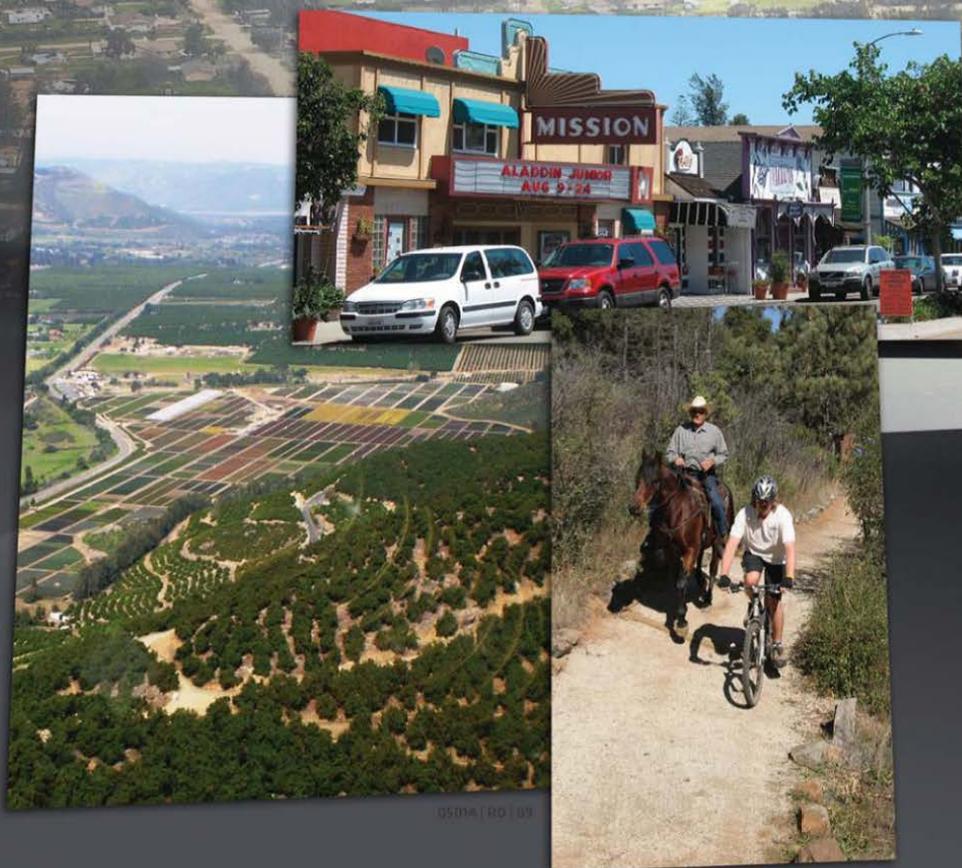


San Diego County General Plan

A Plan for Growth, Conservation and Sustainability



Adopted:
August 3, 2011



County of San Diego

2017 GENERAL PLAN ANNUAL PROGRESS REPORT

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1 Executive Summary

1.1 Purpose

The purpose of this annual progress report (APR) is to inform the Board of Supervisors (Board) and the residents of San Diego County (County) regarding the implementation status of the County General Plan.

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.”

The APR is required to be prepared and submitted to the Board, State’s Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCDS) by April 1st of each year. At minimum, the APR should address:

- The status of the general plan and progress in its implementation;
- The County’s progress in meeting its share of the regional housing needs;
- Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
- 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 the County from January 1 to December 31, 2017. In addition to the required above-listed information, Planning & Development Services (PDS) has included ongoing and completed relevant planning activities, programs, and permits.

1.2 Agency Collaboration

PDS has been supported by the following Groups and their associated Departments in the production of this APR:

- Public Safety Group
 - Office of Emergency Services
 - San Diego County Fire Authority
 - Health and Human Services Agency
 - Housing & Community Development Services
 - Land Use and Environment Group
 - Agriculture, Weights and Measures
 - Air Pollution Control District
 - Departments of Public Works
 - Environmental Health
-



- Parks and Recreation
- Community Services Group
 - Department of General Services
- 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 2017.

1.3 Primary Planning Activities and Awards

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

1.3.1 Key Planning Efforts Accomplished in 2017

- Housing Permitting and Construction – In 2017, 655 residential units were permitted and 287 residential units were constructed.
- General Plan Amendments Approved include:
 - Agriculture Promotion Program – approved March 2017
 - Housing Element & Safety Element Update – approved March 2017
 - 2017 General Plan Clean Up – approved November 2017
 - Sweetwater Vistas – approved December 2017
 - Sweetwater Place – approved December 2017
- Zoning Ordinances Approved include:
 - Agriculture Promotion Program – approved March 2017
- The Purchase of Agriculture Conservation Easements Program is intended to promote the long term preservation of agriculture in the County. In 2017, the County acquired 293 acres of agricultural conservation easements, which exceeded the County's Strategic Plan goal of 230 acres of annual Purchase of Agricultural Conservation Easements acquisitions. To date, a total of 1,761 acres of agricultural conservation easements have been acquired through the Purchase of Agricultural Conservation Easements Program.
- The Climate Action Plan (CAP) moved forward with the development GHG reduction strategies and measures, continued public outreach and engagement activities, along with the progression of multiple technical analyses in support of California Environmental Quality Act (CEQA) review and preparations for policy decision making by the Board of Supervisors. Multiple workshops and informational meetings were held with the Planning Commission and public participants, with the resulting inputs helping to refine the draft plan.
- The Comprehensive Renewable Energy Program (CREP) – This program identifies potential opportunities for renewable technology and systems within the County. On February 15, 2017, the Board of Supervisors received a presentation from staff, accepted the CREP Phase One Report and directed staff to consider Phase Two of the CREP (Phase One Report Recommendations 1-7).



- The Local Coastal Program (LCP) – This program is comprised of a Land Use Plan and an Implementation Plan. Once adopted, it will streamline the permitting process for properties within the County's Coastal Zone.

1.4 Housing Element Update

Government Code Section 65588e (2) (B), requires that a local government in the San Diego Association of Governments (SANDAG) region that did not adopt a fourth planning period housing element by January 1, 2009 shall revise its housing element every four years, unless the local government met both of the following conditions: 1) adopted the fourth revision no later than March 31, 2010; and 2) completes any rezoning identified in the fourth revision by June 30, 2010.

The County did not meet the requirements of Government Code Section 65588e (2) (B) and is, therefore, subject to the four-year revision requirement until at least two consecutive revisions are adopted by the applicable completion deadlines. The County adopted a compliant Housing Element in March 2017, and met the first four-year update requirement.

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

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

The County presented a mid-cycle update to the Housing Element at hearing in March 2017.

The County's progress in meeting Housing Element objectives is described in Section 2.2.4. This section provides the status of accomplishing the Housing Element implementation program, specifically, it details the progress made in meeting regional housing needs, and removing governmental constraints to the development of affordable housing. The State required Annual Housing Element Progress Report has been included as Appendix 1. This report meets State reporting requirements regarding the numbers of dwelling units permitted, as well as their level of affordability.

In January 2014, Senate Bill 341 required specified housing financial and activity information be included in the APR. 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.

2.1 State General Plan Guidelines

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

- Date of presentation to the Board of Supervisors

The APR will be presented to the Board on March 14, 2018. Additional details for the hearing are available on the Clerk of the Board web site at:

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

- Measures associated with the implementation of the General Plan

The Board approved a General Plan Implementation Plan as part of the comprehensive update in 2011. The Board subsequently amended the Implementation Plan in April 2013 with the Housing Element update. In addition, the November 2015 General Plan Clean-up corrected policy references for two implementation measures.

- Housing Element reporting requirements

Data, methodology, and State-provided summary tables are included in Appendix 1. SB 341 and reporting requirements have also been included in Appendix 2.

- The degree to which the General Plan complies with OPR's General Plan Guidelines

The General Plan was prepared using State mandatory elements and associated community and subregional plans. The Board also approved a separate Implementation Plan for the General Plan. The seven mandatory elements of the General Plan include Land Use, Mobility, Housing, Conservation and Open Space (COS) (combined as a single element), Noise, and Safety. The Implementation Plan is included in Appendix 3 and highlights what measures were employed in 2017.

- The last update to the General Plan

The General Plan was comprehensively updated in August 2011. The 2011 update included comprehensive changes to the land use map, Mobility Element road network, all regional elements, and certain community and subregional plans. In addition, this comprehensive update established a bi-annual (every two years) General Plan Clean-up requirement to ensure the General Plan remains relevant and up-to-date.

On November 15th, 2017, the 2017 General Plan Clean-Up was adopted by the Board. The third bi-annual Clean-Up included changes to the Land Use Element, Mobility Element, Implementation Plan, and certain zoning reclassifications when necessary for consistency.

A General Plan Clean-Up is scheduled to take place for calendar year 2019.

- Priorities for land use decision making established by the Board
 - Identify and monitor customer service improvements
-



A Self-Service Reports webpage was developed to allow customers to run reports containing general property information to aid in building plan preparation; development and environmental information for discretionary permits; and invoice printing capabilities to increase the County's level of service. Newly added reports include:

- Property Summary Report
- Initial Study Research Packet Report
- New / Completed Project Applications

Online payment options for permit fees, inspection fees and fines associated with code citations and civil penalties were expanded to include MasterCard and Visa credit cards. This new payment option decreases costs and increases time savings for customers who no longer need to wait in line to submit payment to the County Permit Center cashier. There is no transaction fee for these online credit card payments. The convenience of online payments has proven popular with customers since PDS introduced an electronic check (e-check) payment option in the summer of 2013.

In 2017, 4,986 residential roof-mounted solar photovoltaics were approved. Roughly 98% of these applications were submitted online. The total number of permits issued for roof-mounter solar photovoltaic systems decreased in 2017 as compared to 2016. However, of the permits issued, 2016 saw a relative increase in the number of permits applied for on-line.

An online Model Best Management Practices (BMP) Design Manual help desk funded by the San Diego County Co-permittees has been created for the San Diego Region. The Model BMP Design Manual addresses updated post-construction storm water requirements and provides guidance for planning, preliminary design, selection and design of permanent storm water BMPs based on the performance standards required by the MS4 Permit for the San Diego Region.

▪ **Technology review: Implementation of Geographic Information Systems (GIS)**

An Initial Study Research Packet Report (ISRP) was developed to serve both County planning staff and its customers. This web-enabled GIS tool allows discretionary permit applicants and customers to easily retrieve land use and environmental information for parcels within the unincorporated county. The ISRP includes several dozen information items as well as detailed maps. What formerly took several hours for staff to complete, now takes moments utilizing the tool, available at: <https://gis-public.co.san-diego.ca.us/ISRP/home>

The County is currently developing a tool to track and monitor in-progress and completed projects, as well as identify potential development opportunities across the County.

2.2 County of San Diego General Plan

2.2.1 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. The desired outcome is development that is compatible with the character of unincorporated communities and protects and sensitive natural resources.

During 2017, the County continued to implement planning efforts that facilitate development in accordance with the community development model. Planning and development activities associated with the Land Use Element are discussed in Section 3.

2.2.2 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 the character of rural communities, typical in the unincorporated County.

During 2017, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Primary accomplishments associated with the implementation of the Mobility Element include capital projects and progress on an active transportation plan.

2.2.2.1 Capital Improvement Program (CIP)

Thirty-five road and infrastructure projects totaling more than \$80.5 million were completed. A list of these projects is provided in Section 3.

2.2.2.2 Active Transportation Plan (ATP)

PDS, the Department of Public Works (DPW), and the Department of Parks and Recreation (DPR) continue to coordinate on an update to the Bicycle Transportation Plan and Pedestrian Area Plans and will create a combined Active Transportation Plan (ATP) in support of efforts to promote active transportation options through pedestrian and bicycle improvements in the unincorporated County. [KM1]

2.2.3 Conservation and Open Space Element

The primary objective of the COS Element is to preserve the diverse range of visual, natural and cultural resources, protect and preserve open space and provide for park and recreation resources. The COS Element strives to minimize the impact of future development in areas with significant visual, natural and cultural resources, supports the creation and enhancement of important habitat preserves and open space areas that are well managed and maintained, and ensures the recreational needs of residents are met. 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 sets goals and



policies that minimize agricultural land use conflicts and support the long-term presence and viability of the County's agricultural industry; and establishes goals, policies, and programs that protect natural resources to ensure they are available for future generations.

Key accomplishments associated with the implementation of the COS Element during 2017 include:

2.2.3.1 Purchase of Preserve Lands

In 2017, the County of San Diego acquired a total of 479 acres of preserve land as part of the Multiple Species Conservation Program (MSCP), as follows:

- South County MSCP – 242 acres
- Draft North County MSCP Preserve – 237 acres

2.2.3.2 Purchase of Agricultural Conservation Easements (PACE) Program

This program promotes the long term preservation of agriculture in the County. Under the Purchase of Agricultural Conservation Easements Program, agricultural property owners are compensated for placing a perpetual easement on their agricultural property that limits future uses and extinguishes future development potential.

In 2017, the County acquired 293 acres of agricultural conservation easements, which exceeded the County's Strategic Plan goal of 230 acres of annual Purchase of Agricultural Conservation Easements acquisitions. To date, a total of 1,761 acres of agricultural conservation easements have been acquired through the Purchase of Agricultural Conservation Easements Program. All agricultural lands permanently protected under the Purchase of Agricultural Conservation Easements program on or after September 17, 2014 (979 acres to date), combine to form the County's Purchase of Agricultural Conservation Easements Mitigation Bank.

The Purchase of Agricultural Conservation Easements Mitigation Bank and Credits are an expanded component of the Purchase of Agricultural Conservation Easements 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. In 2017, the number of available PACE Mitigation Credits is 974.34 credits. The acquisition of PACE mitigation lands is as on-going process.

2.2.3.3 Climate Action Plan (CAP)

On June 20, 2012, the County adopted a CAP as an implementation mechanism of the updated County General Plan. Following its adoption, the County's CAP was litigated and on April 8, 2015, per Court Order, the Board rescinded the 2012 CAP. In July 2015, PDS Staff initiated development of a new CAP for the County. Since project initiation, County staff established a Sustainability Task Force composed of 11 County Departments that are assisting with the developing of the CAP. This internal group meets monthly to gather data, review best practices, review potential greenhouse gas (GHG) reduction measures, and discuss implementation strategies.



