



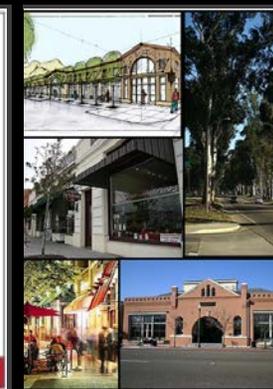
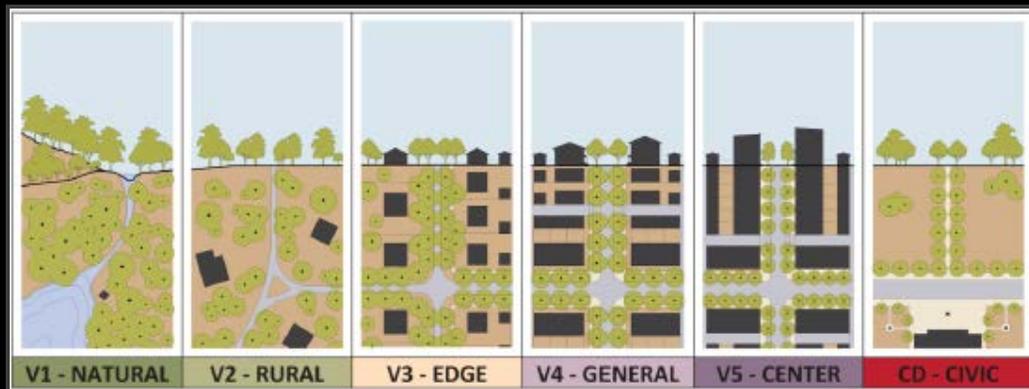
General Plan Amendment 12-007
2013 General Plan Clean-Up
 Staff Recommendation

Prepared by the County of San Diego
 Planning & Development Services

December 2013



Permitted Type	AGU AGRICULTURE	AGU PUBLIC RECREATION	LOT AGU AGRICULTURE	LOT AGU PUBLIC RECREATION	Other Subsets Recreational Use/Land
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%
Residential detached home and accessory structures in the rural zone of a building zone with a minimum lot area of 5 acres					100%



San Diego County
General Plan
 A Plan for Growth, Conservation and Sustainability

Adopted
 August 2

County of San Diego General Plan Annual Progress Report 2014 Accomplishments



PURPOSE OF THIS REPORT

The purpose of this report is to inform the Board of Supervisors 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 (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, 2014. 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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1. EXECUTIVE SUMMARY

The County of San Diego Planning & Development Services Department (PDS) has prepared this 2014 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 (HCD) contributed to the APR by describing accomplishments in their implementation of the General Plan during 2014. 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 2014.

PRIMARY PLANNING ACTIVITIES AND AWARDS

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

This APR also includes information on discretionary development applications that were initiated, completed, or underway in 2014. Fewer new application requests were submitted in 2014 than in 2013. Likewise, fewer applications were approved in 2014 than in 2013.

Key planning efforts accomplished in 2014 include:

1. Completed first Bi-Annual General Plan Clean-Up.
2. Adopted new form-based code regulations for the Ramona and Alpine Villages promoting compatible building design through the Community Development Model.

3. Updated the County's Low Impact Development (LID) Handbook, originally developed in 2007.
4. Adopted new guidelines to allow installation of community identification and special event signs and banners in the public right-of-way.
5. Adopted Zoning Ordinance amendments:
 - o Allow recycling of salvaged asphalt, concrete and rock at existing mining sites; and
 - o New chapter on Reasonable Accommodation.
6. Approved the County's first Zero Net Energy building, the new Alpine Library expected to be completed in 2016.
7. Approved Campus Park West master planned community with 283 multifamily residential units, commercial and industrial space within a County Smart Growth Opportunity Area.

Key awards received in 2014 include:

1. Design Review Streamline Procedures and Community Guidelines received a San Diego American Planning Association Award of Merit for Best Practices.
2. The Ramona Village Center Form Based Code received a Certificate of Merit for Outstanding Planning Document from the Association of Environmental Professionals.
3. Received three Institute for Local Government (ILG) Beacon Spotlight Awards for Natural Gas Savings, Energy Savings and Agency Greenhouse Gas Reduction.
4. Achieved Leadership in Energy & Environmental Design (LEED) certification for three new buildings in the unincorporated county, including: Rancho San



Diego Sheriff Station, East Mesa Detention Facility Addition and Las Colinas Women's Detention Facility.

HOUSING ELEMENT UPDATE

The County Board of Supervisors (BOS) 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 Housing Element update is available at: [HOUSING ELEMENT](#)

The County's progress in meeting Housing Element goals 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 4, 2014. Additional details for the hearing are available on the Clerk of the Board web site at: [CLERK OF THE BOARD](#)
2. *Measures associated with the implementation of the General Plan with specific reference to individual elements* – The BOS approved a General Plan Implementation Plan as part of the comprehensive update in 2011. The BOS subsequently amended the Implementation Plan in April 2013 with the Housing Element update.
3. *Housing Element reporting requirements* – This is 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 BOS 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 date of 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 2014, the General Plan was amended four times, including:
 - a. June 18: Bi-Annual General Plan Clean-Up
 - i. Land Use Map – Changes, consistent with the General Plan guiding principles and



potentially applicable to commercial projects. After the reviewer selects the provisions requiring additional plan revision for a particular project, the tool generates a concise, customized, printable correction list which should reduce the length of most commercial project correction lists by up to 90 percent.

- d. PDS welcomed California Housing and Community Development Division of Codes and Standards (State HCD) officials to the County Operations Center campus on February 24th for training on state standards applicable to manufactured and mobile home installations. More than 30 staff members from ten local jurisdictions attended the free full-day session. State HCD teams up with local jurisdictions to regulate manufactured and mobile home installations in the state. In the unincorporated areas of San Diego, PDS and DEH collaborate with State HCD in verifying manufactured and mobile home compliance. Manufactured and mobile home standards differ from the California Building Code, which applies to site-built projects. The training addressed those variances and highlighted structural, utility, and permit requirements.

- 8. *Technology review: Implementation of Geographic Information Systems* — A Zoning and Property Information Tool is available to both staff the the public. In 2014, PDS created a mobile version that allows this information to be viewed in the field using a smart device. This application can find a property location and provide information on zoning and general plan data.



PDS improved the zoning summary report in 2014 making more information available in this report. This report can be retrieved through both the Accela Citizen Access and the Zoning & Property Information Tool.

Below is brief summary of each General Plan element.

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 2014, the County continued to implement planning efforts that facilitate development in accordance with the community development model. The primary accomplishments associated with implementing the planning principles of the Land Use Element are described below.

- 1. *Form-Based Codes (FBC)* — New FBC regulations for Ramona and Alpine were adopted and provide an innovative tool for developing and enhancing the town



centers of Alpine and Ramona in an effort to promote compact and viable village areas, while promoting mixed uses, compact building design, and a variety of housing types.

2. *General Plan Clean-up* – This is the first biannual clean-up of the 2011 General Plan Update and is based on regular monitoring and reporting on the General Plan.
3. *Zoning Clean-up* – The Board adopted this clean-up to address zoning inconsistencies identified by staff and property owners since late 2012. The zoning changes remove zoning inconsistencies to ensure consistency between the General Plan and zoning.

