.1, S-8.2

Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

DPW has implemented the Grading and Clearing Ordinance through our inspections of active sites to ensure they comply with County Ordinances, including the Watershed Protection Ordinance and MS4 Permit. All DPW Inspectors are certified as Qualified Stormwater Pollution Prevention Plan Practitioners (QSP), which gives them the knowledge to ensure implementation of adequate erosion control measures.

Implementation 5.2.3.I – Stormwater Drainage

Lead: DPW

GP Policy: COS-4.4

Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources. This Manual prohibits polluted non-stormwater discharges to the stormwater conveyance system.

The former Standard Urban Stormwater Mitigation Plan (SUSMP) Requirements for Development Projects has been replaced by the "BMP Design Manual". This BMP Design Manual not part of the Watershed Protection Ordinance (WPO); instead, it serves as the guidance document to developers in meeting the development requirements in the 2013 MS4 Permit and WPO. The Handbook is posted on the County Internet website and can be downloaded into a secure format (PDF).

Implementation 5.2.3.J – Septic System Design

Lead: DPW/DEH

GP Policy: COS-4.4, COS-5.5

Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the Septic Tank Permit Process.

Septic system design and approval are performed in accordance with the Regional Water Quality Control Board approved Local Agency Management Program (LAMP).

Implementation 5.2.3.K – Alternative Onsite Wastewater Treatment Systems

Lead: DEH

GP Policy: COS-4.4, COS-5.5

Work with stakeholder groups and the State Regional Water Quality Control Board to develop uniform performance standards and regulations for the permitting and operation of Onsite Wastewater Treatment Systems which are anticipated to be adopted in March 2012.

DEH worked with industry stakeholder groups and developed the County's LAMP which sets the standards and the procedures for the use of alternative onsite wastewater treatment systems as well as Conventional Septic systems. The LAMP was approved by the Regional Water Quality Control Board on April 29, 2015 and adoption and ordinance changes were approved by the County Board of Supervisors on June 24, 2015.

Implementation 5.2.3.L – County Alternative Onsite Wastewater Treatment Systems Regulations

Lead: DEH

GP Policy: COS-4.4, COS-5.5

At the time that State regulations for accommodating Alternative Onsite Wastewater Treatment Systems are revised, update County regulations to accommodate greater use of alternative onsite wastewater treatment systems.

The County's LAMP which contains the design and performance standards for alternative onsite wastewater treatment systems was approved by the Regional Water Quality Control Board on April 29, 2015 and adoption of the LAMP and update of County Code was approved by the Board of Supervisors on June 24, 2015.

Implementation 5.3.1.F – Purchase of Agricultural Conservation Easements

Lead: PDS

GP Policy: COS-6.4

Develop and implement the Purchase of Agricultural Conservation Easement (PACE) program which compensates landowners for voluntarily limiting future development on their land.

In 2015, the County of San Diego received a total of 77 applications for the PACE program. All properties were reviewed for eligibility. A total of 37 applications were deemed eligible for possible easement acquisition per the PACE Program Guidelines, which represent a total of 1,288.7 acres of potential easement acquisitions. Based on current program funding allocation for the 2015-2016 fiscal year, it is anticipated that approximately 230 acres of easements will be acquired in 2016. To-date, a total of 1,195 acres of agricultural conservation easements have been acquired through the PACE program. All agricultural lands permanently protected under the PACE Program on or after September 17, 2014 (413 acres to-date), combine to form the County's PACE Mitigation Bank.

The PACE Program Mitigation Bank and Credits are an expanded component of the PACE Program. With this expanded component, easement lands acquired by the County under the PACE Program can be utilized as off-site mitigation for agricultural impacts resulting from private development projects. Discretionary applicants may purchase PACE Mitigation Credits to mitigate for agricultural impacts at a 1:1 ratio, as required by the County's CEQA Significance Guidelines for Agricultural Resources. One credit is equal to one acre of agricultural land. The acquisition of PACE mitigation lands is an on-going process.

Implementation 5.5.1.C – Dust Control Measures

Lead: PDS/DPW/APCD

GP Policy: COS-14.8, COS-14.9

Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

Through DPW's inspection of earth disturbance through permitted grading permits, we have ensured dust control measures have been implemented.

Implementation 5.6.1.C – Private Land Owners

Lead: DPR

GP Policy: COS-1.8, COS-23.2

Acquire open space through negotiation with private land owners.

In 2015, 173 acres was acquired to contribute to the South County Multiple Species Conservation Plan (MSCP) preserve. An additional 27 acres was acquired for the draft North County preserve and 175 acres were acquired in the East County. DPR also acquired 244 acres to add to the Escondido Creek Preserve with \$4 million in Multiple Species Conservation Program (MSCP) capital project funds.

Implementation 5.6.2.A – Access Needs

Lead: DPR

GP Policy: COS-23.1, COS-23.3

Coordinate with community groups to identify access needs to open space lands. Community groups are queried to identify access needs within sensitive resource constraints.