The CAP is a comprehensive Plan that outlines the specific activities that the County will undertake to reduce GHG emissions in the unincorporated communities of San Diego County. The CAP will also aid the County in meeting State mandated GHG reduction targets. The CAP focuses on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. The CAP was adopted by the Board of Supervisors on February 14, 2018.

2.2.3.4 CAP Public Outreach and Engagement Plan

The Climate Action Plan (CAP) moved forward with the development GHG reduction strategies and measures, continued public outreach and engagement activities, along with the progression of multiple technical analyses in support of California Environmental Quality Act (CEQA) review and preparations for policy decision making by the Board of Supervisors. Multiple workshops and informational meetings were held with the Planning Commission and public participants, with the resulting inputs helping to refine the draft plan. Public outreach and stakeholder engagement has been essential in the development of the CAP. Throughout the planning process, the County of San Diego collaborated with the community at large including 50 stakeholder groups with the environmental, business, and community sectors, and during more than 100 public workshops, meetings, and events. During the public review period, which ended September 25, 2017 the County held five public informational meetings to engage members of the community, and multiple meetings with environmental, business and community groups.

2.2.3.5 The Comprehensive Renewable Energy Program (CREP)

In February 2017, Phase One of the CREP project was received by the Board of Supervisors. The CREP Phase One Report includes a macro-level assessment of the benefits of supporting and investing in renewable energy programs and identifies 17 best management practices and programs for the County to consider as part of a long-range renewable energy strategic plan. The Board of Supervisors provided direction for CREP Phase Two and identified seven Phase One recommendations for the County to consider as part of a long range strategic renewable energy plan.

Previously, the team conducted four public meetings with the Technical Advisory Committee, two public workshops in Valley Center and Boulevard, and two meetings with the Chairs of the Community Planning and Sponsor Groups to solicit input on the report. Representatives from environmental, business, and community groups were also engaged on the project during outreach conducted for the County's Climate Action Plan (CAP), which is a separate, but related, effort. Staff, with input from the Technical Advisory Committee and stakeholders, identified 11 of the recommendations for the Board to consider. On October 14, 2016, the Planning Commission received a presentation from staff, considered the CREP Phase One Report and public comment letters, and heard public testimony before voting to recommend the Board consider the 11 prioritized options with two modifications.

2.2.3.6 Local Coastal Program (LCP)

The County contains approximately 1,050 acres within the Coastal Zone in the western areas of the County's San Dieguito Community Planning Area (CPA). The State established the Coastal Zone which applies to defined land and off shore areas. Through the California Coastal Act of 1976 (Coastal Act), and in partnership with coastal cities and counties, the California Coastal Commission (Coastal Commission) plans and regulates the use of land and water in the Coastal Zone. Within the unincorporated county, the Coastal Zone is adjacent to the cities of Encinitas and Solana Beach to the west and the City of San Diego to the south.



Adoption of the LCP Land Use Plan facilitates implementation of the Sustainable Environments and Operational Excellence initiatives of the County's 2017-2022 Strategic Plan. A main component of the LCP is the identification and protection of Environmentally Sensitive Habitat Areas which strengthens and supports the County's strategic initiative to promote our natural environments, diverse habitats and sensitive species.

LCPs are comprised of two components: a Land Use Plan and an Implementation Plan. The Land Use Plan includes goals and policies for the Coastal Zone, while the Implementation Plan provides the development regulations needed to carry out the policies in the Land Use Plan.

Currently, the County LCP has not been certified by the Coastal Commission. Until the County has a certified LCP, projects within the Coastal Zone require permits from both the County and the Coastal Commission. The Board adopted the Land Use Plan on January 25, 2017. On May 11, 2017, the Coastal Commission held a public hearing and pre-certified the Land Use Plan with modifications to trails policies. On November 9, 2017, the Coastal Commission approved a one-year time extension for the Board to adopt the Land Use Plan. The Coastal Commission grant for this project will expire on December 28, 2018.

The Coastal Act allows the County to assume permitting authority if the LCP has been certified by the Coastal Commission. As a result, the permitting process will be streamlined as private lands will not be required to obtain permits from the Coastal Commission. Permits for private property within the Coastal Zone will be the responsibility of the County.

2.2.3.7 Energy Conservation

The Board approved a new five year Strategic Energy Plan for 2015 – 2020. This plan lays out the long-term operational and community goals that will keep the County at the forefront of water and energy conservation. On April 8th, 2015, the Board amended the County Building Code to make new residential construction more accommodating for future installation of solar photovoltaic (PV) and electric vehicle (EV) charging systems.

In 2017, 4,986 residential roof-mounted solar photovoltaics were approved. Roughly 98% of these applications were submitted online. Although 2017 saw a decrease compared to 2016, Table 1 shows the substantial increase in permits issued since adoption of the comprehensive update of the General Plan. The increase in permits issued is greatly attributable to the online permitting process established in 2013. Additionally, 45 commercial solar photovoltaic permits were issued, along with 57 electric vehicle charging stations.



Table 1. Approved Residential Solar Panel Permits

Years	Online	Bldg. Counter	Total
2011 (Aug. – Dec.)	-	593	593
2012	-	1,768	1,768
2013	660	2,914	3,574
2014	3,061	1,577	4,638
2015	5,820	1,147	6,967
2016	4,838	817	5,655
2017	4,903	83	4,986
Total	19,282	8,899	28,181

2.2.3.8 Recycling

Agriculture, Weights & Measures (AWM) has continued its support for the Recycling Market Development Zone (RMDZ) program through its continued participation in the Food System Initiative Working Group. As an example, AWM shared the possible economic and agricultural needs and benefits in considering potential zoning ordinance revisions and assistance programs to facilitate the expansion of agricultural composting.

In January 2015, the Board directed DPW to develop a strategy for increasing diversion of solid waste from landfills from 62% to 75% by 2020, and Zero Waste (90%) by 2040. In response, staff managed the development of a Strategic Plan that addresses waste reduction in unincorporated communities and in the County’s internal operations. Staff carried out a stakeholder engagement program to develop a Strategic Plan. After compiling input from stakeholders, including that the diversion goal date should be extended to allow additional time for development of necessary organics processing infrastructure, the project team completed the Strategic Plan to Reduce Waste in early 2017. In April 2017, the Board of Supervisors unanimously approved the Strategic Plan to Reduce Waste, setting a goal of 75% waste diversion by 2025 for the unincorporated area and directing staff to establish a baseline of waste and recycling levels for internal County operations. Staff have begun implementing the initial phase of the Plan, expanding existing and implementing new programs to provide waste reduction outreach and assistance in the industrial, commercial and residential sectors.

DPW staff collaborated with PDS staff to ensure the Strategic Plan to Reduce Waste aligned with measures considered for inclusion in the CAP. The departments collaborated on outreach, attending each plans’ public outreach meetings.

DPW and PDS are also working together to address the region’s need for additional organics management infrastructure due to new state goals set in AB 341 and SB 1383 to divert organics from



landfills, and AB 876 which requires counties to determine 15 years processing capacity for organic materials.

2.2.3.9 Watershed Protection

Staff continues to implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance as necessary and appropriate.

The Water Conservation in Landscaping Ordinance requires compliance with the Watershed Protection Ordinance and BMP Design Manual in designing landscaped areas for capture and infiltration of stormwater and non-stormwater.

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

2.2.3.10 Park Improvements

Parks and recreation facilities help create healthy communities, protect valuable natural and cultural resources, reduce crime and vandalism, and foster civic engagement. The Department of Parks and Recreation (DPR) provides parks and recreational services that enhance the quality of life for county residents and visitors of all ages. In 2017, DPR completed seven park improvement projects at six parks totaling over \$6.4 million. These projects included ballfield improvements, artificial turf improvements, playground improvements, and construction of a shade structure. [KM2]

On June 20, 2017, the Board approved the \$13M Parks Expansion and Improvement Commitment Fund and policy changes to encourage new park development and streamline the process for developing new parks. In 2017, DPR allocated over \$1.3M of Parks Expansion and Improvement Commitment Funding to three capital projects that will help expand recreational offerings throughout the County.

2.2.4 Housing Element

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. The Housing Element 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 Housing Element 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 Housing Elements 18 months following the adoption of the Regional Transportation Plan. SANDAG adopted a new Regional Transportation Plan in October 2011, requiring an update to Housing Elements by April 30, 2013. The County adopted an update to its Housing Element on April 24, 2013, meeting this requirement. In May, 2013, the California State Housing and Community Development Department found the San Diego County Housing Element to be in compliance with State Housing Element law.



The County's General Plan Land Use Plan provides adequate housing capacity to meet the fifth cycle's overall 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 11 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 shown in Table 2. Table 3 shows that 655 units were permitted and 287 units were constructed in 2017.



Table 2. County Allocation of RHNA Housing (2010 – 2020)

Very Low	Low	Moderate	Above Moderate	Total
2,085	1,585	5,864	12,878	22,412

Table 3. Dwelling Units Permitted and Constructed (2017)

Permitted	Constructed
655	287

The County’s progress in meeting the Housing Element goals is presented in the County’s Annual Housing Element Progress Report (Appendix 1). This report provides details on the County’s progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing. Table B of Appendix 1, shows a total of 4,410 housing units have been permitted from 2010 through 2017. This equates to an average 551 units per year.

2.2.5 Safety Element

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

PDS continues to implement regulations in accordance with the goals and policies of the Safety Element when processing discretionary project applications. Key accomplishments associated with the implementation of the Safety Element during 2017 include:

- The draft Hazard Mitigation Plan was sent to the State for review in November 2015. The State forwarded the plan to the Federal Emergency Management Agency (FEMA) in August 2016 for review. FEMA has completed their review and the plan will be taken to the Board in early 2018 for adoption.
- The \$8.2 million project for the new Pine Valley Fire Station has received approval from the Board of Supervisors. Construction has started and is expected to be complete by the end of 2018.^[KM3]
- Construction began on the new 158,000 square foot, \$92.6 million Crime Lab facility and is expected to be complete in fall of 2018.^{[KM4][KM5]}



2.2.6 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 identified as “conditionally acceptable” structures under the compatibility guidelines.

2.3 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 measures to assure that there is a mechanism for its implementation.

The General Plan’s 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 2017.



3 PLANNING AND DEVELOPMENT ACTIVITIES

3.1 Major Projects

The County's General Plan was written as a macro-level document, with typically defined elements and a land use map. Some new developments and projects that do not conform to the General Plan are able to request General Plan Amendments (GPAs) that propose to alter specific aspects of the General Plan without altering the overall intention. Major projects include GPAs, discretionary development applications, zoning amendments, tentative maps, tentative parcel maps, and site plans.

3.1.1 General Plan Amendments

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

3.1.1.1 2017 General Plan Clean Up (GPA 16-001)

On November 15th, 2017, the 2017 General Plan Clean-Up was adopted by the Board. The third bi-annual Clean-Up included changes to the Land Use Element, Mobility Element, Implementation Plan, and certain zoning reclassifications when necessary for consistency. A General Plan Clean-Up is scheduled to take place in calendar year 2019.

3.1.1.2 Agriculture Promotion Program (GPA 16-004)

On March 15, 2017 (3), the Board approved GPA 16-004 through Resolution 17-026, which consists of amendments to the Zoning Ordinance related to the Agriculture Promotion Program, approving a General Plan Amendment resolution for the Mobility Element to accept four additional County Mobility Element roadway segments at a failing Level-of-Service, certifying the Final Environmental Impact Report, and adopting a Statement of Overriding Considerations.

3.1.1.3 Housing Element & Safety Element Update (GPA 16-003)

On March 15, 2017 (4), the Board approved GPA 16-003 through Resolution 17-027, which consists of updates to the Housing Element and Safety Element to ensure that affordable housing opportunities within a jurisdiction have been identified and other minor updates related to Fuel Management Programs for fire protection.

3.1.1.4 Sweetwater Place (GPA 14-003)

On December 6, 2017 (3), the Board approved GPA 14-003 through Resolution 17-183, which consists of a General Plan Amendment, Zone Reclassification, Tentative Map, Site Plan, and Mitigated Negative Declaration for a project that consists of 122 detached residential units and two-acre park on an 18 acre site located in Spring Valley Community Plan Area.



3.1.1.5 Sweetwater Vistas (GPA 15-006)

On December 6, 2017 (4), the Board approved GPA 15-006 through Resolution 17-185, which consists of General Plan Amendment, Specific Plan Amendment, Zone Reclassification, Tentative Map, Major Use Permit Modification, and Site Plan, for a project that consists of 218 residential condominium units on a 52 acre site in the Spring Valley Community Plan Area.

3.1.2 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 Zoning Ordinance must be consistent with the General Plan, and changes in the General Plan may require an update to the Zoning Ordinance.

3.1.2.1 Agriculture Promotion Ordinance Amendment (POD-14-001)

On March 15, 2017 (3), the Board approved GPA 16-004 through Resolution 17-026, which consists of amendments to the Zoning Ordinance related to the Agriculture Promotion Program. These amendments would add and clarify agricultural use definitions, supplement agricultural opportunities to include new agri-tourism accessory uses, allow wineries in the S92 Use Regulations, and revise animal use regulations to simplify the Ordinance.

3.1.3 Discretionary Development Applications

Discretionary privately-initiated development applications vary from small-scale administrative permits and boundary adjustments, to large complex projects such as tentative maps and general plan amendments. For the purpose of this annual report, discretionary development applications were limited to those which related to land planning and development activities. This report does not include all administrative activities or permits not related to land planning or development. In 2017, PDS began processing 297 new applications. There were 163 applications approved in 2017, 15% less than were approved in 2016. It should be noted that these approved applications could have been submitted in 2017 or earlier. Additionally, 24 applications were denied or withdrawn in 2017, 44% less than were denied or withdrawn in 2016. Table 4 summarizes the number of applications submitted, approved, or denied/withdrawn since the 2011 adoption of the General Plan Update.