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 2014, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Primary accomplishments associated with implementing the planning principles of the Mobility Element are described below.

1. *Capital Improvement Program (CIP)* – DPW completed 22 construction contracts worth over \$28 M in FY 13/14, which were reviewed for General Plan conformance and presented to Community Planning Groups for vetting and scope.
2. *General Plan Clean-up* – Included revisions to the Mobility Element Network that included corrections to fix typographical errors, mapping inconsistencies, and incorrect designations, improvements, or segment boundaries.

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. This 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. This 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 2014 include:

1. *Purchase of Preserve Lands* — The County of San Diego purchased a total of 390 acres of preserve land. 244 acres of land were purchased contributing to the draft North County Plan preserve, 1 acre of land was purchased contributing to the South County Multiple Species Conservation Plan preserve and an additional 146 acres was purchased in the East County.
2. *Purchase of Agriculture Conservation Easements (PACE)* — The purchase of 413 acres of agricultural lands established the PACE Mitigation Bank, which 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.
3. *Climate Change* — Completed a Green Fleet Action plan that contains recommendations to reduce Greenhouse Gas emissions from fleet vehicles from FY 2013 through FY 2020.
4. *Renewable Energy* — In 2014, 5,072 residential roof-mounted solar photo voltaics were approved, a 33% increase over the number of permits approved in 2013.

5. *Recycling* — In 2014, the Board approved a request to redesignate and expand the North San Diego County Recycling Market Development Zone (RMDZ) to allow all eligible recycling businesses in the county to participate in the State's RMDZ program.
6. *Watershed Protection* — Updated the County's Low Impact Development (LID) Handbook.
7. *Park Improvements* — Completed \$2.4 million in Felicita Park improvements.

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. 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. The County’s HE Annual Report can be found in Appendix 1.

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.

In 2014, the Rancho San Diego Sheriff Station was completed at a cost of \$17.5 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 programs 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 2014.

4. PLANNING & DEVELOPMENT ACTIVITIES

Discretionary Development Applications

Table 1 provides a summary of discretionary development applications received during calendar year 2014 and processed by PDS. As shown in this table, PDS received a total of 310 new applications, 103 of which were approved, 12 denied or withdrawn, and 195 are still in process. Approximately one-half of the new requests are either Administrative Permits, Boundary Adjustments, or Certificates of Compliance.

Discretionary development applications since the 2011 comprehensive update of the General Plan are shown in the 2012 and 2013 APRs, which are available on the General Plan web page. [ANNUAL PROGRESS REPORTS](#)



Table 1: Summary of 2014 Discretionary Development Applications¹

Application Types	Applications Submitted in 2014				Prior to 2014
	New Request	Approved	Denied/ Withdrawn	Still in Process	
Administrative Permit	64	35	4	25	17
Boundary Adjustment w/certificate of Compliance	51	13	0	38	19
Certificate of Compliance	43	24	1	18	8
General Plan Amendment ²	6	2	0	4	7
Habitat Loss Permit	3	3	0	0	3
Major Use Permit	55	5	6	44	28
Mills Act	0	0	0	0	2
Minor Use Permit	6	4	0	2	6
Reclamation Plan Modification	1	0	0	1	1
Resource Management Plan	3	0	0	3	6
Rezone	6	0	0	6	9
Site Plan	34	9	0	25	23
Specific Plan	3	0	0	3	8
Tentative Map	21	3	0	18	19
Tentative Parcel Map	7	1	0	6	16
Variance	4	1	1	2	1
Variance	3	3	0	0	3
TOTALS	310	103	12	195	176

Notes:

1. Table only identifies applications initiated in 2014.
2. Number includes privately-initiated discretionary GPAs. County-initiated GPAs are not included



General Plan Amendments

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.

Completed in 2014

GPAs approved during 2014 are described below.

General Plan Cleanup (GPA 12-007)

On June 18, 2014 (2), the BOS adopted the first Bi-Annual General Plan Clean-Up. This clean-up contained minor land use map changes designed to correct mapping errors and omissions, reflect changes in ownership, and respond to minor changes requested by community planning groups. In addition to land use map changes, this clean-up included minor changes to community plans, the Mobility Element network, and General Plan policies. Changes are limited to minor changes or additions that do not result in additional environmental impacts.

Very Low Complexity Property Specific Requests (GPA 12-012)

On June 18, 2014 (3), the BOS adopted land use designation changes associated with four property specific requests identified during, but not included, in the General Plan Update. This GPA and rezone included land use designation changes for parcels in North Mountain (PSR NM16), Ramona (PSR RM15), San Dieguito (PSR SD2), and Spring Valley (PSR SV17). Corresponding zoning and Regional Category changes were also adopted to ensure zoning and General Plan consistency.

Campus Park West Master Planned Community (GPA 05-003)



On June 18, 2014 (1), the BOS approved this 117-acre project located at the northeast quadrant of Interstate-15 and State Route 76, which included 23 lots ranging in size from 0.19 to 15 acres and 32 acres of open space. The project includes 283 multifamily residential units, 503,000 square feet of commercial space, and 120,000 square feet of industrial space. The project site is one of three properties that comprised the

former 1981 Hewlett-Packard/Campus Park Specific Plan; two projects now known as Palomar College North Campus and Campus Park Specific Plan (Horse Creek Ridge). The Meadowood Specific Plan, a fourth development project, is located adjacent to and east of these developments.

Quarry Road and Elkelton Place (GPA-14-002)

On October 29, 2014 (2), the BOS approved an amendment to the Mobility Element to correct the classification of Elkelton Place and add Quarry Road in the Spring Valley Community Planning Area as a four-lane Boulevard, consistent with existing conditions. These revisions enable the County to pursue funding for a potential bridge project that would improve safety of Quarry Road pedestrians, bicyclists, and drivers.



In-Process GPAs

County-Initiated

There are three County-initiated GPA's currently being processed as described below:

Forest Conservation Initiative (GPA 12-004)

The Forest Conservation Initiative (FCI) was a voter-approved initiative, which required 40-acre minimum lot size for approximately 72,000 acres of private lands within and around the Cleveland National Forest in San Diego County. The FCI, originally approved in 1993, expired on December 31, 2010. This GPA is necessary to make the FCI lands consistent with the General Plan's guiding principles and policies. Considering the necessary additional planning work, community coordination, and environmental review, planning efforts associated with the expiration of the FCI could not be completed as part of the 2011 General Plan Update.

On June 25, 2014 (1) the Board endorsed land use map changes and directed staff to:

- Return with a scope of work to prepare a special study area in the Alpine CPA
- Prepare final environmental documents

Property Specific Requests (GPA 12-005)

During the Board hearings conducted for the County's General Plan Update, a number of property owners expressed concern with the land use designations applied to their properties. These property owners individually petitioned the Board to consider a change to the land-use designation on their specific properties. Some requests were incorporated into the 2011 General Plan Update; however, many could not be accommodated without additional environmental review, which would have delayed the adoption of the General Plan. A GPA is being processed for 43 separate property specific requests along with their associated study areas. This is an ongoing

task that is estimated to be ready for Board consideration by the end of 2017. In 2014, a contract was awarded for a consultant to prepare a Subsequent Environmental Impact Report.