DPR has been coordinating access and to the Ramona Grasslands with the Ramona Trails Association. DPR has been coordinating with the San Diego Mountain Biking Association and the equestrian community to identify access needs to the County's open space areas.

Implementation 5.6.2.B – Resource Management Plans

Lead: DPR/PDS

GP Policy: COS-23.1, COS-23.3

Operate and manage MSCP open space acquisitions by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area within the MSCP preserve.

DPR continues to be responsible for managing the MSCP lands the County owns and acquires. Management activities include but are not limited to, trash removal, passive recreation, ranger patrol, signage and fencing, fire management, non-native plant species removal and cultural resource protection. DPR continues to implement 24 Resource Management Plans for open space areas within the MSCP preserve.

Implementation 5.7.2.C – Secretary of the Interior Standards

Lead: DGS/DPR

GP Policy: COS-8.1

Implement procedures that require use of the Secretary of the Interior Standards when renovating County-owned historic structures and when approving Building Permits.

DGS continues to work on finalizing a Master Plan for restoration and enhancement of the nationally historic County Administration Center building, as well as performs periodic historic restoration projects for DPR, including the recent restoration and re-enforcement to the historic adobe building at Los Penasquitos Park.

6) Safety, Health, and Welfare

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

Implementation 6.1.1.B – Hazard Mitigation Plan

Lead: OES

GP Policy: S-1.3

Implement, and revise every five years, the Hazard Mitigation Plan (HMP) to assess natural hazards and provide a public awareness and response plan.

In 2015, a draft HMP update was prepared and sent to the Governor's Office of Emergency Services for review. If approved by the State, the draft HMP will be forwarded to the Federal Emergency Management Agency (FEMA) for review.

Implementation 6.1.1.C – Interjurisdictional Review of Government Facilities

Lead: PDS/DPR

GP Policy: S-1.2

Participate in interjurisdictional reviews to gather information and review and provide comments on plans for new or expanded governmental facilities in the region and to ensure public facilities are located away from hazardous areas.

A PDS staff person is assigned to coordinate interjurisdictional reviews. This staff person gathers information and reviews and provides comments on plans for new or expanded governmental facilities in the region and ensures public facilities are located away from hazardous areas.

Implementation 6.1.2.E – Flood Warning System

Lead: DPW

GP Policy: S-2.5

Implement and update as necessary the Alert Flood Warning System on creek beds, as appropriate, to implement flood warning systems for areas within 100-year flood zones.

DPW continues to maintain the countywide ALERT flood warning network.

Implementation 6.2.3.D – Adequate Fire and Emergency Services Facilities

Lead: PDS/Fire Authority

GP Policy: S-6.4, S-6.5

Implement, and revise as necessary, development review procedures that require, as a basis of approval, a finding that sufficient fire protection and emergency service facilities are available or will be available concurrent with need for all discretionary projects.

Efforts continued to process the Local Agency Formation Commission (LAFCO) application to dissolve the San Diego Rural and Pine Valley Fire Protection Districts (FPDs) and incorporate these areas within the San Diego County Fire Authority. This action is expected to be completed by the end of June 2016.

In addition to maintaining the existing contracts to provide fire prevention services to the Julian-Cuyamaca, Lakeside and San Diego Rural FPDs, the San Diego County Fire Authority executed a new contract to provide fire prevention services to the Ramona Municipal Water District.

Implementation 6.3.1.C – Adverse Effects from Geologic Hazards

Lead: PDS/DPW

GP Policy: S-7.1, S-7.2, S-7.3

Implement the County Guidelines for Determining Significance for Geologic Hazards to identify adverse environmental effects of a proposed project from geologic hazards.

DPW continues to utilize the County Guidelines for Determining Significance for all subject areas when completing environmental review for proposed public projects.

Implementation 6.4.1.A – Floodplain Mapping

Lead: DPW

GP Policy: LU-6.2, S-9.1

Implement procedures to update mapped floodways and floodplains annually in conformance with the National Flood Insurance Program. State Law AB 162 (enacted January 1, 2008) requires annual reviews of areas within mapped floodways and floodplains to ensure areas subject to flooding are accurately mapped.

To ensure areas subject to flooding are accurately mapped:

- Continuously work with consultants and developers to process Federal Emergency Management Agency (FEMA) Letters of Map Revision (LOMRs) whenever work was proposed or completed within the mapped floodplain that would change or alter the mapping, or when any errors or inaccuracies are identified;
- Coordinates with FEMA to rectify areas of discrepancy between the mapping and the supporting modeling, and;

- Aids and assists property owners in obtaining FEMA Letters of Map Amendment (LOMAs) whenever a structure shown on the FEMA Flood Insurance Rate Map (FIRM) as being in the floodplain has been identified as being out of or above the floodplain.

Implementation 6.4.1.E – Runoff Discharges

Lead: PDS/DPW

GP Policy: S-9.3, S-9.4

Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to reduce the adverse effects of polluted runoff discharges on waters.