Table 4. Summary of Discretionary Actions

Years	Number of Applications		
	New Submissions	Approved	Denied/Withdrawn
Aug. 2011 - 2012	442	299	97
2013	211	286	51
2014	319	213	42
2015	314	204	52
2016	263	191	43
2017	297	163	24
Total	1,846	1,356	309

3.1.4 Tentative Maps

In 2017, thirteen (13) TM applications were approved for 590 residential lots. Table 5 shows that the number of lots approved through the TM subdivision process totaled 947 fewer lots than full buildout allowed by the General Plan.

Table 5. Tentative Maps Approved in 2017

TM#	Project Name	Community	Number of Lots		
			TM	GP	Diff.
5081TE	Rancho Hill	San Dieguito	46	46	-
5605	Poplar Meadow	Jamul-Dulzura	5	9	(4)
5401TE	Kawano Subdivision	North County Metro	8	19	(11)
5364TE	Daniels	Fallbrook	10	9	1
5505TE	Otay Business Park	Otay	62	62	-
5566TE	Hawano	Otay	24	24	-
5610	Creekside at Village Walk	Ramona	40	65	(25)
5537TE	Ramona "F" Street	Ramona	10	68	(58)



5293TE	Barr Ranch	Fallbrook	23	60	(37)
5202TE	Quail Canyon Estates	Lakeside	21	21	-
5608	Sweetwater Vistas	Spring Valley	7	4	3
5603	Park Circle	Valley Center	332	1,149	(879)
5588	Sweetwater Place	Spring Valley	2	1	1
Total			590	1,537	(947)

3.1.5 Tentative Parcel Maps

In 2017, five (5) TPM applications were approved for 12 lots. Table 6 shows that the number of residential lots approved through the TPM subdivision process totaled 2 fewer lots than the full buildout allowed by the General Plan.

Table 6. Tentative Parcel Maps Approved in 2017

TPM#	Project Name	Community	Number of Lots		
			TM	GP	Diff.
21242	Bancroft Drive	Spring Valley	2	2	-
20997TE	TPM-20997	Lakeside	3	3	-
21232	Hamerslag	San Dieguito	2	2	-
21222	Beebe	Fallbrook	2	6	(4)
21233	Ramona	Fallbrook	3	1	2
Total			12	14	(2)

3.1.6 Site Plans

In 2017, twelve residential site plans were approved for 402 lots. Table 7 shows that the number of residential lots approved through the site plan process totaled 310 lots greater than full buildout allowed by the General Plan. Single family residences have been excluded from this table.



Table 7. Site Plans Approved in 2017

STP#	Project Name	Community	Number of DUs		
			TM	GP	Diff
17-005	Lakeshore	Lakeside	6	5	1
16-014	Luukkonan Residence	San Dieguito	1	1	-
16-008	Allman Residence Custom Home	San Dieguito	1	1	-
17-012	Bridges Lots 43	San Dieguito	1	1	-
17-013	Bridges Lot 44	San Dieguito	1	1	-
16-002	Creekside at Village Walk	Ramona	40	65	(25)
16-016	Barcelona Apartments	Valle De Oro	4	6	(2)
17-033	Bridges lot 45	San Dieguito	1	1	-
17-034	Bridges lot 46	San Dieguito	1	1	-
15-016	Sweetwater Vistas	Spring Valley	218	-	218
14-015	Sweetwater Place	Spring Valley	122	1	121
16-026	Vine Street Apartments	Fallbrook	6	9	(3)
Total			402	92	310



3.2 Capital Improvements Program

The County of San Diego has completed 43 CIP projects, totaling in excess of \$96M.

3.2.1 Roads and Infrastructure

In 2017, 35 road and infrastructure projects were completed totaling more than \$80.5 million. CIP projects are reviewed for General Plan conformance and presented to community planning and sponsor groups for vetting and scope refinement. A list of the projects completed in 2017 is provided in Table 8.

Table 8. Infrastructure Projects in 2017

Project Name	Cost	Community
I-8 Business Route Sidewalk Improvements and Pedestrian Ramp Improvements at Allen School Lane	\$99,904	Sweetwater/Bonita
Pedestrian Ramp Improvements at Felicitia Road & Via Rancho Parkway in Escondido	\$95,879	North County Metro/Escondido
East Vista Way at Gopher Canyon Road Intersection Improvements	\$621,778	Bonsall
Knottwood Way Road Extension Improvements	\$618,789	Fallbrook
Slurry Seal Resurfacing FY 2016-2017	\$4,300,000	Countywide
Industry Road Sewer at Ha-Hana Road In Lakeside	\$1,302,322	Lakeside
Emergency Construction Services for Culvert Repair at Estrella Drive	\$132,244	Valle De Oro
Flinn Springs Interceptor Sewer Improvement Project Manholes 600-639	\$1,716,509	Lakeside
Cajon Air Center Underground Detention Basin	\$4,656,022	El Cajon
Emergency Construction Services (ECS) For Culvert Repair At La Plata Court	\$50,087	Ramona
Emergency Construction Services (ECS) For Culvert Repair At Via Rancho Parkway In Escondido	\$225,909	North County Metro/Escondido
AC Culvert Repair And Replacement FY 16-17	\$395,792	Countywide
Replace Curb Ramp With Ada Ramps	\$129,838	Countywide
Emergency Construction Services (ECS) - Culvert Repair At Aqua View Court In Spring Valley	\$139,090	Spring Valley
Slurry Seal, FY 15-16	\$69,899	Countywide



Table 8. Infrastructure Projects in 2017

Project Name	Cost	Community
Emergency Construction Services (ECS) Culvert Repair At Grandview Drive In The Vicinity of Mt. Helix	\$400,000	Valle De Oro/Mt Helix
Emergency Construction Services (ECS) Culvert Repair At Weekend Villa Road In Vicinity Of Ramona	\$55,797	Ramona
Revegetation Of Valley Center Road Bridge Construction Sidewalk	\$252,187	Valley Center
Woodside Avenue Flood Control Improvements	\$15,504,299.86	Lakeside
AC Culverts F Y 16/17	\$113,706	Countywide
AC Culvert F Y 16/17, Bernardo Ave	\$18,579	North County Metro/Escondido
Emergency Construction Services (ECS) For Culvert Repair At Luneta Lane In Fallbrook And For Alvarado Road & At Live Oak In Fallbrook	\$467,275	Fallbrook
Emergency Construction Services (ECS) For Culvert Repair At Conrad Drive And Edgar Place In The Vicinity Of Mt. Helix	\$111,550	Valle De Oro/Mt Helix
Emergency Construction Services (ECS) For Culvert Repair At Barona Mesa Road In Ramona And At Mozelle Lane In Mount Helix	\$310,975	Ramona, Valle De Oro/Mt Helix
Emergency Construction Services (ECS) For Culvert Repair At Vista Vicente Court In Ramona	\$47,285	Ramona
Emergency Construction Services (ECS) For Storm Drain Repair At 8885 Burkshire Place In Lakeside	\$42,618.46	Lakeside
Emergency Construction Services (ECS) For Culvert Repair At Winter Gardens Blvd. In Lakeside	\$74,611	Lakeside
Emergency Construction Services (ECS) For Culvert Repair At Spangler Peak Road In Ramona	\$84,116	Ramona
San Vicente Road Improvements.	\$22,615,403	Ramona
Asphalt Concrete Overlay Fiscal Year 2015-2016	\$7,258,174	Countywide
Bear Valley Parkway North Widening	\$16,698,936	North County Metro/Escondido
Emergency Construction Services (ECS) For Debris Removal From Keys Creek At Dulin Road Bridge	\$97,443	Bonsall



Table 8. Infrastructure Projects in 2017

Project Name	Cost	Community
Old Highway 80 At Pine Creek Road Intersection Improvements	\$1,699,996	Pine Valley
Keys Creek Channel Access Ramps	\$155,365	Bonsall
Slurry Seal Resurfacing, Prospect Street & Sweetwater Road	\$20,605	County Island/ Lincoln Acres
Total	\$80,582,983	

3.2.2 County Facilities

In 2017, the County completed one major facility project serving the County, as shown in Table 9. The Imperial Beach Library became the County's second Zero Net Energy building.

Table 9. County Facility Projects Approved in 2017

Project Name	Cost	Community
Imperial Beach Library	\$9,000,000	Imperial Beach
Total	\$9,000,000	



3.2.3 Park and Recreation Facilities

In 2017, seven park and recreation projects totaling more than \$6.4 million were completed. A list of the projects completed in 2017 is provided in Table 10.

Table 10. Park and Recreation Facilities		
Project Name	Cost	Community
Live Oak Park Playground Improvements Project	\$158,000	Fallbrook
Jess Martin Park Ballfield Improvements	\$483,000	Julian
Jess Martin Park Small Ballfield Improvement	\$300,000	Julian
Mountain Empire Shade Structure	\$110,000	Campo
Rainbow Park Artificial Turf	\$1,494,000	Rainbow
Agua Caliente Photovoltaic and Solar Thermal Project	\$1,200,000	Desert
Hilton Head Artificial Turf Conversion Project	\$2,674,671	Valle De Oro
Total	\$6,419,671	



APPENDIX 1 – ANNUAL HOUSING ELEMENT PROGRESS REPORT

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of San Diego

Reporting Period 1/1/2017 - 12/31/2017

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
6712 POCO LAGO 2ND D.U., RANCHO SANTA FE, CA 92067	SU	R		1							
2832 COBURN ST SFD #2, NATIONAL CITY, CA 91950	SU	R		1							
3974 STONEBRIDGE CT, RANCHO SANTA FE, CA 92067	SU	R		1							
3975 EAGLE PEAK RD, JULIAN, CA 92036	SU	R		1							
25047 OAKANA RD, RAMONA, CA 92065	SU	R		1							
20407 STATE PARK RD 2ND D.U., PALOR MOUNTAIN, CA 92060	SU	R		1							
1917 1/2 LA CRESTA RD 2ND DU, EL CAJON, CA 92021	SU	R		1							
5350 OLD DAIRY CT ADU, BONITA, CA 91902	SU	R		1							
8204 MELROSE LN ADU, EL CAJON, CA 92021	SU	R		1							
1643 STACEY LN ADU, RAMONA, CA 92065	SU	R		1							
6305 LA VALLE PLATEADA 2ND D.U., RANCHO SANTA FE, CA 92067	SU	R		1							
3955 STONEBRIDGE LN ADU, RANCHO SANTA FE, CA 92067	SU	R		1							
6677 EL MONTEVIDEO MAIN, RANCHO SANTA FE, CA 92067	SU	R		1							
3710 WYNOLA RD, SANTA YSABEL, CA 92036	SU	R		1							
6405 CALLE PONTE BELLA, RANCHO SANTA FE, CA 92067	SU	R		1							
26517 LILAC HILL DR ADU, ESCONDIDO, CA 92026	SU	R		1							
1643 FARMER RD 2ND D.U., JULIAN, CA 92036	SU	R		1							
2357 RAYMOND AVE, RAMONA, CA 92065	SU	R		1							

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31876 RANCHO ADARME ADU, CA 92028	SU	R		1							
10470 HAWLEY RD, EL CAJON, CA 92021	SU	R		1							
15523 WYEPOR RD, RAMONA, CA 92065	SU	R		1							
25315 JESMOND DENE RD, ESCONDIDO, CA 92026	SU	R		1							
11361 LORENA LN, EL CAJON, CA 92020	SU	R		1							
350 VISTA DEL INDIO, FALLBROOK, CA 92028	SU	R		1							
2346 BLACK CANYON RD ADU, RAMONA, CA 92065	SU	R		1							
17421 CIRCA DEL NORTE, RANCHO SANTA FE, CA 92067	SU	R		1							
10654 SNYDER RD, LA MESA, CA 91941	SU	R		1							
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶ ▶				71	532						
(10) Total by income Table A/A3 ▶ ▶				0	52	71	532	655			
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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

Jurisdiction County of San Diego
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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

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

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

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	45	0	0	0	26	71	
No. of Units Permitted for Above Moderate	465	67	0	0	0	532	

* Note: This field is voluntary

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Housing Element Implementation
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Jurisdiction County of San Diego
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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2,085	16	0	0	0	0	0	0	0	16	2,061
	Non-deed restricted		2	1	3	1	0	1	0	0	8	
Low	Deed Restricted	1,585	63	0	0	0	0	0	0	0	63	1,314
	Non-deed restricted		19	22	20	21	25	25	24	52	208	
Moderate	Deed Restricted	5,864	0	0	0	0	0	0	0	0	0	5,074
	Non-deed restricted		9	90	36	65	114	228	177	71	790	
Above Moderate		12,878	268	304	260	393	576	613	381	532	3,327	9,551
Total RHNA by COG. Enter allocation number:		22,412	377	417	319	480	715	867	582	655	4,412	18,000
Total Units ▶ ▶ ▶												
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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Housing Element Implementation
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Jurisdiction County of San Diego
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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.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Residential Sites Inventory.	Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	Ongoing	A GIS Mapping Application, available to both staff and members of the public identifies parcels included in the Housing Element Residential Sites Inventory.
Project Review for Inventory Sites	Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	Ongoing	Procedures for planners reviewing discretionary project applications include the use of the GIS Mapping Application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.
Zoning Ordinance Consistency with RHNA	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Allocation (RHNA), should the Sites Inventory not be approved by State HCDS. Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	2-7 years	The Fifth Revision of the Housing Element, as approved by County HCDS, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.
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 website and at the zoning counter.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html
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 High Priority	This program is included in the PDS Advance Planning pending work program, when staff and resources become available.
Constraints to Development in Standards / 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.
Zoning Ordinance Consistency with RHNA	N/A	N/A	This measure turned out to be unnecessary because the Fourth Revision of the Housing Element was adopted and certified by State HCDS before the end of the planning period.