2015 General Plan Cleanup (GPA 14-001)

This is the second bi-annual clean-up since the adoption of the comprehensive General Plan Update. Staff is currently reviewing proposed changes for inclusion in this project, which is tentatively scheduled for consideration by the Planning Commission in 2015.

Privately Initiated

PDS is currently processing ten privately-initiated GPA's. Each GPA is described below.

Otay 13 Resort Village (GPA 04-003)

This project, located in the Otay Subregion, consists of 1,881 single-family residential units and 57 multi-family residential units; 17.4 acres for a resort hotel complex with a maximum of 200 guest rooms; 29.6 acres of neighborhood park and community purpose facility; private recreation facilities; a 10-acre elementary school site; a 2.1-acre public safety site, to include a fire station and potential law enforcement storefront; 141 acres of open space; and 1,091.5 acres of preserved open space.

Star Ranch (GPA 05-008)

This GPA, located within a centrally located valley and cattle ranch, consists of 453 dwelling units; 13.7 acres of commercial uses; 16.4 acres of parkland; a system of multi-use trails; approximately 1.057 acres of agricultural use area; and a five-acre wastewater treatment facility, with a recycled water system. Approximately 82 percent of the project site will be preserved in some form of open space.



Warner Ranch (GPA 06-009)

This project site is identified as a Special Study Area in the Pala Pauma Valley Subregional Plan and the project consists of approximately 513.6 acres including 780 residential units (534 single family detached and 246 multi-family and attached town homes); approximately 7.7 acres of proposed private parks, including a clubhouse; 14.6 acres of landscape areas; and 358.7 acres of on-site preserved biological open space, which is included as a proposed hard-line area in the draft North County MSCP, dated February 2009. The development will also include a 10,000 square foot fire station, and frontage improvements on SR-76.

Otay Ranch Subregional Plan and Phases 1 and 2 Resource Management Plans (GPA 06-012)

This project proposes to amend Volume 2 of the Otay Ranch Subregional Plan and Phases 1 and 2 Resource Management Plans. The Otay Ranch Subregional Plan project description and Subregional Plan Policies, Plan Land Use, and Circulation Maps are being amended to reflect the proposed Otay Ranch Resort Village development plan.

Lilac Hills Ranch (GPA 12-001)

This project consists of a 608-acre mixed use community that straddles the Bonsall and Valley Center Community Planning Areas. The proposed project includes a residential component consisting of 1,746 dwelling units, which equates to an overall density of not more than 2.9 dwelling units per acre over the entire 608 acres; a town center; and two smaller neighborhood centers that allow for 90,000 square feet of specialty retail commercial-mixed uses. Phases 4 and 5 include a 175.5-acre senior citizen neighborhood component, which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200-bed group residential and group care living facility. The community will retain and promote some existing agricultural

uses in specific areas within the project's open space system and will also include 11 public and private parks, public trails, and a school site. A 50-room country inn, civic center, private recreation center, senior center, recycling facility, a water reclamation facility, and other supporting infrastructure are also proposed.

Eden Hills (Also known as Valiano) (GPA 13-001)

The proposed project is a residential development of 362 homes on 209 acres. The project would include 323 single-family lots and 39 detached condo units on 10 lots. Proposed open space lots and easements include 15 acres of agricultural open space and 18 acres of biological open space, as well as fire clearing zones. The site is located in the Eden Valley area within the San Dieguito Community Planning Area, between the cities of San Marcos and Escondido. The project would also include public multi-use trails, smaller private trails, an equestrian trailhead, a public park, and a private recreation center.

Sweetwater Village (GPA 14-003)

This project, located at the intersection of Sweetwater Springs Boulevard and Jamacha Boulevard within the Spring Valley Community Planning Area, proposes to construct 122 single family homes on a 17.9-acre parcel that was in the former right-of-way alignment of State Route 54. The project would also construct a 1.5-acre neighborhood park.

Lake Jennings Marketplace (GPA 14-005)

This GPA proposes to change the land use designation of seven parcels totaling 11.7 acres in the Lakeside Community Planning Area south of Interstate 8 at Lake Jennings Park Road from residential (15 units per acre) to General Commercial. The project would construct a 76,100 square foot shopping center consisting of six individual buildings



including a retail space, financial institution, fast food restaurant and gas station with car wash.

Rancho Librado (GPA 14-007)

This project, located in the San Dieguito Community Planning Area, would change the General Plan land use designation for the 29-acre property from Semi-Rural 2 to Semi-Rural 0.5, which would allow a total of 56 dwelling units; 54 of which would be age restricted condominium units and the remaining two guest units. The project also includes recreational facilities and several ponds. The existing main residence on the property would be converted into a clubhouse.

Newland Sierra (GPA 14-018)

This 1,983-acre project, located northwest of the intersection of Deer Springs Road and Interstate 15 in the Twin Oaks Valley community sponsor group area, proposes 1,363 single family lots and 867 townhomes within six neighborhoods and a town center. Grade-adaptive architecture is proposed for some housing types as a result of steep topography. Park amenities are proposed within each neighborhood and sited to avoid sensitive biological resources. The town center would include 81,000 square feet (10.8 acres) of general commercial land uses, along with 95 townhomes, and a school.

Zoning Ordinance Amendments

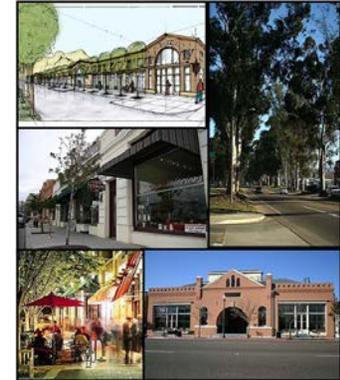
The County administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies general land use designations, zoning identifies specific uses and development standards. As mandated by the State, the General Plan must be consistent with the Zoning Ordinance and changes in the General Plan may require an update to the Zoning Ordinance. Completed in 2014

Completed in 2014

Zoning Ordinance amendments discussed below were approved during calendar year 2014.

Village Zoning – Form Based Codes (PODs 11-008/012)

On July 30, 2014 (2) the BOS approved new Form Based Code (FBC) regulations for the Ramona Village Center Plan and the Alpine Village Core Plan. The project includes new zoning designations and design review checklists. The FBCs provide an innovative tool for developing and enhancing the town centers of Alpine and Ramona in an effort to promote compact and viable village areas, while promoting mixed uses, compact building design, and a variety of housing types within the villages beyond what is currently permitted under existing zoning regulations. Enhanced design requirements will foster a new sense of place, making roadways and building facades more attractive when applied to new infill or renovated projects. The adoption of design review checklists will allow applicants to comply with a ministerial design review checklist provided certain requirements are met. The zoning regulations are available at:



- [RAMONA VILLAGE CENTER REGULATIONS](#)
- [ALPINE VILLAGE CORE REGULATIONS](#)

Zoning Ordinance Amendment (POD 13-003)

On October 29, 2014 (1) the BOS adopted an amendment to the Zoning Ordinance and the County Code that included the addition of definitions, and minor revisions to various sections of the ordinance. This amendment also included the following:



- Zoning Ordinance Amendment to Section 6158.e to allow recycling of salvaged asphalt, concrete and rock at existing mining sites;
- County Code revisions to the Noise Ordinance;
- New County Code chapter related to Reasonable Accommodation; and
- Revised the County's Defense and Indemnification Agreement.