In 2015, the County began implementation of the 2013 MS4 Permit requirements. This included updating the Watershed Protection Ordinance and the Jurisdictional Urban Runoff Management Plan and developing Water Quality Improvement Plans, in coordination with the other jurisdictions, for each of the eight (8) watershed management areas.

Implementation 6.4.2.A – Flood Control for Watercourses

Lead: PDS/DPW

GP Policy: S-10.3

Implement Board Policy I-45, Definition of Watercourses in the County of San Diego Subject to Flood Control, which defines watercourses that are subject to flood control.

DPW and PDS staff review plans of proposed flood control facilities prior to construction to ensure that County Standards are met, and DPW staff regularly maintain existing County flood control facilities to ensure proper operation during flooding events.

Implementation 6.4.2.D – Protection of Watercourses

Lead: PDS/DPW

GP Policy: S-9.5, S-10.1, S-10.2, S-10.6

Implement the Grading Ordinance to limit activities affecting watercourses. This Ordinance prohibits acts in watercourses unless the appropriate permit is obtained.

DPW implements the Grading Ordinance as it relates to watercourses by effectively addressing any watercourse issues. PDC provides staff to investigate watercourse complaints and to serve as a resource for these regulations.

Implementation 6.7.1.C – Airport Land Use Compatibility Plans (ALUCP)

Lead: DPW/PDS

GP Policy: M-7.1, S-15.1, LU-4.2, LU-4.4, LU-4.7

Coordinate with the Airport Land Use Commission in the preparation of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations. Submit General Plan Updates to the SDCRAA for a determination of consistency of the General Plan with the adopted ALUCPS, and update the General Plan, applicable specific plans, and the Zoning Ordinance (assign special area designators to parcels within Airport Influence Area) to be consistent with ALUCPs within Airport Influence Areas located in the unincorporated County within 180 days of ALUCP adoption.

It is anticipated that in 2016 SDCRAA will be reviewing and updating the Airport Land Use Compatibility Plans for Agua Caliente Springs, Borrego Valley, Fallbrook Airpark, Jacumba, Ocotillo Wells and Ramona Airports. County Airports will assist SDRAA with technical data on these facilities.

Implementation 6.8.2.E – Roadway Improvement Projects

Lead: DPW

GP Policy: N-4.3, N-4.6

Ensure that the County's Five Year Capital Improvement Program (CIP) and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County. Ensure that for new County road improvement projects, either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed three decibels over existing noise levels.

All DPW Capital Improvement Projects consider noise impacts, both temporary and permanent as part of the CEQA analysis undertaken for each project. As necessary, impacts are mitigated. This year, construction of San Vicente Road continued with temporary noise mitigation.

Implementation 6.9.1.A – Climate Change Action Plan

Lead: PDS

GP Policy: COS-20.1 and COS-20.2

Prepare a County Climate Change Action Plan no later than six months after adoption of the General Plan Update, with an update baseline inventory of greenhouse gas emissions from all sources; more detailed greenhouse gas emissions reduction targets and deadlines; and a comprehensive and enforceable GHG emissions reduction measures that will achieve a 16% reduction in emissions from County operations from 2006 by 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis.

On June 20, 2012, the County of San Diego adopted a Climate Action Plan (CAP) as an implementation mechanism of the updated County General Plan. After adoption, the County's CAP was litigated. The California Superior Court and Court of Appeals both struck down the County's CAP. On March 11, 2015, the California Supreme Court denied the County's appeal. On April 8, 2015, per Court Order the County's Board rescinded the CAP. In July 2015, PDS Staff kicked off the new Climate Action Plan (CAP) for the County of San Diego. The CAP will be a comprehensive Plan that will outline the specific activities that the County will undertake to reduce Greenhouse Gas (GHG) emissions in the unincorporated communities of San Diego County. The CAP will also aid the County meet State mandated GHG reduction targets. The CAP will focus on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated by the Fall of 2017.

Implementation 6.9.2.D – Improve Traffic Flow

Lead: DPW

GP Policy: M-9.1

Review traffic operations to implement measures that improve flow and reduce idling, such as improving traffic signal synchronization and decreasing stop rate and time.

The County is currently constructing a traffic signal and interconnect in Lakeside. Also, a traffic signal and interconnect was designed in Fallbrook.

Implementation 6.9.4.A – Alternative Energy Systems

Lead: PDS

GP Policy: COS-14.7, COS-18.1, COS-18.2

Develop a plan of action and coordinate with SDG&E to facilitate the development of alternative energy systems. Develop streamlined regulations that encourage the use of energy recovery, as well as photovoltaic and wind energy, in appropriate areas.

In 2015, 8,047 residential roof-mounted solar photo voltaics were approved, a 59% increase over the number of permits approved in 2014. There have been a substantial increase in permits issued since adoption of the comprehensive update of the General Plan. This increase in permits issued is greatly attributable to the on-line permitting process established in 2013.