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RHNA Allocation for next HE Cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	2-7 years High Priority	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element was adopted in March 2017 (midway through the planning period).
Housing Element Update	Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	2-7 years High Priority	The Fifth Revision of the Housing Element was adopted and approved by HCDS in 2013. The implementation programs were reviewed and revised with the update and will be reviewed each year for this annual report.
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.	2-7 years High Priority	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element was adopted in March 2017 (midway through the planning period).
Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	2-7 years High Priority	Sites identified in the Fifth Revision of the Housing Element were added to the GIS layer in 2013.
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. PDS Advance Planning is also developing a Form-based code for the Ramona Village, Alpine Town Center, and Valley Center South Village. This code will enable development applications to process through an administrative permit and will also facilitate development in the village transit nodes.
Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-7 years High Priority	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.
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. (See also measure 1.2.1.F Mixed Use Zone)	2-7 years High Priority	Mixed Use Zoning is considered as part of the Community Planning Process. The community of Alpine has begun the development of a new Community Plans in 2017. Valley Center and Twin Oaks have been identified as communities that will begin Community Plans as resources become available.
Legislation for Workforce and Affordable Housing	Coordinate with the County's Office of Strategic 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 Strategic 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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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 High Priority	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.
Multi-family Housing Design Guidelines	Seek grant 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.	0-2 years High Priority	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.
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 to 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 High Priority	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.
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 High Priority	This program is yet to be completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
Redevelopment Districts	N/A	N/A	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.

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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 Medium Priority	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.
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.	0-2 years High Priority	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. This program is part of the PDS work plan and the need for zoning changes will be evaluated further when staff and resources become available.
Multi-family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile Home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	0-2 years High Priority	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.
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.	0-2 years High Priority	This program is part of the PDS Work plan and will be accomplished in coordination with community planning groups when staff and resources become available.
Decouple Minimum Lot Size from Density	N/A	Ongoing	This measure was completed in August 2011 with the adoption of the General Plan Update.

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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. (Refer to the Conservation Subdivision Program, measure 5.1.2.D.)	0-2 years High Priority	This program has been partially 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.
Design Guidelines in Semi-Rural and Rural Lands	Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	Ongoing	In May, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. These Guidelines are used by staff reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands.
Second Unit Construction	Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	Ongoing	During 2017, 52 permits were issued. The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf .
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 to facilitate the development of second dwelling units.
Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	April 2009 revisions to the Zoning Ordinance streamlined permitting procedures for second dwelling units, which are currently being implemented.
Mobile/Manufactured Homes	Implement procedures to 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 2017, a total of 26 permits were issued.
Mobile Home Park Lots	N/A	N/A	This program was completed. The issue was addressed in revisions to the County's Subdivision Ordinance.
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.	Ongoing	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit.

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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	In 2017, the Home Repair Loan Program assisted 75 qualified homeowners. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCDS funded affordable housing development projects.
Energy Conservation Features	Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2017, the Home Repair Loan Program assisted 75 qualified homeowners. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCDS funded affordable housing development projects.
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. (Build Green Program)	Ongoing	This program has been implemented.
Landscape Design Standards	Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	Ongoing	San Diego County's previous ordinance required all new commercial projects with over 1,000 square feet and single family residences with over 5,000 square feet of landscaping to create water budgets for their landscapes. The new ordinance, which took effect on May 27, 2016, will now require any new construction for which the County issues a building permit or a discretionary review where the aggregate landscaped area is 500 square feet or more to obtain outdoor water use authorization. For those projects between 500 and 2,500 square feet, the County now has a more streamlined process call the Prescriptive Compliance Option.
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.
SDG&E Conservation Programs	Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website 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
Renewable Energy Systems	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	Ongoing	In 2017, 4,986 residential roof-mounted solar photovoltaics were approved. 45 commercial solar photovoltaic permits were issued, along with 57 electric vehicle charging stations.
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.

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Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	2-7 years High Priority	Information about the Density Bonus Program is included on the County HCDS and PDS websites.
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.
State and Federal funding Opportunities	Explore funding opportunities available at the state and federal levels.	Ongoing	HCDS received federal entitlement grant funding for housing opportunities: \$3,731,709 in Community Development Block Grant (CDBG) funds, \$2,295,097 in Home Investment Partnerships (HOME) funds, \$331,823 in Emergency Solutions Grant (ESG) funds, and \$3,254,285 in Housing Opportunities for People With AIDS (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region. Additionally, HCDS has applied to the State for approximately \$130M in funding through the No Place Like Home Funds. It is anticipated that these funds will be made available in 2018.
Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	In 2018, the County of San Diego Board of Supervisors approved a \$25M Innovative Housing Trust Fund for the purpose creating new affordable housing units and preserving at risk affordable housing.
Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	Ongoing	Reviewed potential for development of the vacated East Valley Parkway, Escondido, HHSA FRC Site for affordable housing.
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.	2-7 years Medium Priority	HCDS did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development.
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 2017, 2,321 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego, based on available funding and participant choice. This includes HCV, VASH, Preservation, Project Based, and Homeownership programs.
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 four (4) Tenant-Based Rental Assistance (TBRA) programs to 254 participants using HOME, HOPWA, and Continuum of Care Supportive Housing Program (COC/S+C) funds. Twenty-two (22) TBRA vouchers were used in the unincorporated area, based on participant choice.

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Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	HCDS continues to administer the Landlord Incentive program providing monetary incentives to landlords willing to rent to veterans and persons experiencing homelessness. HCDS has employed Housing Navigators to assist clients utilizing landlord incentives to connect to landlords and mitigate issues in the process; Housing Navigators work closely with the Landlord Liaison.
Mortgage Credit Certificate Goal	Provide 100 MCCs to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	Ongoing	Qualified homebuyers obtain Mortgage Credit Certificates (MCC) through the California Housing Finance Agency (CalHFA). CalHFA issued 68 MCC's in 2016 in the unincorporated area.
Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	A total of 41 persons received counseling/orientation in 2017. First time homebuyers who attended any HUD approved homebuyer counseling session were eligible to be reimbursed for the cost of the class if they received funding through the CalHome Program.
Household Assistance Goal	Assist 50 – 75 lower-income households between in the unincorporated area.	Ongoing	Between 2010 and 2017, a total of 178 low-income households were assisted in the unincorporated area; 28 of those households were assisted in 2017 through the County's First Time Homebuyer Assistance Program.
Housing Resources Directory Update	Update directory at least biannually.	Ongoing	The Housing Resource Directory is updated bi-annually and was last fully updated in October 2016. The Directory is on the County's website at: https://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/rental-assistance/housing_resource.pdf .
Shared Housing Programs	Investigate any opportunities that may provide shared housing programs.	Ongoing	HCDS continues to meet with providers for discuss a variety of housing options including shared housing.
Shared Housing Program Outreach	N/A	N/A	HCDS has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. Therefore, there were no shared housing outreach activities in 2017.
Continuum of Care 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 \$20,035,551 in federal funds for homeless housing projects and planning activities in 2017. As part of the application, HCDS applied for \$1,497,488 to support permanent supportive housing beds. In 2017, 110 shelter beds were provided in the unincorporated area towards the goal of 500 shelter beds during the Housing Element cycle.
Farm worker Housing Outreach	Distribute farm worker housing information to the public through brochures and the County website.	Ongoing	To satisfy Affirmative Fair Housing Marketing Plan requirement, Firebird Manor, (USDA funded farmworker housing) distributes informational brochures, and when vacancy's occur or applications are being accepted, information is advertised in local newspaper and distributed to local community partners.

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Permit Process Streamlining	Implement streamlined permit process procedures for farm worker 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 farm worker housing inquires and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right".	Ongoing	Based on available data, no farmworker housing permits were issued in 2017.
Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	0-2 years High Priority	In April 2014, a brochure explaining universal design principles was completed and is available in a kiosk at the PDS Zoning Counter and on the County web site at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf
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.	0-2 years Medium Priority	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.
Parking for Senior and Disabled-Person Housing	Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	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.
At-Risk Housing Projects	Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	Ongoing	In 2017, two Notices of Funding Availability (NOFA) were released and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.
Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	Ongoing	HCDS continually updates its affordable housing list with interested non-profits.
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 2017 in the unincorporated area.
Single-Family Housing Upgrade Goal	Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	Ongoing	Home Repair Loan and Grant program provided assistance to 69 households in the unincorporated area.
Multi-Family Housing Upgrade Goal	Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	Ongoing	In 2017 HCDS awarded HOME funding for 143 new units and 28 acq/rehab units. Of the new units, 81 are in the unincorporated County, and are expected to begin construction in April 2018.
Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, HCDS funded a total of eight (8) Community Clean-Up events. The County has met this objective. No trash clean up events were held in 2017.

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Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Ongoing	In 2017, HCDS conducted one (1) presentation and one (1) online informational presentation to solicit applications for community improvement and affordable housing projects. Ten (10) Regional Continuum of Care Council (RCCC) Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, four (4) San Diego Regional Alliance for Fair Housing meetings, ten (10) Revitalization Committee meetings and five (5) HIV Housing Committee meetings were held during the year.
Ministerial Procedures for Special Needs Housing	Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	0-2 years Medium Priority	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.
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
Emergency Shelters	N/A	N/A	HCDS implemented a Hotel/Motel Voucher Program for persons experiencing homeless during periods of inclement weather.
Definition in Zoning Ordinance	N/A	N/A	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.
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).	0-2 years High Priority	This information is being made available to the public on the PDS web site: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all
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.
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.
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.

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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.
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.
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.
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.
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.	Ongoing	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.
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.	0-2 years Medium Priority	The Housing Coordinator will work with other County departments to consolidate information on substandard housing.
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	HCDS networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. HCDS continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Regional Continuum of Care Council meetings were held quarterly to identify gaps in homeless services. Twelve (12) Landlord Engagement Committee were held to increase landlord/owner participation in subsidized housing.
Notification of Funding Opportunities	Notify nonprofit developers when funding is available.	Ongoing	In 2018, the County of San Diego Board of Supervisors approved a \$25M Innovative Housing Trust Fund for the purpose creating new affordable housing units and preserving at risk affordable housing.
Community Workshops	Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	Ongoing	In 2016, HCDS conducted one (1) CDBG Community presentation and released a new online informational community presentation. Four (4) Regional Continuum of Care Council (RCCC) and ten (10) RCCC Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness.

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Emergency/Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html
Fair Housing Resources Board	Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	Ongoing	HCDS provided funding support for fair housing services and participated in events organized by fair housing service providers. HCDS also participated in the San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues.
Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	Ongoing	Legal Aid Society of San Diego, Inc. (LASSD) administers a County Fair Housing Program, for the County of San Diego, Housing and Community Development Services. As part of the services provided under the contract, LASSD provides a Fair Housing outreach/educational element, a Fair Housing referral element, program reports and administration tasks, and Fair Housing testing.
Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and website.	Ongoing	Creating Equal Opportunity for Every Community posters were prominently displayed in the HCDS lobby. HCDS's website included a link to the San Diego Regional Alliance for Fair Housing and the Fair Housing and Equal Opportunity websites, which contain a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month. A Fair Housing Exhibit was displayed at County Administration Center, Family Resource Centers located in Escondido, Chula Vista, and Lemon Grove, and HCDS Lobby during April to inform the public of Fair Housing Month. In addition, County HCDS posted a Fair Housing presentation on YouTube.
Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update due 2010.	Ongoing	HCDS participated with their regional partners in the funding, creation and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice. The AI was adopted in June 2015 and continues to be in effect.
Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.
Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	0-2 years High Priority	The PDS Housing Coordinator is responsible for facilitating and improving interdepartmental efforts.
Annual Report to State HCDS	Prepare annual report to State HCDS 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 HCDS by April 1. In 2016, the 2015 APR was received by the County Board of Supervisors on March 16 and submitted to State HCDS on March 21.

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Review Land Use Issues	Meet with County HCDS at least once a year to review land use issues that affected the production of affordable housing during the prior year.	0-2 years High Priority	HCDS and PDS met on several occasions to work on updating Board Policy A-68 Expediting Permit Processing for Lower Income Housing Developments
Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCDS.	0-2 years High Priority	The PDS Building Division maintains data used to develop annual reports. The Housing Coordinator is investigating ways of tracking additional information.
Computerized Monitoring System	Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.
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.	0-2 years High Priority	Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.
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.
Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the Housing Element.	0-2 years High Priority	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.
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.	0-2 years High Priority	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
General Plan Distribution	N/A	N/A	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
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.

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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.
Funding for Workforce and Affordable Housing.	N/A	Ongoing	See Legislation for Workforce and Affordable Housing
Staff Training	Conduct staff training bi-annually on the Housing Element requirements and County offerings	0-2 years High Priority	The PDS Housing Coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Sites Inventory.
Planning Commission Workshops	Conduct workshop with the Planning Commission on Housing Element policies and programs.	0-2 years High Priority	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.

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General Comments:



APPENDIX 2 – HOUSING SUCCESSORS TO REDEVELOPMENT AGENCIES



County of San Diego

HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES
3989 RUFFIN ROAD, SAN DIEGO, CA 92123
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NICK MACCHIONE, FACHE
AGENCY DIRECTOR

DAVID ESTRELLA
DIRECTOR,
OFFICE OF INTEGRATIVE SERVICES

December 21, 2017

TO: Supervisor Dianne Jacob, Chair
Supervisor Kristin Gaspar, Vice Chair
Supervisor Greg Cox
Supervisor Bill Horn
Supervisor Ron Roberts

FROM: Nick Macchione, Agency Director
Health and Human Services Agency

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

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

In accordance with Health and Safety Code Section 34176.1(f) of Senate Bill 341, the attached document (Attachment A) is a status update concerning two housing assets of the former Redevelopment Agency: Villa Lakeshore Apartments and Silversage Apartments. These assets are affordable housing developments that serve the community of Lakeside. Updates to the Gillespie and Upper San Diego River Improvement Project (USDRIP) assets are also included. The County of San Diego Housing and Community Development Services (HCDS) has the responsibility of monitoring these developments annually, in addition to tracking the Low- and Moderate-Income Housing Fund, including program income generated (Attachment B1 and B2).

Please refer to pages 128, 129, 155, and 163 of the enclosed Comprehensive Annual Financial Report for the County of San Diego (Attachment C), which outlines the financial activity for the Low- and Moderate-Income Housing Fund, as required by law.