General Plan Zoning Clean-Up 2014 (POD 13-014)

On April 30, 2014 (1), the BOS adopted this zoning clean-up that addresses zoning inconsistencies identified by staff and property owners since late 2012, when the original zoning clean-up was approved. The zoning changes remove zoning inconsistencies to ensure consistency between the General Plan and zoning. These zoning changes are located in the Fallbrook, Valley Center, Ramona, Alpine, Lakeside, Crest-Dehesa, Potrero, and Campo-Lake Morena communities.

Community Signs and Banners (POD 13-014)

On January 8, 2014 (1), the BOS approved the new guidelines and relevant ordinances to allow the installation of community identification and special event signs and banners in the public right-of-way. The changes allow community information signs (for community events), neighborhood and business watch signs, directional signs, street spanning banners and vertical pole-mounted banners in the public right-of-way.

Other Planning Activities

PACE Program

The 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 BOS directed staff to establish a pilot program, through calendar year 2014, the PACE program has compensated property owners for placing a perpetual easement on 1,151.8 acres of agricultural property, with nearly 30% of these properties contributing to the assemblage of the Multiple Species Conservation Program. In addition, the agricultural land is preserved and the property owner receives compensation that can make its continued use for agriculture more viable.



In December 2013, the Board of Supervisors established the PACE Program as a permanent County program and directed the creation of a mitigation component to allow agricultural land purchase through the

PACE program to serve as a mitigation bank for private development. On September 17, 2014, the Board took the following actions concerning the PACE:

- Approved the purchase of agricultural easements for eight properties (413 acres and \$1,445,000)
- Directed staff to implement PACE Program Mitigation Bank and Credits, an expanded component utilized as off-site mitigation for agricultural impacts resulting from private development projects easement lands acquired by the County under the PACE Program.
- Established a new fee for the PACE mitigation program and an associated trust fund.

Community Planning and Sponsor Groups

The County coordinates with 26 community planning and sponsor groups representing unincorporated communities that



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provide input into the land use process. Annual training workshops were held in 2014 for the elected representatives to ensure the groups are operating in compliance with the Board of Supervisors Policy I-1 and the Ralph M. Brown Act. During 2014, the County initiated Bi-annual Chair meetings, which

were held in April and October. These meetings allowed PDS staff to update the group chairs on County PDS goals, current initiatives, County-wide planning activities and group procedural updates. The community group training and resources are available online at: [CPG TRAINING](#)

Appendix 1

2014 Annual Housing Element Progress Report

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

County of San Diego

Reporting Period

Date 1/1/2014 - Date 12/31/2014

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				TOTAL UNITS	(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	4	75	0	35	114	0
No. of Units Permitted for Above Moderate	485	0	91	0	0	576	0

* Note: This field is voluntary

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 (CCR Title 25 §6202)

Jurisdiction

County of San Diego

Reporting Period

Date 1/1/2014 - Date 12/31/2014

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 - 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	Years 6 - 11							
Very Low	Deed Restricted	2,085	16	0	0	0	0						16	2,062
	Non-deed restricted		2	1	3	1	0						7	
Low	Deed Restricted	1,585	63	0	0	0	0						63	1,413
	Non-deed restricted		19	22	20	21	27						109	
Moderate	Deed Restricted	5,864	0	0	0	0	0						0	5,550
	Non-deed restricted		9	90	36	65	114						314	
Above Moderate		12,878	268	304	260	393	576						1,801	11,077
Total RHNA by COG. Enter allocation number:		22,412												
Total Units ▶ ▶ ▶			377	417	319	480	717						2,310	20,102
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, launched in 2012, is available to both staff and members of the public and identifies parcels on the 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	The updated GIS mapping application identifies parcels included on the Sites Inventory. Planners use this source when conducting preliminary analysis of a development application.
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 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.	2-7 years	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). The County will work with SANDAG and HCD to determine what the process will be.
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 HCD in 2013. The implementation programs were reviewed and revised with the HE update and have been reviewed for the 2014 APR.
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	This measure has not yet started. The development of a focus area plan for the area around the Buena Creek light rail station is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
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 (FBC) for the Ramona Village and Alpine Town Center to enable development applications to process through an administrative permit and facilitate development in the villages. A FBC is also currently being developed for the Valley Center South Village. In future years, focus area plans are also planned for Spring Valley and the Buena Creek Sprinter Station that will create special Village Zones to facilitate mixed use development.
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 Office of Strategy and Intergovernmental Affairs when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	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.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.	2-7 years	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
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.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 activities. <u>The SB 341 Compliance Report is included as Attachment 2.</u>
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.
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.	1-2 years	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.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 Mobilehome (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 (FBC) for the Ramona Village and Alpine Town Center to permit appropriately sized single-family development that complements the community character. Currently, a FBC is being developed within Valley Center. The evaluation of zoning within other village categories will occur when staff and resources become available.
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.
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.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.
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 2014, 27 permits were issued, which is greater than the 21 permits issued in 2013. 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.	Ongoing	Revisions to the Zoning Ordinance were completed April 2009 and permitting procedures are currently being implemented.
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	Revisions to the Zoning Ordinance were completed April 2009 to facilitate the development of second dwelling units.
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 2014, a total of 31 permits were issued 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 27 low-interest loans to eligible homeowners for home improvement in 2014, five more than in 2013. 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 2014, 27 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 affordable housing development projects.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 2014, the County issued 25 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.
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	PDS issued approximately 5,072 residential photovoltaic permits in 2013. HCD continues to encourage developers to include solar panel systems, where cost effective, when constructing new affordable housing developments.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.
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 HCD and PDS web sites. There were no new density bonus contracts signed in 2014. 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	HCD received federal entitlement grant funding for housing opportunities: \$3,592,522 in Community Development Block Grant (CDBG) funds, \$2,318,559 in Home Investment Partnership (HOME) funds, \$285,432 in Emergency Solutions Grant (ESG) funds, and \$2,837,844 in Housing Opportunities for People With Aids (HOPWA) funds.