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

If you have any questions or concerns, please contact David Estrella, Director (858) 694-8750, or via email at David.Estrella@sdcounty.ca.gov.

Respectfully,



NICK MACCHIONE, Agency Director
Health and Human Services Agency

DE/KS/mm

Attachments (4):

- A: SB 341 Compliance Report – County Housing Successor for the former San Diego Redevelopment Agency
- B1: Balance Sheet for the County Housing Successor for the Gillespie Asset
- B2: Balance Sheet for the County Housing Successor for the USDRIP Asset
- C: Comprehensive Annual Financial Report for the County of San Diego for the period ended June 30, 2017

SB 341 Compliance Report - County of San Diego Housing Successor to the former San Diego County Redevelopment Agency

	Questions:	Answers
1	The amount the city, county, or city and county received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4	There were no receipts received pursuant to subparagraph (a) of paragraph (3) of subdivision (b) of Section 34191.4
2	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing between amounts deposited pursuant to subparagraphs (B) and (C) of paragraph (3) of subdivision (b) of Section 34191.4, amounts deposited for other items listed on the Recognized Obligation Payment Schedule, and other amounts deposited.	The total deposit made to these funds in FY 2016-17 is \$333,428.37 (\$225,574.36 was deposited in the Gillespie Fund 12020 and \$107,854.01 was deposited in the USDRIP Fund 12022.)
3	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.	The cash balances as of 6/30/17 are as follows: Gillespie Fund 12020 balance is \$145,279.98 and USDRIP Fund 12022 balance is \$18,735.38. No funds are being held for items listed on the Recognized Obligation Payment Schedule.
4	A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).	The FY 2016-17 expenditure for administration, monitoring, and preserving the long-term affordability of units was \$6,003.82. No other expenditures from the fund were accrued.
5	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The Housing Successor does not own any real property. The total loans receivable as of the 6/30/2017 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).
6	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.	N/A. The Housing Successor did not enter into any agreements to transfer funds during FY 2016-17.
7	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The Housing Successor did not receive or hold any property tax revenue during FY 2016-17.
8	For interests in real property acquired by the former redevelopment agency prior to February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A. No interests in real property were acquired on or after 2/1/12.
9	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 in the report posted on its Internet Web site the implementation plans of the former redevelopment agency.	N/A. The Housing Successor has no unmet relocation or displacement obligations.
10	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor expends all funds pursuant to 34176.1(a)(1).
11	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period.	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.
12	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus, and the housing successor's plan for eliminating the excess surplus.	The amount of excess surplus at the end of FY 2016-17 is as follows: Fund 12020 Gillespie \$145,279.98 and Fund 12022 USDRIP \$18,735.38. The Housing Successor plans to use this surplus for administration, monitoring, and preserving the long-term affordability of units pursuant to 34176.1(a)(1).
13	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3. This inventory shall include all of the following information: (A) The number of those units (B) In the first report pursuant to this subdivision, the number of units lost to the portfolio in the last fiscal year and the reason for those losses (C) Any funds returned to the housing successor as part of an adopted program that protects the former redevelopment agency's investment of moneys from the Low and Moderate Income Housing Fund (D) Whether the housing successor has contracted with any outside entity for the management of the units and, if so, the identity of the entity.	N/A. The Housing Successor has no homeownership units.

Attachment B-2

COSD

Trial Balance - Total Currency

Report Date: 30-NOV-2016 18:02

Period: ADJ-17

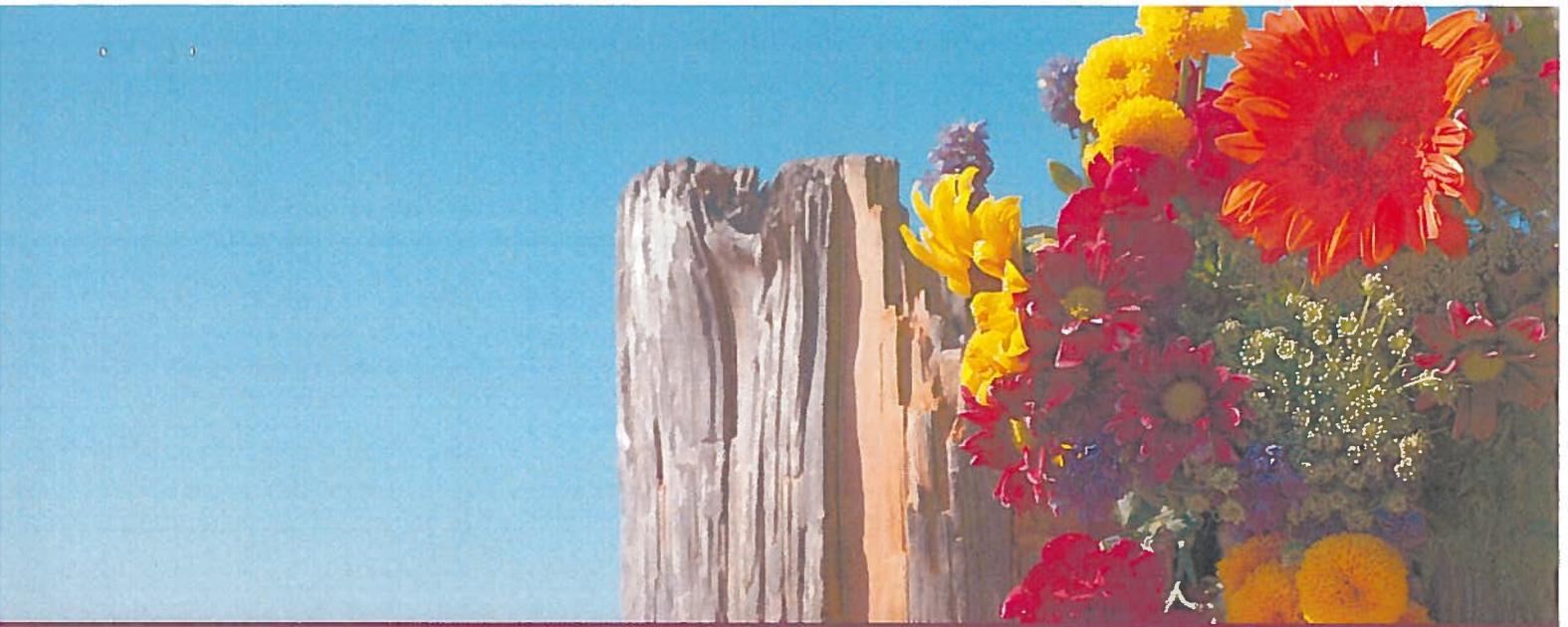
Page: 2 of 3

Currency: USD

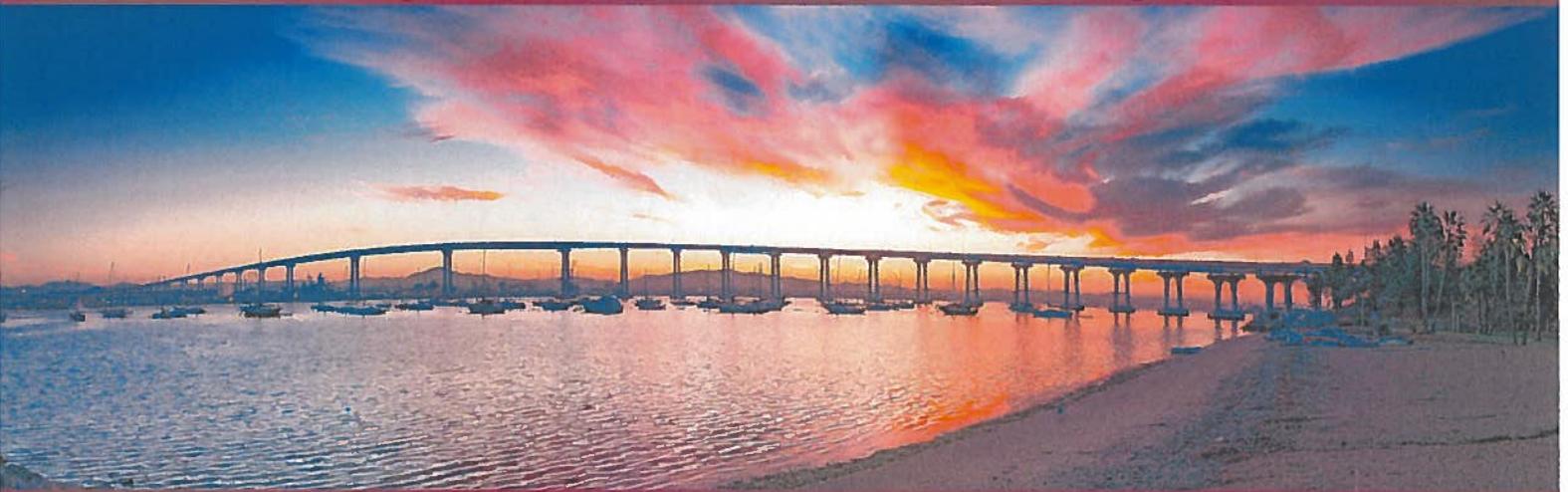
Balance Type: Year to Date

Ledger: COSD
FUND: 12022 CSBAF USDRTIP HOUSING

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	90,224.94	107,854.01	179,318.77	18,760.18
11039	INTEREST RECEIVABLE	237,933.20	14,259.36	0.00	252,192.56
12310	NOTES RECEIVABLE	950,624.00	0.00	0.00	950,624.00
14200	PREPAID EXPENSE	17,741.72	21.85	17,763.57	0.00
24766	MTB-T_DAKT DUE TO OTHER FUNDS	(131.73)	131.73	6.52	(6.52)
26573	DEF INFL (REV) INTEREST	(237,933.20)	0.00	14,259.36	(252,192.56)
26601	UNEARNED REVENUE	(16,696.96)	0.00	2,056.60	(18,753.56)
31223	NONSPENDABLE PREPAID	(17,741.72)	17,763.57	21.85	0.00
31243	NONSPEND REDEV LOANS	(950,624.00)	0.00	0.00	(950,624.00)
34100	FUND BALANCE AVAILABLE - ACTUAL	(73,396.25)	0.00	17,741.72	(91,137.97)
37100	FUND BALANCE-OTHER	0.00	17,763.57	17,763.57	0.00
47540	OTHER MISCELLANEOUS	0.00	2,056.60	2,689.82	(633.22)
52304	MISCELLANEOUS EXPENSE	0.00	633.22	0.00	633.22
53666	CONTR TO OTHER AGENCIES	0.00	1,879.60	21.85	1,857.75
56311	OPERATING TRSFERS OUT	0.00	178,560.44	89,280.22	89,280.22



County of San Diego, California



Comprehensive Annual Financial Report / For the fiscal year ended June 30, 2017



NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

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

Air Pollution Fund

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

Asset Forfeiture Program Fund

This fund was established to account for the proceeds of assets that were seized and forfeited by federal and state agencies participating in asset forfeiture programs. These programs are law enforcement initiatives that recover assets used in criminal activities and redirects such assets and the investment income derived therefrom to the support of crime victims and local law enforcement initiatives.

Community Facilities District Funds - Other

These funds were established to provide services such as fire protection and suppression, emergency response, and the operation and maintenance of the facilities needed to provide those services for citizens residing within that specific district. CFDs are funded by special taxes levied on citizens residing within the district. These funds are restricted for fire protection and suppression, emergency response, and the operation and maintenance of facilities.

County Library Fund

This fund was established to provide library services for the unincorporated area as well as 11 of the incorporated cities within the county. Property taxes provide most of the fund's revenues; aid from other

governmental agencies, grants and revenues from library services provide the remaining principal revenues. This fund is restricted for library services.

County Low and Moderate Income Housing Asset Fund

Pursuant to Health and Safety Code 34176, the County elected to assume the housing functions of the housing assets of the former San Diego County Redevelopment Agency, along with the related rights, powers, liabilities, duties and obligations. As a result, this fund was created on February 1, 2012, and the use of this fund is restricted for housing activities.

County Service District Funds

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

Edgemoor Development Fund

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

Flood Control District Fund

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

Harmony Grove Community Facilities District Fund

This fund was established to account for services provided such as fire protection, emergency response, street improvements, flood control, street lighting, and the maintenance and operation of parks for the citizens of Harmony Grove Village. It is financed by special taxes levied on the citizens residing within the district. This fund is restricted for the maintenance and operation of parks and recreation services, fire protection services, emergency response, street improvements, street lighting, and flood control service.

Housing Authority - Low and Moderate Income Housing Asset Fund

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

Housing Authority - Other Fund

This fund was established to account for revenues and expenditures of programs administered by the Housing Authority. These programs assist individuals and families to reside in decent, safe, and sanitary housing. The U.S. Department of Housing and Urban

Development (HUD) provides the majority of the funding for the Housing Authority's program expenditures.

In Home Supportive Services Public Authority Fund (IHSSPA)

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

Inactive Wastesites Fund

This fund was established to receive one-time homeowner association deposits and residual funds from the sale of the County's Solid Waste System. Expenditures include repairs, maintenance and care for the County's inactive landfill sites in accordance with all applicable governmental regulations, laws and guidelines. This fund is committed to landfill postclosure and inactive landfill maintenance.

Inmate Welfare Program Fund

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

Lighting Maintenance District Fund

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

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

BUDGET AND ACTUAL

COUNTY LOW AND MODERATE INCOME HOUSING ASSET FUND

For the Year Ended June 30, 2017

(In Thousands)

	Original Budget	Final Budget	Actual
Revenues:			
Revenue from use of money and property	\$		11
Aid from other governmental agencies:			
Other	50	50	6
Total revenues	50	50	17
Expenditures:			
Current:			
Public assistance:			
CSHAF Gillespie housing	74	164	29
CSHAF USDRIP housing	15	15	3
Total public assistance	89	179	32
Total expenditures	89	179	32
Excess (deficiency) of revenues over (under) expenditures	(39)	(129)	(15)
Net change in fund balances	(39)	(129)	(15)
Fund balances at beginning of year	4,119	4,119	4,119
Fund balances at end of year	\$ 4,080	3,990	4,104

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

BUDGET AND ACTUAL

HOUSING AUTHORITY - LOW AND MODERATE INCOME HOUSING ASSET FUND

For the Year Ended June 30, 2017

(In Thousands)

	Original Budget	Final Budget	Actual
Revenues:			
Aid from other governmental agencies:			
Other	\$ 150	150	19
Total revenues	150	150	19
Expenditures:			
Current:			
Public assistance:			
Other assistance - other budgetary entity	150	150	19
Total public assistance	150	150	19
Total expenditures	\$ 150	150	19



APPENDIX 3 – IMPLEMENTATION PLAN AND ACCOMPLISHMENTS

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2017 Comments
1.0	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.		
1.1	Regional Planning		
1.1.A	<u>Regional Plans</u> . Participate in the preparation of the Regional Plans to ensure the land use issues of the unincorporated areas are addressed.	Ongoing	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.
1.1.B	<u>Interjurisdictional Review Program</u> . 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.	Ongoing	The Interjurisdictional Coordinator worked closely with PDS, LUEG, and County-wide staff to complete accurate and timely responses on a wide range of projects.
1.1.C	<u>Interjurisdictional Reviews</u> . 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.	Ongoing	During 2017, PDS submitted 60 comment letter to lead agencies elated to interjurisdictional notices. PDS Interjurisdictional Review Coordinator led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents. Cooperation and coordination with stakeholders provides insight and better cooperation to plan for the future of the region. IJN projects reviewed included tribal projects, annexations, development proposals immediately adjacent or within close proximity to County jurisdictional boundary, infrastructure projects as well as state and federal planning/policy documents.
	<u>Regional Transportation Plan (RTP)</u> . [See Section 4.1.1 Regional Transportation Planning]		
	<u>Airport Land Use Compatibility Plans (ALUCP)</u> . [See Section 6.7.1 Airport Land Use Compatibility]		
1.2	Planning in the Unincorporated County		
1.2.1	General Plan, Community Plans, and Area Plans		
1.2.1.A	<u>General Plan Review</u> . 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.	0-10 years	County staff prepares the General Plan Annual Progress Report, this includes the County's progress in meeting its share of regional housing needs and local efforts to encourage the development of housing.
1.2.1.D	<u>Community Plans</u> . Maintain, and update as necessary, Community Plans to identify the individual community character for each community, along with community-specific planning and design issues such as local public and fire access road networks, town center and specific area plans, and design guidelines. Community Plans, adopted as an integral parts of the County's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County.	Ongoing	In 2017, the County developed a new, more comprehensive approach to updating community plans to better align with the 2011 General Plan and support County efforts relating to housing, economic development, social equity, and environmental sustainability. Based on this new scope, PDS initiated work on the Alpine Community Plan Update and Eastern Alpine Development Feasibility Study.
1.2.1.H	<u>Forest Conservation Initiative (FCI) Lands Plan</u> . Prepare a revised land use map for lands subject to the FCI, coordinate with community planning groups for public outreach and consensus and prepare General Plan Amendment for Board adoption to coincide with expiration of the FCI.	0-2 years	The Board of Supervisors received and adopted land use plans under the FCI GPA in December 2016.
1.2.1.I	<u>Alpine FCI Lands Plan</u> . 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.	0-2 years	The Board of Supervisors received and adopted land use plans under the FCI GPA in December 2016.
1.2.2	General Implementing Ordinances and Guidelines		
1.2.2.A	<u>Zoning Ordinance</u> . Revise the Zoning Ordinance to be consistent with the goals and policies of the General Plan Update to ensure development has the density, scale, and use consistent with community plans. Zoning Ordinance assigns appropriate land uses to avoid incompatibilities with the surrounding area.	Ongoing	Items for a Zoning Ordinance clean-up were collected during 2017. The clean-up requests will be evaluated during 2018.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2017 Comments
2.0	<p>BUILT ENVIRONMENT</p> <p>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.</p>		
2.1	<p>General Development</p>		
2.1.1	<p>Project Review</p>		
2.1.1.A	<p><u>Project Review Procedures</u>. Review, and revise as necessary, project review procedures to ensure that discretionary development is consistent with the goals and policies of the General Plan and applicable community plans. Project review provides a procedure to review discretionary development proposals to address physical design, siting, and accessibility issues.</p>	Ongoing	Review procedures are under constant evaluation and revision by project planning managers and staff.
2.1.1.C	<p><u>Pipelining Policy</u>. Implement procedures that allow Tentative Maps and Tentative Parcel Maps whose applications are still valid and were deemed complete prior to August 6, 2003 to be subject to densities identified in the General Plan in effect prior to the adoption of this General Plan Update.</p>	Ongoing	A handful of tentative maps are still pending completion under the current pipeline. Staff adheres to the pipelining policy, when applicable.
	<p><u>Site Planning for Civic Buildings</u>. [See Section 2.3.1 General Considerations for Public Facilities]</p>		
	<p><u>Infrastructure Concurrent with Need</u>. [See Section 2.4.1 General Infrastructure]</p>		
	<p><u>Green Building Program</u>. [See Section 6.9.3 Reduce Non-Renewable Energy Consumption (Strategy A-2)]</p>		
2.2	<p>Park & Recreation</p>		
2.2.1	<p>Park Planning and Development</p>		
2.2.1.A	<p><u>Community Park and Rec Needs</u>. Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.</p>	0-7 years	In 2017, the County developed a new, more comprehensive approach to updating community plans to better align with the 2011 General Plan and support County efforts relating to housing, economic development, social equity, and environmental sustainability. This approach includes a new level of detail on the urban form and mix of uses available in county villages, including civic/public/park facilities. PDS is working hand-in-hand with DPR to reinforce recommendations related to the 2016 Parks Master Plan and identify potential implementation mechanisms for those recommendations. The new approach also includes the preparation of an implementation plan as a part of community plan updates that will identify the timeframe, responsible parties, and potential funding sources for plan recommendations.
2.2.1.B	<p><u>Park Design</u>. Implement Board Policy I-44, Procedure for Designing New County-owned Community/Local Parks, to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements. Board Policy I-44 establishes procedures to involve the public in new community/local park design.</p>	Ongoing	DPR conducted multiple meetings for the public involvement pursuant to Board Policy I-44. Staff has reached out to identify park and recreation needs and priorities for communities while utilizing the respective Community Plans when identifying park and recreation facility requirements. Multiple meetings have occurred in the following communities: Borrego Springs, Casa de Oro, Spring Valley, and Sweetwater.
2.2.1.C	<p><u>Park and Recreation Needs Assessment</u>. Coordinate with communities, agencies, and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues.</p>	Ongoing	<p>DPR conducted a Needs Assessment in 2016. Key areas of exploration in the 2016 Needs Assessment Survey included identifying and rating household priorities with regard to park and recreation facilities and amenities, programs & services, and key community issues that DPR should focus on positively impacting.</p> <p>DPR requested park development and recreational programming priority lists from all Community Planning/Sponsor Groups, County Service Areas # 26, 81, 83/83A, and 128, and the Jess Martin Park Landscape Maintenance District Advisory Committee. The priority lists define community recommendations for use of Park Lands Dedication Ordinance funds. A total of 18 responses were received.</p>
2.2.1.E	<p><u>Park Design Manual</u>. Prepare a design manual to provide concepts for typical park and recreation facility components to meet local population needs.</p>	2-7 years	DPR has created and now implements a Green Checklist, a Healthy Edge Design Guideline, and other design checklists while continuing DPR's efforts to further develop the Park Design Manual. The checklists and guidelines serve as a reference to applicants while developing park site plans.
2.2.1.F	<p><u>Development Standards</u>. 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.</p>	2-7 years	DPR is continuing efforts on the creation of universal park development standards that provide design features and amenities inclusive for all park patrons and will be included in the Park Design Manual.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2017 Comments
	<u>Integration of Networks into Subdivisions</u> . [See Section 4.2.2 Bicycle and Pedestrian Facilities in New Development]		
2.2.2	Park Acquisition		
2.2.2.B	<u>Discretionary Development Projects</u> . Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs.	Ongoing	DPR participated in the review of 25 discretionary project review of residential project with 50 or more units to identify park facility needs and ensure compliance with the PLDO.
2.2.3	Programs, Operations, and Maintenance		
2.2.3.A	<u>Recreational Programs</u> . Support the Park Advisory Committee and community center user surveys to solicit input on park and recreation program and facility needs and issues.	Ongoing	DPR conducted ten (10) meetings of Parks Advisory Committee (PAC) to solicit input on park and recreation programs and facility needs and issues.
2.2.3.B	<u>Grants and Bonds</u> . Solicit grants and bonds to fund the operation and maintenance of park and recreation facilities.	Ongoing	<p>DPR completed improvements to the small ballfield at Jess Martin Park which included regrading entire ballfield, installation of new irrigation lines, and installation of new sod. The project was funded with \$300,000 from the Federal Community Development Block Grant program.</p> <p>DPR completed improvements to the large ballfield at Jess Martin Park which included regrading on entire field, installation of new irrigation lines, new sod, installation of new booster pump, new 3 phase electrical, and new controller. The project was funded with \$300,000 from the Federal Community Development Block Grant program.</p> <p>DPR completed installation of shade structures over the existing playgrounds at the Mountain Empire Community Center in Campo. The project was funded with \$110,000 from the Federal Community Development Block Grant program.</p>
2.2.3.D	<u>Joint Power Agreements</u> . Conduct partnerships with other jurisdictions, agencies, non-profits, and school districts to share use, operation, and maintenance costs for facilities via joint powers agreements.	Ongoing	DPR continues to establish partnerships and maintains 23 existing agreements with other jurisdictions, agencies, non-profits, and school districts to share use, operation and maintenance costs for facilities.
2.3	Civic and Institutional Buildings		
2.3.1	General Considerations for Public Facilities		
2.3.1.A	<u>Site Planning for Civic Buildings</u> . Conduct Interjurisdictional Reviews for civic and institutional buildings to ensure compliance with Community Plans/Design Guidelines, CEQA Guidelines for Determining Significance, and General Plans goals and policies. Community Plans / Community Design Guidelines identify requirements for civic and institutional facilities and the goals and policies provide guidance for their location and design. In addition, during interjurisdictional reviews County PDS provides input in the site planning and design of civic and institutional buildings based on CEQA Guidelines for Determining Significance.	Ongoing	PDS reviews and comments on projects in conjunction with all County departments for notices for from other jurisdictions.
	<u>Infrastructure Concurrent with Need</u> . [See Section 2.4.1 General Infrastructure]		
	<u>Community Park and Rec Needs</u> . [See Section 2.2.1 Park Planning and Development]		
2.3.2	County Facilities		
2.3.2.B	<u>Resource-Efficient Guidelines</u> . Implement, and revise as necessary, Board Policies F-50, Voluntary Resource-Efficient Guidelines on New Construction and Building Renovation Projects, to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Board Policy F-50 establishes voluntary resource-efficient guidelines (Sustainable Building Projects and/or Green Building Programs) on County new construction and building renovation projects.	0-2 years	Board Policy F-50 was consolidated into a revised Board Policy G-15, Design Standards for County Facilities and Property, and F-50 deleted
2.3.2.D	<u>Design Standards</u> . 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.	0-2 years	In 2017, the County completed the Imperial Beach Library, the second county Zero Net Energy building and began construction of the Imperial Beach Library. The County advertised Borrego Springs Library and North Coastal HHS Facility projects to be Zero Net Energy and LEED Gold.
	<u>Historic Buildings</u> . [See Section 5.7.2 Renovation and Adaptation of Historic Resources]		
2.4	Infrastructure		
2.4.1	General Infrastructure		
2.4.1.A	<u>Community Plan Consistency</u> . Review infrastructure projects to ensure adherence to Community Plans and to guide infrastructure planning in the individual and unique communities of the County.	Ongoing	DPW reviewed private infrastructure projects and public road improvement projects to ensure consistency and adherence to Community Right-of-Way Development Standards, Public Road Standards, and General Plan Mobility Element consistency.

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2.4.1.B	<u>Infrastructure Concurrent with Need</u> . Implement Board Policy I-84, Project Facility Availability and Commitment for Public Sewer, Water, School, and Fire Services, concerning the phasing of infrastructure with new development to ensure that adequate infrastructure and facilities are available concurrent with need before giving final approval to projects requiring discretionary approval.	Ongoing	As part of a project's review, applicants are required to obtain letters from service providers confirming connection/capacity availability. Where a project does not have connection or sufficient capacity, the County works with the applicant to determine an appropriate solution.
2.4.1.C	<u>Interjurisdictional Reviews</u> . 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.	Ongoing	PDS, and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. During 2017, the County submitted six (6) comment letters, including a number of water and wastewater projects including local water districts, and federal water rulings.
	<u>General Plan Amendment Guidelines</u> . [See Section 1.2.1 General Plan, Community Plans, and Area Plans]		
	<u>Subdivision Ordinance</u> . [See Section 1.2.2.B General Implementing Ordinances and Guidelines]		
2.4.2	Water Supply		
2.4.2.A	<u>Land Use Mapping</u> . Review GPAs and implement the General Plan Land Use Map for consistency with the goals and policies of the General Plan to locate commercial, office, civic, and industrial development in villages, town centers or at transit nodes; and to ensure that adequate water supply is available for development projects that rely on imported water.	Ongoing	Land use review for General Plan consistency is incorporated within the discretionary permitting process.
	<u>Infrastructure Concurrent with Need</u> . [See Section 2.4.1 General Infrastructure]		
	<u>Privately-Initiated Facilities</u> . [See Section 2.4.1 General Infrastructure]		
	<u>Groundwater</u> . [See Section 5.2.1 Groundwater Resources]		
	<u>Water Conservation</u> . [See Section 5.2.2 Conservation of Water Resources]		
	<u>Water Conservation Plan</u> . [See Section 2.3.2 County Facilities]		
2.4.3	Wastewater Facilities		
	<u>Privately-Initiated Facilities</u> . [See Section 2.4.1 General Infrastructure]		
	<u>Expansion of Service Areas</u> . [See Implementation Measure 2.4.3.D]		
	<u>Wastewater Facility Availability</u> . [See Implementation Measure 2.4.1.A]		
2.4.4	Telecommunication Facilities		
2.4.4.A	<u>Telecommunication Facility Permitting</u> . Implement the Zoning Ordinance to ensure wireless telecommunication facilities are appropriately sited and designed. The Zoning Ordinance regulates wireless telecommunication facilities and establishes preferred sites for cell towers.	Ongoing	Conformance with the wireless section of the zoning ordinance is required as part of telecommunication permitting.
2.4.4.B	<u>Telecommunication Facility Siting and Design</u> . Implement and revise as necessary community plans to ensure that new telecommunication facilities are appropriately sited and designed to be consistent with the character and vision for each individual community. Community plans and County design guidelines define the community character of the individual communities in the unincorporated area.	Ongoing	The siting and design of telecommunication services will be considered within Community Plan updates and will be consistent with the relevant zoning ordinance(s).
2.5	Solid Waste		
2.5.1	Reduction and Recycling of Solid Waste		
2.5.1.A	<u>Education Programs</u> . Implement recycling and composting public education programs for residents, schools, and businesses.	Ongoing	DPW's composting public outreach and education program reached 36,714 residents in the unincorporated area through workshops, blogs, newsletters, and public events, including 22 composting workshops and 3 informational booths at community events. DPW also gave 83 recycling presentations at schools and community centers to 6,338 young people, and 660 presentations, trainings, and inspections to businesses and multifamily complexes reaching 1,178 employees and residents. In addition, 4,928 phone calls and online queries were made to the Recycling and Household Hazardous Waste Database and 100,522 guides, billing inserts, or flyers were distributed to residents.