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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 typically encouraged through HCD's Notice of Funding Availability (NOFA) process to seek leverage funds through private resources/financing programs. Unfortunately, there was insufficient funding available to issue a NOFA in 2014.
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 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	HCD did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development.
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 2014, 1,612 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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, and 280 participants were assisted in 2014 using HOME, HOPWA, Supportive Housing Program, and Redevelopment Housing Set Aside funds. Twenty-five (25) TBRA vouchers were used in the unincorporated area in 2014. In addition, HCD contracted with South Bay Community Services to administer Domestic Violence TBRA vouchers. The Domestic Violence TBRA program ended in May 2014.
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	HCD conducted four (4) landlord/owner workshops in 2014.
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	On behalf of HCD, Affordable Housing Applications (AHA) issued 85 MCC (28 in 2014). As of November 2014, qualified homebuyers obtain MCC's through the California Housing Finance Agency (CalHFA).
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	HCD contracted with Money Management, Inc., to conduct homebuyer education courses and counseling sessions. A total of 85 persons received counseling/orientation in 2014. This contract ended in June 2014. 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.
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 2014, a total of 33 low-income households were assisted in the unincorporated area.
3.2.6 Housing Resources Directory				

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	Ongoing	The Housing Resource Directory was fully updated in January 2014 and is available on the County's web site: http://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/housing_resource.pdf
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	HCD no longer funds shared housing programs due to lack of demand for this type of housing opportunity.
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs.	Ongoing	HCD researched non-profit agencies offering shared housing program opportunities and suggested that the nonprofit which offered the service also supply information regarding its services through the San Diego Housing Federation. There were no shared housing outreach activities in 2014.
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 and secured \$16,170,164 in federal funds for homeless housing projects and planning activities. In 2014, the COC funded 16 of the 98 shelter beds provided in the unincorporated area.
3.3.3 Farmworker Housing				
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	Ongoing	HCD did not actively participate in the implementation of this program due to funding constraints and lack of demand.
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/forfields/PDS-390.pdf

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Housing Element Implementation
 (CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 inquires and Zoning Ordinance revisions to incorporate provisions which allow farmworker housing with limited occupancy in specified zones "by right."	Ongoing	There were not any farm employee housing permits issued in 2014. However, this 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.
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.	October 2014	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.
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	Future NOFAs will include language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.

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Housing Element Implementation
 (CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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	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 2014 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 2014, a total of 68 housing units were upgraded in the unincorporated area (27 in 2014). The County is on track to meet its objectives.
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 2014, a total of 146 multi-family units were funded for acquisition/rehabilitation. HCD plans on issuing Notice of Funding Availability for affordable housing projects as funding becomes available.
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	HCD provides funding to sponsor neighborhood clean-up programs through the CDBG program. Since 2010, a total of five (5) neighborhood cleanup programs have been completed in the unincorporated area. In 2014, HCD provided funding to sponsor a neighborhood clean-up event in Spring Valley.

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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 2014, HCD conducted five (5) presentations including four (4) community meetings and one (1) webinar to solicit applications for community improvements and affordable housing projects. Also, four (4) San Diego Regional Alliance for Fair Housing meetings, six (6) HIV Housing Committee meetings and ten (10) Revitalization Committee meetings were held. In addition, six (6) Regional Continuum of Care Council (RCCC) and five (5) Continuum of Care (CoC) Board meetings were held during the year to prepare the annual funding application, prioritize projects, and develop the region's vision for ending homelessness. HCD attended HOME participating city meetings and Fair Housing Resources Board meetings. HCD maintained a NOFA information list of 4,005 contacts and an Annual Funding Plan interest list of approximately 2,972 contacts.
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

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 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.
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.

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

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.
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.

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

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.

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Housing Element Implementation
 (CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.
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	HCD networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. HCD continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. HCD hosted HIV Housing Committee meetings throughout the year. Regional Continuum of Care Council meetings were held monthly to identify gaps in homeless services. Landlord/owner workshops were held four (4) times to increase landlord/owner participation in subsidized housing. Presentations about housing were conducted for students at San Diego City College and High Tech High School. HCD expanded community outreach by providing housing information, Section 8 waiting list applications and Housing Resource Directory at the Project Homeless Connect event.
3.5.1.B	Notification of Funding Opportunities	Notify developers when funding is available.	Ongoing	There was insufficient funding in 2014 to release a Notice of Funding Availability for affordable housing.
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 2014, HCD conducted presentations including four (4) community meetings and one (1) webinar. Twelve Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.sdcountry.ca.gov/oes/index.html
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 testings in the urban areas of the county based on criteria developed by 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 HCD lobby. HCD's web site included a link to the Fair Housing and Equal Opportunity web site, which contains 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 during April to inform the public of Fair Housing Month.
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update.	Ongoing	HCD participated in the selection of a consultant and funds a proportional amount of the cost for the preparation of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The Regional AI was a joint effort of each local city and the County. This new AI will be adopted in 2015.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.3 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.
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.
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.
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 will 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, mobile home, attached units) but condominium conversions are not. Condo conversions have not occurred in several years. This item will be addressed when resources are available.
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.

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

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.
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	In September 2011, the County revised its Building and Consolidated Fire Codes, which included ignition-resistive construction standards and defensible space requirements to minimize structural loss during wildfire events. A newly revised state code became effective in 2014 and the County will be revising our local code to be consistent with the state code.
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)

Jurisdiction

County of San Diego

Reporting Period

Date 1/1/2014 - Date 12/31/2014

General Comments:

Appendix 2

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

Appendix 2:
SB 341 Compliance Report-Housing Successor Agency for the Former County of San Diego Redevelopment Agency

Reporting Requirements	Progress
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 Housing Successor Agency has two Low and Moderate Income Housing Asset Funds: Fund 12020 CSHAF Gillespie Housing and Fund 12022 CSHAF USDRIP Housing. No deposits have been made to these two funds through June 30, 2014.
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.	Balances as of June 30, 2014 are as follows: Fund 12020 CSHAF Gillespie Housing - Interest Receivable of \$349,000.60 and Notes Receivable of \$2,466,449 and Fund 12022 CSHAF USDRIP Housing - Interest Receivable of \$165,867.05 and Notes Receivable of \$950,624. [See next page for additional Trial Balance information.]
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).	Since the Housing Successor Agency funds have no cash, there was no expenditure recorded in these funds.
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 total loans receivable as of June 30, 2014 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 USDRIP). Silversage's portion is \$2,417,073 (\$1,891,449 from Gillespie and \$525,624 from USDRIP).
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
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.	Fund 12020 and Fund 12022 do not receive or hold property tax revenue.
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.	Both projects in which interest was acquired have been developed and are currently serving low and moderate income individuals.
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.	HCD, as the Housing Successor Agency, has no unmet obligations.
9 The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor Agency funds have no cash.
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.
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.	N/A

Appendix 2

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

TRIAL BALANCE - TOTAL CURRENCY

Period: ADJ-14

Report Date: 11- DEC - 2014 13:49

Currency: USD
 Balance Type: Year to Date
 FUND Range: 12020 to 12020

Fund: 12022 CSHAF GILLESPIE HOUSING

<u>ACCOUNT</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>Debits</u>	<u>Credits</u>	<u>Ending Balance</u>
11039	INTEREST RECEIVABLE	349,000.60	0.00	0.00	349,000.60
12301	NOTES RECEIVABLE	2,466,449.00	0.00	0.00	2,466,449.00
14200	PREPAID EXPENSE	44,964.41	2,393.80	15,270.18	32,088.03
26573	DEF REV INTEREST	(349,000.60)	0.00	0.00	(349,000.60)
31223	NONSPENDABLE PREPAID	(44,964.41)	15,270.18	2,393.80	(32,088.03)
31243	NONSPEND REDEV LOANS	(2,466,449.00)	0.00	0.00	(2,466,449.00)
34100	FUND BALANCE AVAILABLE - ACTUAL	0.00	0.00	12,876.38	(12,876.38)
37100	FUND BALANCE - OTHER	0.00	15,270.18	15,270.18	0.00
53666	CONTR TO OTHER AGENCIES	0.00	15,270.18	2,393.80	12,876.38
		0.00	48,204.34	48,204.34	0.00