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2.5.1.B	<u>Interjurisdictional Reviews</u> . 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.	Ongoing	PDS in coordination with, DPR and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies.
2.5.1.C	<u>Recycling Program</u> . 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.	Ongoing	DPW continues to administer a recycling program funded by the hauler franchise fee; however, available funds are declining because they are tied to landfill disposal rates, which have been decreasing as a result of increased recycling. The County program continues to comply with the State and local Mandatory Commercial Recycling requirements. Through franchise hauler customer lists, affected unincorporated businesses, schools and multifamily complexes were informed of recycling requirements. Facilities are offered assistance and resources to start recycling programs. Non-compliant facilities may be subject to enforcement action. At the direction of the Board of Supervisors to determine the resources and programs needed to reduce waste 75% by 2020 and 90% or greater by 2040 for the unincorporated areas and internal County operations, staff and its consultant prepared a draft Strategic Plan to Reduce Waste. Formed in cooperation with industry and community stakeholders throughout 2016, this plan will be brought forward for Board consideration in early 2017.
2.5.1.E	<u>Recycling in Construction</u> . Encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition and land clearing debris.	Ongoing	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. Primarily implemented through the LEED Certification process, the County require high levels of demolition material recycling and promotes the use of recycled content materials in new facility projects. These programs are tracked through the LEED verification process. DGS is coordinating with DPW on developing the Strategic Plan to Reduce Waste which would expand recycling and waste diversion in unincorporated areas and internal County operations.
2.5.1.F	<u>Diverting Organic Materials</u> . Develop programs to assist farmers, residents, and businesses to divert organic materials.	0-2 years	AWM has continued its support for the Recycling Market Development Zone (RMDZ) program through its continued participation in the Food System Initiative Working Group.
	<u>County Operations Recycling Program</u> . [See Section 2.3.2 County Facilities]		
2.5.2	Management of Solid Waste Service Providers		
2.5.2.A	<u>Onsite Materials Diversion</u> . Work with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging onsite materials diversion options.	Ongoing	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. A mid-scale composting training program intended for businesses, schools, community gardens and farms was created and provided for those wishing to compost onsite. Tours of existing sites were included in the training program to facilitate a peer network for ongoing training and assistance.
2.5.2.B	<u>Refuse Hauling</u> . 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.	Ongoing	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.
2.5.3	Landfills		
2.5.3.A	<u>Siting New Landfills</u> . Implement the Zoning Ordinance requiring a MUP for new landfills to ensure the facilities are sited in accordance with the San Diego County Integrated Waste Management Plan.	Ongoing	DPW received one-time funding to assist in the evaluation of potential revisions to the Zoning Ordinance to increase the opportunities for composting on agricultural or other sites. DPW will work closely with PDS on this multi-year project.
2.5.3.B	<u>Development of Solid Waste Management Facilities</u> . 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.	0-2 years	DPW received one-time funding to assist in the evaluation of potential revisions to the Zoning Ordinance to increase the opportunities for composting on agricultural or other sites. DPW will work closely with PDS on this multi-year project.
2.5.3.C	<u>Landfill Waste Management</u> . Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.	Ongoing	The Fifth Revision of the Housing Element, as approved by State HCDS in 2017, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.

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2.5.3.D	<u>Management of Inactive Sites.</u> 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.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html
2.5.3.E	<u>Processing Organic Materials.</u> Develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being land filled.	2-7 years	This program is included in the PDS Advance Planning pending work program, when staff and resources become available.
3.0	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.		
3.1	Community Development		
3.1.1	Regional Housing Needs		
3.1.1.A	<u>Residential Sites Inventory.</u> Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	Ongoing	A GIS Mapping Application, available to both staff and members of the public identifies parcels included in the Housing Element Residential Sites Inventory.
3.1.1.B	<u>Project Review for Inventory Sites.</u> Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	Ongoing	Procedures for planners reviewing discretionary project applications include the use of the GIS Mapping Application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.
3.1.1.C	<u>Zoning Ordinance Consistency with RHNA. Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Allocation (RHNA). Should the Sites Inventory not be approved by State HCDS. Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.</u>	2-7 years	The Fifth Revision of the Housing Element, as approved by State HCDS in 2017, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.
3.1.1.D	<u>Publicly-Available Sites Inventory.</u> 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 website and at the zoning counter.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html
3.1.1.E	<u>Affordable Housing Component for Large Developments.</u> Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	2-7 years High Priority	This program is included in the PDS Advance Planning pending work program, when staff and resources become available.
3.1.1.F	<u>Constraints to Development in Standards / Guidelines.</u> 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.
3.1.1.G	<u>Zoning Ordinance Consistency with RHNA.</u>	N/A	This measure turned out to be unnecessary because the Fourth Revision of the Housing Element was adopted and certified by State HCDS before the end of the planning period.
3.1.1.H	<u>RHNA Allocation for next HE Cycle.</u> Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	2-7 years High Priority	The next housing cycle is due in 2021 (April). This is in the work program to begin once the cycle starts at SANDAG.
3.1.1.I	<u>Housing Element Update.</u> Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	2-7 years High Priority	The Fifth Revision of the Housing Element was adopted and approved by State HCDS in 2017. The implementation programs were reviewed and revised with the update and will be reviewed each year for this annual report.
3.1.1.K	<u>Residential Sites Inventory.</u> Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	2-7 years High Priority	The Fifth Revision of the Housing Element was adopted and approved by HCDS in 2017 and included an updated residential sites inventory that satisfied the County's RHNA allocation.
3.1.2	Village Development		
3.1.2.A	<u>Transit Nodes.</u> 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. PDS Advance Planning has developed a Form-based code for the Ramona Village, and will be developing form-based code for Alpine Town Center and Valley Center South Village. This code will enable development applications to process through an administrative permit and will also facilitate development in the village transit nodes.
3.1.2.B	<u>Transit Node Planning Principles.</u> Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-7 years High Priority	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.

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3.1.2.C	<u>Mixed Use Zoning</u> . Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. (See also measure 1.2.1.F Mixed Use Zone)	2-7 years High Priority	Form based codes (FBCs) for Alpine, Fallbrook, and Ramona were established in 2014. PDS initiated changes to the Ramona FBC in January 2017 to improve internal consistency and expand mixed use areas. Presentation of the changes for approval is expected in 2018. Secondly, the Alpine Community Plan Update will include identification of opportunities for mixed use both within the Alpine FBC and other locations in the village. Thirdly, PDS initiated an update of the Land Development Code (LDC), including zoning, that will potentially broaden opportunities for mixed use throughout the county.
3.1.2.D	<u>Legislation for Workforce and Affordable Housing</u> . Coordinate with the County's Office of Strategic 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 Strategic 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.
3.1.2.E	<u>Achievement of Maximum Density</u> . 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 High Priority	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	<u>Multi-family Housing Design Guidelines</u> . Seek grant 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.	0-2 years High Priority	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	<u>Multi-family Housing on Lower Density Designated Lands</u> . 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 to 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 High Priority	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.H	<u>Amenities in Large Developments</u> . 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 High Priority	This program is yet to be completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.I	<u>Redevelopment Districts</u> .	N/A	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.
3.1.2.J	<u>Facilitating Revitalization</u> . 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 Medium Priority	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	<u>80 Percent Gross Density</u> . 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.	0-2 years High Priority	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. This program is part of the PDS work plan and the need for zoning changes will be evaluated further when staff and resources become available.
3.1.3.B	<u>Multi-family Building Types</u> . Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile Home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	0-2 years High Priority	This program is part of the PDS Work plan and will be accomplished in coordination with community planning groups when staff and resources become available.
3.1.3.C	<u>Smaller Single-family Lots</u> . 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.	0-2 years High Priority	This program is part of the PDS Work plan and will be accomplished in coordination with community planning groups when staff and resources become available.
3.1.4 Efficient Development Patterns			
3.1.4.A	<u>Decouple Minimum Lot Size from Density</u> .	Ongoing	This measure was completed in August 2011 with the adoption of the General Plan Update.

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3.1.4.B	<u>Maximum Planned Yield</u> . 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. (Refer to the Conservation Subdivision Program, measure 5.1.2.D.)	0-2 years High Priority	This program has been partially completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011), which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources.
3.1.4.C	<u>Design Guidelines in Semi-Rural and Rural Lands</u> . Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	Ongoing	In May, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. These Guidelines are used by staff reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands.
3.1.5 Second Unit and Accessory Apartments			
3.1.5.A	<u>Second Unit Construction</u> . Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	Ongoing	During 2017, 52 permits were issued. The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf .
3.1.5.B	<u>Streamline Approval of Second or Accessory Units</u> . Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Ongoing	Recent State legislation related to Second or Accessory units supercedes local regulations. Permitting procedures and guidance for applicants were updated in 2017 to reflect the approved State legislation.
3.1.5.C	<u>Encouraging Second and Accessory Units</u> . Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	Streamlined permitting procedures were updated in 2017 to reflect new State legislation.
3.1.6 Mobile and Manufactured Homes			
3.1.6.A	<u>Mobile/Manufactured Homes</u> . Implement procedures to 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 2017, a total of 26 permits were issued.
3.1.6.B	<u>Mobile Home Park Lots</u> .	N/A	This program was completed. The issue was addressed in revisions to the County's Subdivision Ordinance.
3.1.6.C	<u>Special Occupancy Park</u> . 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.	Ongoing	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	<u>Energy Efficiency Improvements</u> . 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	In 2017, the Home Repair Loan Program assisted 75 qualified homeowners. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCDS funded affordable housing development projects.
3.1.7.B	<u>Energy Conservation Features</u> . Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2017, the Home Repair Loan Program assisted 75 qualified homeowners. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCDS funded affordable housing development projects.
3.1.7.C	<u>Build Green Program</u> . 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. (Build Green Program)	Ongoing	This program has been implemented.
3.1.7.D	<u>Landscape Design Standards</u> . Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	Ongoing	San Diego County's previous ordinance required all new commercial projects with over 1,000 square feet and single family residences with over 5,000 square feet of landscaping to create water budgets for their landscapes. The new ordinance, which took effect on May 27, 2016, will now require any new construction for which the County issues a building permit or a discretionary review where the aggregate landscaped area is 500 square feet or more to obtain outdoor water use authorization. For those projects between 500 and 2,500 square feet, the County now has a more streamlined process call the Prescriptive Compliance Option.
3.1.7.E	<u>Low Impact Development Standards</u> . 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	<u>SDG&E Conservation Programs</u> . Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website 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

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3.1.7.G	<u>Renewable Energy Systems</u> . Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	Ongoing	4986 residential solar photovoltaics were approved (scope code 8001 to 8003 under HRA) 45 commercial solar photovoltaic permits were approved (scope code 8004) 57 electric vehicle charging stations (scope code 8009) 1 solar water (scope code 8005 under HRA) 5 commercial wind turbines (scope code 8007)
3.1.7.H	<u>Water Conservation</u> . Amend existing regulations to further promote water conservation. [See also <i>Section 5.2.2 Conservation of Water Resources</i>]	2-7 years High Priority	
3.2	Lower-Income Housing Development		
3.2.1	Density Bonus Incentives		
3.2.1.A	<u>Density Bonus for Senior Housing</u> . 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	<u>Density Bonus Incentives</u> . Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	2-7 years High Priority	Information about the Density Bonus Program is included on the County HCDS and PDS websites.
3.2.1.C	<u>Review of Density Bonus Provisions</u> . 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	<u>State and Federal funding Opportunities</u> . Explore funding opportunities available at the state and federal levels.	Ongoing	HCDS received federal entitlement grant funding for housing opportunities: \$3,731,709 in Community Development Block Grant (CDBG) funds, \$2,295,097 in Home Investment Partnerships (HOME) funds, \$331,823 in Emergency Solutions Grant (ESG) funds, and \$3,254,285 in Housing Opportunities for People With AIDS (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region. Additionally, HCDS has applied to the State for approximately \$130M in funding through the No Place Like Home Funds. It is anticipated that these funds will be made available in 2018.
3.2.2.B	<u>Additional Funding Opportunities</u> . Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	In 2017, the County of San Diego Board of Supervisors approved a \$25M Innovative Housing Trust Fund for the purpose creating new affordable housing units and preserving at risk affordable housing.
3.2.2.C	<u>Inventory of Surplus Sites</u> . Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	Ongoing	Reviewed potential for development of the vacated East Valley Parkway, Escondido, HHSa FRC Site for affordable housing.
3.2.2.E	<u>Bond Funding for New Infrastructure</u> . Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	2-7 years	County 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	<u>Housing Choice Vouchers</u> . 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 2017, 2,321 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego, based on available funding and participant choice. This includes HCV, VASH, Preservation, Project Based, and Homeownership programs.
3.2.3.B	<u>Tenant Based Rental Assistance (TBRA)</u> . 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 four (4) Tenant-Based Rental Assistance (TBRA) programs to 254 participants using HOME, HOPWA, and Continuum of Care Supportive Housing Program (COC/S+C) funds. Twenty-two (22) TBRA vouchers were used in the unincorporated area, based on participant choice.
3.2.3.C	<u>Outreach Programs for Voucher Acceptance</u> . Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	HCDS continues to administer the Landlord Incentive program providing monetary incentives to landlords willing to rent to veterans and persons experiencing homelessness. HCDS has employed Housing Navigators to assist clients utilizing landlord incentives to connect to landlords and mitigate issues in the process. Housing Navigators work closely with the Landlord Liaison.
3.2.5	Down Payment and Closing Cost Assistance		