Fund: 12022 CSHAF USDRIP HOUSING

<u>ACCOUNT</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>Debits</u>	<u>Credits</u>	<u>Ending Balance</u>
11039	INTEREST RECEIVABLE	165,867.05	0.00	0.00	165,867.05
12301	NOTES RECEIVABLE	950,624.00	0.00	0.00	950,624.00
14200	PREPAID EXPENSE	189,416.97	0.00	25,588.75	163,828.22
26573	DEF REV INTEREST	(165,867.05)	0.00	0.00	(165,867.05)
31223	NONSPENDABLE PREPAID	(189,416.97)	25,588.75	0.00	(163,828.22)
31243	NONSPEND REDEV LOANS	(950,624.00)	0.00	0.00	(950,624.00)
34100	FUND BALANCE AVAILABLE - ACTUAL	0.00	0.00	25,588.75	(25,588.75)
37100	FUND BALANCE - OTHER	0.00	25,588.75	25,588.75	0.00
53666	CONTR TO OTHER AGENCIES	0.00	25,588.75	0.00	25,588.75
		0.00	76,766.25	76,766.25	0.00

Note: ADJ-14 covers period July 1, 2013 – June 30, 2014

Appendix 3

Implementation Plan Accomplishments

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 (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.B – Interjurisdictional Review Program

Lead: PDS

GP Policy: LU-4.2, 4.3, and 4.4

Conduct interjurisdictional reviews and maintain procedures to guide staff to share information on County planning document updates; and to review and provide comments on proposed plans of incorporated jurisdictions, military installations, and public agencies in the region.

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. During 2014, the County provided comments on 48 interjurisdictional projects. This includes comments on tribal casino projects and various water and sewer infrastructure projects. (NOTE: two comment letters were on the Viejas South Hotel Tower environmental document associated with the casino.)

Cooperation and coordination with stakeholders provides insight and better cooperation to plan for the future of the region. For example, 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.

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.

Plan Annual Progress Report was presented to the Board of Supervisors. Subsequently, the APR was forwarded to the State Office of Planning & Research and Housing and Community Development on March 24th.

Implementation Action 1.2.1.B – General Plan Amendments

Lead: PDS

GP Policy: LU-1.5, 2.3, 2.5, 6.2, 6.11, 8.1, 9.2, 9.6, 10.3, 10.4, 11.1, and COS-12.1

Limit changes to the Land Use Map through review of General Plan Amendments for consistency with the goals and policies of the General Plan.

In 2014, the Board adopted four general plan amendments (GPA); three of which were County-initiated and one initiated by a private-property owner. A General Plan Consistency Report was prepared for each GPA that included a thorough analysis of the GPA's consistency with the General Plan goals and policies.

Implementation Action 1.2.1.E – Focus Area Plans

Lead: PDS

GP Policy: LU-5.1, 9.1, 9.3, 9.4, 9.6, 9.7, 11.1, 11.2, 11.3, 11.4, M-4.1 and 4.2

Establish a plan of action and prepare focus area plans identified by the General Plan Update. Focus Area Plans include special study areas, transit nodes and other community cores (see also 4.1.2.C Town Center Plans).

On July 30, 2014 (2) the Board approved new Form Based Code (FBC) regulations for the Ramona Village and the Alpine Village Core. These FBCs include new zoning designations and design review checklists that provide an innovative tool for developing and enhancing the town centers of Alpine and Ramona in an effort to promote compact and viable village areas, while promoting mixed uses, compact building design, and a variety of housing types within the villages beyond what is currently permitted under existing

zoning regulations. Design review checklists allow applicants to comply with a ministerial design review checklist provided certain requirements are met.

Implementation Action 1.2.1.F – Mixed Use Zone

Lead: PDS

GP Policy: LU-9.3 and 9.5

Update the Zoning Ordinance to establish a new Village Core Mixed Use zone.

The form-based codes identified in Action 1.2.1.F will serve as community specific mixed use zoning.

Implementation Action 1.2.1.H – Forest Conservation Initiative (FCI) Lands Plan

Lead: PDS

GP Policy: LU-1.3

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 June 25, 2014 (1), the Board endorsed a land use map for over 71,000 acres that were subject to the now-expired Forest Conservation Initiative. Also, in 2014, a revised draft Supplemental Environmental Impact Report was prepared and will be circulated for public review in 2015.

Implementation Action 1.2.1.I – Alpine FCI Lands Plan

Lead: PDS

GP Policy: LU-1.3

Prepare a land use map for lands subject to the FCI in eastern Alpine, as directed by the Board of Supervisors. Coordinate with area property owners and the Alpine community planning group for public outreach and consensus and prepare a General Plan Amendment for Board adoption to coincide with expiration of the FCI.

The FCI lands in eastern Alpine are included in the FCI GPA, as directed by the Board. PDS staff has and will continue to coordinate with the Alpine Community Planning Group and other stakeholders for public outreach and consensus in preparation of the GPA.

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.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 a Green Checklist, a Healthy Edge Design Guideline, and other design checklists 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 2.2.3.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 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

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*

The County Strategic Energy Plan 2013-2015 Progress Report for 2013-2014 was sent to the Board of Supervisors on September 3, 2014 and is available on the County Internet at: [STRATEGIC ENERGY PLAN PROGRESS REPORT](#)

In November 2014, the County received three Institute for Local Government (ILG) Beacon Spotlight Awards for Natural Gas Savings, Energy Savings and Agency Greenhouse Gas Reduction.

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 2014, DGS accomplished the following:

- 1) Achieved LEED certification for four new buildings including: Registrar of Voters, Rancho San Diego Sheriff Station, East Mesa Detention Facility Addition and Las Colinas Women's Detention Facility.
- 2) Approved the County's first Zero Net Energy building, the new Alpine Library expected to be completed in 2016.
- 3) Received \$1.4M in zero interest on-bill financing loans to fund lighting and retro-commissioning projects at several facilities.

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.

A vendor was selected to install Electric Vehicle Charging Stations for public/employee use at 11 facilities through a unique public private partnership. The County is currently in the process of installing electrical wiring to support the charging stations. The vendor will then install, operate and own the equipment. This arrangement removes the financial risk associated with owning and operating

charging stations from County responsibility and at the same time promotes private sector success and supports the growth of the electric vehicle industry.

Charging stations are currently available at the County Administration Center. The remainder of the facilities will be outfitted with equipment by Dec 2015.

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.

Put in efficient sink fixtures, toilet flush valves, and shower heads at Vista Detention Facility. The new equipment is expected to save approximately 21 million gallons of water annually or about 42% of the total water consumption at that facility. That's enough water to supply about 128 average households. The savings will pay for the project costs in less than 3 years. Additional similar projects are underway at Kearny Mesa Juvenile Detention Facility and South Bay Regional Center and are expected to save 3 million gallons of water annually.

Started a project to explore the feasibility of installing a demonstration system at the County Operations Center that will reduce the amount of water used for non-potable purposes (such as supply for cooling towers and irrigation), by reclaiming and treating waste water produced at the site.

Researching the feasibility of installing water cooling tower treatment technology at the County Administration and Operation Centers. Typical results are water reduction in excess of 40%, sewer discharge reduction in excess of 90% and total elimination of water treatment chemicals.

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.*

DGS received the 2014 Director's Recycling Award from the City of San Diego. The award recognizes organizations that demonstrate environmental leadership through programs that result in significant waste reduction, recycling and economic benefits. Highlights include waste diversion practices, recycling and waste collection system, materials recycled and purchasing environmental preferable products.

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.

DGS completed a Green Fleet Action Plan that contains recommendations to reduce Greenhouse Gas emissions from fleet vehicles from FY 2013 through FY 2020.

DPW installed a charging station, available for County-vehicle use only, for the first County-owned plug-in hybrid vehicle at Gillespie Field.

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 with Community Right-of-Way Development Standards, Public Road Standards, and the General Plan Mobility Element.

Implementation Action 2.4.1.C – Injurisdictional 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 2014, the County provided comments on multiple interjurisdictional projects, including a number of water and wastewater projects. Written comments were provided on six projects, half of which are water reuse projects including two reclaimed water initiatives such as the large METRO JPA reclaimed water initiative.

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 (OWTS). These standards became effective on May 13, 2013, but implementation will not occur until such time as the San Diego Regional Water Quality Control Board modifies its Basin Plan and approves DEH's Local Agency Management Program (LAMP) which is expected to occur in April of 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 18,779 residents in the unincorporated area through workshops, blogs, newsletters, and public events in 2014. In addition, 5,725 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 3,629 young people, and 603 presentations, trainings, and inspections to businesses and multifamily complexes reaching 2,991 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, DPR and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. During 2014, the County provided comments on multiple interjurisdictional projects, including a number of water and wastewater projects for potential impacts to County programs and facilities, such as roads, airports, flood control, wastewater, and landfills. Written comments were provided on six projects, half of which are water reuse projects.

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. Additionally, 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.

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 worked with the Ramona Unified School District to implement a successful district-wide food waste prevention, donation and composting program. DPW collaborated with DEH and local food banks to develop a guide to encourage food waste prevention and food donation.

DPW continues to administer and participate in the Recycling Market Development Zone (RMDZ) program, which offers low-interest loans to purchase processing equipment. In October 2014, the Board of Supervisors approved a request to redesignate and expand the North San Diego County Recycling Market Development Zone (RMDZ). The redesignated zone will now allow all eligible recycling businesses located in the County of San Diego to participate in the State's RMDZ program. DPW works with AWM and PDS to involve farmers in the program. New legislation, AB 1826 will phase in a requirement for diversion of organic materials from landfills starting in 2016.

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 a multi-year project to evaluate with PDS potential revisions to the Zoning Ordinance to increase the opportunities for composting on agricultural or other sites.

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.

In 2014, the Department of Public Works continued to work with Department of General Services to update leases related to the inactive solid waste sites and sold one residence located in the buffer property of the San Marcos Landfill in FY 2014-15.

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. New legislation, AB 1826 was adopted in 2014 which 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 to assist in this diversion, CalRecycle completed a Statewide Programmatic EIR for Anaerobic Digesters, which new facilities can use to address CEQA requirements.

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 the City of Escondido on updates to the Valley Venter Road improvement project to be consistent with the regional transportation network. Airports staff attended RTP strategic workshops and submitted comments to SANDAG to reiterate the prioritization of improvements to surface transportation that provide ground access to County Airports in accordance with regional aviation forecasts and plans.

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 coordinated with Caltrans on the SR-76 Middle and East construction projects and on SR-94 and SR-54 improvements. DPW also coordinated with Caltrans and SANDAG on several regional projects including improvements to I-78 and the SR67/ Highland/ 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.

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 did not conduct any significant High Speed Rail meetings in 2014.

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 coordinates 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 in 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 Land Development and DPW participate in reviewing large development projects to ensure they are consistent with the Public Road Standards and Flexibility Standards.

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 22 construction contracts worth over \$28 M in FY 13/14. CIP projects are reviewed for General Plan conformance and presented to Community Planning Groups for vetting and scope.

Implementation 4.2.2.A – Complete Streets

Lead: DPW

GP Policy: LU-5.1, M-4.1, 4.4

Review the County Public and Private Road Standards to determine if they adequately address the "complete streets" requirements of SB 1358 and accommodate emergency vehicles. Develop procedures to facilitate enacting exemptions to the Standards, when minimum standards are insufficient to conform to the "complete streets" requirements. Review County Guidelines for Determining Significance for Transportation and Traffic and consider expanding the range of adverse effects to evaluate whether the project provides "complete streets".

In 2008, SB 1358 amended Government Code to require Circulation Elements to plan for complete streets that meet the needs of bicyclists, children, persons with disabilities, motorists, movers of commercial goods, users of public transit, and seniors. In addition, roads must accommodate fire apparatus and other emergency vehicles.

By developing roadway cross sections with required design criteria and by referencing other state and federal documents, the Public Road Standards ensure accommodation of emergency vehicles and other motorized and non-motorized users of the roads.

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.

Implementation 4.2.2.C – Community Road Standards

Lead: DPW

GP Policy: LU-11.2, 12.4, M-4.1, 4.3, 4.5

Prepare community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

DPW developed community road standards for several unincorporated communities and those community road standards will be updated as grant funding becomes available in the future. Although, there were no such grant funding opportunities in 2014, DPW will continue to look for grant funding opportunities.

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 LID Handbook, developed in 2007, was updated in July 2014. Developers consult the LID Handbook for guidance on complying with the LID provisions of the MS4 Permit for development and redevelopment projects. The updated Handbook also integrates the most current research on LID implementation with other applicable requirements for onsite pollution control and hydromodification management. The Handbook encourages design techniques that reduce runoff and maximize infiltration for pollutant removal and groundwater recharge.

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.

Since the update to the Public Road Standards, the County has not received any new requests from the industry or community groups to add additional roadway classifications. In addition, there has been a reduction in the number of design exception requests to deviate from the updated 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.

DPW and PDS reviewed projects and processed design expectations to road standards to minimize environmental impacts where feasible. All projects subject to CEQA utilize the County Guidelines for thresholds of significance, mitigation, and implementation.

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.

In December 2014 the consultant contract was awarded to update the TIF Ordinance for implementation on January 1, 2016. Based on this date, the Ordinance is tentatively scheduled to be considered by the Board of Supervisors in Fall 2015.

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.

DPW staff are working with the City of Escondido to coordinate capital improvements on Valley Center Road at the City/County boundary line.

Implementation 4.3.2.A – On-Street Parking

Lead: PDS/DPW

GP Policy: M-10.3, M-10.6

Consider revising procedures to evaluate restrictions for on-street parking.

DPW updated a guidance document to allow parking restrictions when significant demand does not exist, which facilitate bicyclist and pedestrian use.

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 2014 the County received \$500,000 in CA Active Transportation Program funding to prepare an Active Transportation Plan (ATP). 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.

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.

County staff developed a white paper analysis and obtained funding to prepare a community level pedestrian area gap assessment as part of the Active Transportation Plan project. [See also, response to measure 4.4.1.B.]

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 operational improvements to the intersection of State Route 76 with Valley Center Road.

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 obtained \$2.76 million in Active Transportation Program grant funds to accommodate bike lanes and improve sidewalks on Reche Road near Live Oak Elementary in the Fallbrook community.

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 and PDS are working together to develop community specific Form Based Codes (Ramona, Alpine, and south-village Valley Center) that incorporate pedestrian facilities.

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 won \$2.76 million in Caltrans grant funding to construct SRTS improvements on Reche Road adjacent to Live Oak Elementary. DPW and PDS also obtained grant funds from SANDAG to conduct a Pedestrian Gap Analysis.

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

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 2014, 1 acre of land was purchased contributing to the South County Multiple Species Conservation Plan (MSCP) preserve. An additional 244 acres was purchased contributing to the draft North County Plan preserve and an additional 146 acres was purchased in the East County.

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 biologist specialists to 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 2014, PDS maintains a groundwater monitoring network of 333 wells, 101 of which are manually monitored by PDS and 232 by other entities.

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. Our watercourse enforcement officer has been used as a resource as watershed issues arise.

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 Stormwater Standards Manual has been replaced by the "BMP Guidance Handbook". This BMP document is not part of the Watershed Protection Ordinance (WPO); instead, it serves as a helpful resource to assist property owners and business operators of existing development (industrial, commercial, municipal, and residential). The Handbook is user friendly with photos and how-to links, as well as applicable references to the WPO sections. The Handbook will be posted on the County web site when the WPO update is effective in June 2015.

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.

A final version of the Local Agency Management Program (LAMP) which contains the design and performance standards for alternative onsite wastewater treatment systems was developed by DEH and submitted to the Regional Water Quality Control Board (RWQCB) for review. A tentative approval has been provided and formal approval of the LAMP is expected to occur in April of 2015 when the RWQCB is scheduled to approve their Basin Plan amendments. DEH plans to have the LAMP and local ordinance modifications ready for adoption by the Board at the same time.

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.

As discussed in measure 5.2.3.K, DEH has developed a Local Agency Management Program (LAMP) with a goal to have the LAMP and local ordinance modifications, which will allow for the greater use of alternative onsite wastewater treatment systems, ready for adoption by April of 2015. However, DEH must first have approval of the LAMP from the Regional Water Quality Control Board (RWQCB). The LAMP has been submitted to the RWQCB for review and tentative approval has been given but formal approval will not be granted until after the RWQCB modifies its Basin Plan, which is not expected to occur until April of 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 September 2014, the Board of Supervisors approved the acquisition of eight conservation easements totaling 413 acres, which serve to establish the PACE Mitigation Bank. All agricultural lands permanently protected under the PACE Program on or after September 17, 2014, 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 as on-going process.

Implementation 5.5.1.C – Dust Control Measures

Lead: PDS

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.

DPW's inspection of active earth movement sites ensures dust control measures have been implemented.

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 and DPR assess applicable properties for historical significance prior to any major repairs or renovations. Secretary of the Interior Standards are applied in the renovation of all historic properties (i.e., Camp Lockett, Edgemoor Polo Barn). During 2013, the roof was repaired for a barn that is a part of the Historic Adobe Ranch House at Los Peñasquitos.

6) Safety, Health, and Welfare*These program actions relate to policies 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.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.

In 2014, PDS staff coordinate comments on the Otay Mesa Conveyance and Disinfection System which will require infrastructure development in the vicinity of the County's George Bailey Detention Facility and the California Department of Corrections & Rehabilitation, Richard J. Donovan Correctional Facility.

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-Flood Control 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.

Streamlined reviews of building permits / discretionary projects and reduced trips to fire districts are among the benefits of cooperative agreements between the County of San Diego and San Diego Rural Fire Protection District, Lakeside Fire Protection District and Julian/Cuyamaca Fire Protection District. In 2014, reviews of building and discretionary projects located within partnering agencies are performed by the San Diego County Fire Authority, which allows submittal of projects at the same location as the PDS offices. Applicants previously would shuttle plans themselves between the County and fire district to obtain the necessary approvals and stamp transfers. Additionally, the San Diego Rural Fire Protection District and Pine Valley Fire Protection District have formally submitted applications to the Local Agency Formation Commission (LAFCO) to become part of the San Diego County Fire Authority. The dissolution of these Districts will further enhance regionalization of fire services in San Diego County.

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.

Streamlined reviews of building permits / discretionary projects and reduced trips to fire districts are among the benefits of cooperative agreements between the County of San Diego and San Diego Rural Fire Protection District, Lakeside Fire Protection District and Julian/Cuyamaca Fire Protection District. In 2014, reviews of building and discretionary projects located within partnering agencies are performed by the San Diego County Fire Authority, which allows submittal of projects at the same location as the PDS offices. Applicants previously would shuttle plans themselves between the County and fire district to obtain the necessary approvals and stamp transfers. Additionally, the San Diego Rural Fire Protection District and Pine Valley Fire Protection District have formally submitted applications to the Local Agency Formation Commission (LAFCO) to become part of the San Diego County Fire Authority. The dissolution of these Districts will further enhance regionalization of fire services in San Diego County.

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, the County:

- Continuously works 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 6.4.2.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.

PDS ensures the implementation of Board Policy I-45, which defines watercourses as those drainage areas that serve one square mile or greater, in which case development projects are adequately reviewed by qualified Flood Control personnel.

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.

We have implemented the grading ordinance as it relates to watercourses by effectively addressing any watercourse issues. PDCI has one staff member who investigates watercourse complaints and is used as a resource for these regulations.

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 CIP projects consider noise impacts, both temporary and permanent, as part of the CEQA analysis undertaken for each project. As necessary, impacts are mitigated. For FY 2014-15, several projects required temporary noise mitigation, including San Vicente Road and Wing Avenue.

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.

In 2014, the County completed a traffic signal and interconnect for a road corridor in Fallbrook that included construction of a new traffic signal. The County is currently constructing a traffic signal and interconnect in Ramona and is designing a traffic signal and interconnect in Lakeside. Also, a traffic signal and interconnect was designed on Brabham Street in Rio Rancho San Diego.

Implementation 6.9.2.E – Construction Vehicle and Equipment Emissions

Lead: DGS

GP Policy: COS-14.10

Develop an incentive program to encourage the use of low-emission construction vehicle and equipment use in private development projects.

The use of low-emission construction vehicles and equipment has been incorporated as a mitigation measure in the environmental documents for some public projects implemented by DGS.

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 2014 PDS expanded its online permit system, particularly the permitting of residential roof-mounted solar photo voltaics. In 2014, 5,072 permits were approved, a 33% increase over the 3,816 permits approved in 2013. 19% of the permits approved in 2013 were processed online; however, in 2014 81% of the permits were processed online. The expanded online services eliminate customer trips to PDS offices, while automation improvements enable faster County review and processing.