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3.2.5.A	<u>Homebuyer Education Courses</u> . Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	A total of 41 persons received counseling/orientation in 2017. First time homebuyers who attended any HUD approved homebuyer counseling session were eligible to be reimbursed for the cost of the class if they received funding through the CalHome Program.
3.2.5.B	<u>Household Assistance Goal</u> . Assist 50 – 75 lower-income households between in the unincorporated area.	Ongoing	Between 2010 and 2017, a total of 178 low-income households were assisted in the unincorporated area; 28 of those households were assisted in 2017 through the County's First Time Homebuyer Assistance Program.
3.2.6	Housing Resources Directory		
3.2.6.A	<u>Housing Resources Directory Update</u> . Update directory at least biannually.	Ongoing	The Housing Resource Directory is updated bi-annually; the Directory was last fully updated in October 2016. The Directory is on the County's website at: https://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/rental-assistance/housing_resource.pdf .
3.3	Special Needs Housing		
3.3.1	Shared Housing		
3.3.1.A	<u>Shared Housing Programs</u> . Investigate any opportunities that may provide shared housing programs.	Ongoing	HCDS continues to meet with providers for discuss a variety of housing options including shared housing.
3.3.1.B	<u>Shared Housing Program Outreach</u> .	N/A	HCDS continues to meet with providers for discuss a variety of housing options including shared housing.
3.3.2	Continuum of Care for the Homeless		
3.3.2.A	<u>Continuum of Care Program Funding</u> . 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 \$20,035,551 in federal funds for homeless housing projects and planning activities in 2017. As part of the application, HCDS applied for \$1,497,488 to support permanent supportive housing beds. In 2017, 110 bdige/shelter beds were provided in the unincorporated area towards the goal of 500 shelter beds during the Housing Element cycle.
3.3.3	Farmworker Housing		
3.3.3.B	<u>Farm worker Housing Outreach</u> . Distribute farm worker housing information to the public through brochures and the County website.	Ongoing	To satisfy Affirmative Fair Housing Marketing Plan requirement, Firebird Manor, (USDA funded farmworker housing) distributes informational brochures, and when vacancy's occur or applications are being accepted, information is advertised in local newspaper and distributed to local community partners.
3.3.3.C	<u>Permit Process Streamlining</u> . Implement streamlined permit process procedures for farm worker 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 farm worker housing inquires and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right".	Ongoing	Based on available data, no farmworker housing permits were issued in 2017.
3.3.4	Development Standards for Housing for Seniors and Persons with Disabilities		
3.3.4.A	<u>Universal Design Principles</u> . Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	0-2 years High Priority	In April 2014, a brochure explaining universal design principles was completed and is available in a kiosk at the PDS Zoning Counter and on the County web site at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf
3.3.4.B	<u>Senior and Disabled-Person Housing</u> . Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	0-2 years Medium Priority	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	<u>Parking for Senior and Disabled-Person Housing</u> . Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	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	<u>At-Risk Housing Projects</u> . Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	Ongoing	In 2017, two Notices of Funding Availability (NOFA) were released and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.
3.4.1.B	<u>Nonprofit Housing Organizations</u> . Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	Ongoing	HCDS continually updates its affordable housing list with interested non-profits.
3.4.1.C	<u>Funding for At-Risk Housing</u> . Pursue funding from state and federal programs to assist in preserving at-risk housing.	Ongoing	No new preservation vouchers were issued in 2017 in the unincorporated area.
3.4.2	Single-Family Residential Rehabilitation		

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3.4.2.A	<u>Single-Family Housing Upgrade Goal.</u> Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	Ongoing	Home Repair Loan and Grant program provided assistance to 69 households in the unincorporated area.
3.4.3	Multi-Family Residential Rehabilitation		
3.4.3.A	<u>Multi-Family Housing Upgrade Goal.</u> Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	Ongoing	In 2017 HCDS awarded HOME funding for 143 new units and 28 acq/rehab units. Of the new units, 81 are in the unincorporated County, and are expected to begin construction in April 2018.
3.4.4	Neighborhood Cleanup and Revitalization		
3.4.4.A	<u>Neighborhood Cleanup Programs.</u> Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, HCDS funded a total of eight (8) Community Clean-Up events. The County has met this objective. No trash clean up events were held in 2017.
3.4.4.B	<u>Neighborhood Committee Meetings.</u> Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Ongoing	In 2017, HCDS conducted one (1) presentation and one (1) online informational presentation to solicit applications for community improvement and affordable housing projects. Ten (10) Regional Continuum of Care Council (RCCC) Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, four (4) San Diego Regional Alliance for Fair Housing meetings, ten (10) Revitalization Committee meetings and five (5) HIV Housing Committee meetings were held during the year.
3.4.5	Reasonable Accommodation		
3.4.5.A	<u>Ministerial Procedures for Special Needs Housing.</u> Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	0-2 years Medium Priority	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	<u>Reasonable Accommodation.</u> Make information on reasonable accommodation available to the public.	Ongoing	Reasonable Accommodation information is available to the public via the County of San Diego web site: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf
3.4.6	Emergency Shelters and Transitional Housing		
3.4.6.B	<u>Definition in Zoning Ordinance.</u>	N/A	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	<u>Outreach Materials.</u> 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).	0-2 years High Priority	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	<u>Affordable Housing Projects.</u> Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	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.B	<u>Customer Service.</u> 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	<u>Permit Streamlining Act.</u> 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	<u>Water and Sewer Purveyors.</u> 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	<u>Residential Permitting Process.</u> Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	Ongoing	On-going discussions with industry and permit processes.
3.4.7.F	<u>Infill Development.</u> 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.

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3.4.7.G	<u>Streamline Regulations.</u> 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	<u>Design Review Compliance Checklists.</u> 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.	Ongoing	In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.
3.4.8	Housing Stock Conditions		
3.4.8.A	<u>Housing Stock Conditions.</u> Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	0-2 years Medium Priority	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	<u>Public Education Programs.</u> Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	Ongoing	HCDS networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. HCDS continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Regional Continuum of Care Council meetings were held quarterly to identify gaps in homeless services. Six (6) Landlord Engagement outreach events were held to increase landlord/owner participation in subsidized housing.
3.5.1.B	<u>Notification of Funding Opportunities.</u> Notify nonprofit developers when funding is available.	Ongoing	In December 2017, HCDS released a Notice of Funding Availability for affordable housing development in the amount of \$25 million. Proposals are due to HCDS on March 1, 2018.
3.5.1.C	<u>Community Workshops.</u> Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	Ongoing	In 2017, HCDS conducted one (1) presentation and one (1) online informational presentation to solicit applications for community improvement and affordable housing projects. Ten (10) Regional Continuum of Care Council (RCCC) Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness
3.5.1.D	<u>Emergency/Disaster Preparedness.</u> Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html
3.5.3	Coordination and Implementation		
3.5.3.A	<u>Housing Coordinator.</u> Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.
3.5.3.B	<u>Interdepartmental Efforts.</u> Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	0-2 years High Priority	The PDS Housing Coordinator is responsible for facilitating and improving interdepartmental efforts.
3.5.4	Implementation Progress Monitoring		
3.5.4.A	<u>Annual Report to State HCDS.</u> Prepare annual report to State HCDS 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 HCDS by April 1.
3.5.4.B	<u>Review Land Use Issues.</u> Meet with County HCDS at least once a year to review land use issues that affected the production of affordable housing during the prior year.	0-2 years High Priority	HCDS and PDS met on several occasions in 2016 and previous years to work on updating Board Policy A-68, Expediting Permit Processing for Lower Income Housing Development. No meetings were held in 2017.
3.5.4.C	<u>Tracking and Reporting System.</u> Develop a tracking and reporting system to facilitate preparation of the annual report to State HCDS.	0-2 years High Priority	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	<u>Computerized Monitoring System.</u> Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.
3.5.4.E	<u>Building Permit Tracking System.</u> Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	0-2 years High Priority	Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.

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3.5.4.F	<u>Data Collection Systems.</u> Use the PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	Ongoing	The PDS Building Division maintains data and is able to develop reports to provide the appropriate data for the General Plan Annual Progress Report.
3.5.4.G	<u>Review of Design Guidelines.</u> Housing Coordinator will review design guidelines for consistency with the Housing Element.	0-2 years High Priority	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	<u>Information on Sites.</u> 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.	0-2 years High Priority	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.B	<u>General Plan Distribution.</u>	N/A	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
3.5.6.C	<u>Fire Suppression Upgrades.</u> 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	<u>Housing Legislation Revision.</u> 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
3.5.8 Training and Procedures for Staff			
3.5.8.A	<u>Staff Training.</u> Conduct staff training bi-annually on the Housing Element requirements and County offerings	0-2 years High Priority	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	<u>Planning Commission Workshops.</u> Conduct workshop with the Planning Commission on Housing Element policies and programs.	0-2 years High Priority	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.
4.0	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.		
4.1 Regional Transportation			
4.1.1 Regional Transportation Planning			
4.1.1.A	<u>Regional Transportation Plan (RTP).</u> 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.	Ongoing	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.
4.1.1.B	<u>RTP Implementation.</u> 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.	Ongoing	PDS & DPW continue to coordinate with Caltrans on highway improvement projects located within the unincorporated area including Caltrans improvement projects and projects prompted by new development within the unincorporated area.
4.1.1.C	<u>Regional Transportation Funding.</u> Coordinate with SANDAG for the County to receive its fair share of TransNet funds for transportation facilities in the unincorporated County.	Ongoing	
4.1.2	Plans and Programs to Reduce Vehicle Miles Traveled		

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4.1.2.A	<u>Compact Commercial Centers</u> . Establish policies and design guidelines during community plan updates that encourage commercial centers in compact walkable configurations and discourage "strip" commercial development (see also measure 1.2.1.D Community Plans).	0-7 years	In 2017, the County developed a new, more comprehensive approach to updating community plans to better align with the 2011 General Plan and support County efforts relating to housing, economic development, social equity, and environmental sustainability. Based on this new scope, PDS initiated work on the Alpine Community Plan Update and Eastern Alpine Development Feasibility Study. The Alpine Community Plan will review and update as appropriate both the plan's goals and policies and the associated design guidelines. Village commercial development will be included in both.
4.1.2.C	<u>Transportation Demand Management</u> . Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.	0-2 years	As part of an ongoing program to update and maintain community plans, project specific impacts were considered to the local public road network. In 2016, the County of San Diego updated the Community Plans for the areas of Campo/Lake Morena and Pine Valley. PDS staff include and evaluated TDM measures that will be incorporated into the Climate Action Plan (CAP).
	<u>Transit Nodes</u> . [See Section 3.1.2 Village Development]		
	<u>County Facilities</u> . [See Section 2.3.2 County Buildings]		
4.1.3	Transit		
4.1.3.A	<u>Regional Transit Coordination</u> . Coordinate with SANDAG, Caltrans, and transit agencies to expand the transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a PDS transit coordinator to ensure land use issues are being addressed. Transit agencies (NCTD & MTS) plan, operate, and maintain transit systems.	0-2 years	County staff has continued to engage SANDAG and NCTD to consider transit opportunities for proposed County development projects. County staff plans to coordinate further with SANDAG, NCTD, & MTS staff in development of the next Regional Plan in order to development transit plans that will better serve the rural unincorporated area
4.1.4	Rail Facilities		
4.1.4.A	<u>Railroad Facilities</u> . Review the improvement plans for railroad facilities in the unincorporated County during interjurisdictional reviews.	Ongoing	County staff reviewed the 2018 California State Rail Plan and provide comments
4.1.4.B	<u>High Speed Rail</u> . 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.	Ongoing	DPW and PDS regularly attend and monitor potential impacts of the High Speed Rail project through meetings with SANDAG when meetings occur. However, SANDAG has not conducted any significant High Speed Rail meetings in 2017.
4.1.5	Airports		
4.1.5.A	<u>Airport Operations</u> . Coordinate with the San Diego County Regional Airport Authority (SDCRAA) as required by the Airport Land Use Compatibility Plans.	Ongoing	County Airports continues to coordinate with the SDCRAA on individual project development within the Airport Influence Area, and on infrastructure improvements and airport master planning.
4.1.5.B	<u>Airport Master Plan</u> . Coordinate with the Airport Land Use Commission to ensure that Airport Master Plans are consistent with Airport Land Use Compatibility Plans.	Ongoing	McClellan-Palomar Airport is continuing the process of updating its 20-year Master Plan and representatives from the Airport Authority are on the technical advisory group and are actively engaged on key issues.
4.2	Roads		
4.2.1	Road Network Planning		
4.2.1.A	<u>Mobility Network Changes</u> . 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.	Ongoing	PDS and DPW review several development projects to ensure they are consistent with the Public Road Standards and Flexibility Standards. During 2016, both departments reviewed proposed General Plan Amendment projects to ensure that the proposed changes to Mobility Element Plan are consistent with General Plan goals and policies, the Public Road Standards, and Flexibility in County Road Design Guidelines.
4.2.1.C	<u>Local Public Road Network</u> . Prepare road master plans or update community plans, as necessary, to include local public road network plans to improve mobility, connectivity, and safety, in coordination with community planning groups to identify transportation deficiencies and provide a plan for preserving and enhancing local transportation facilities (see also 4.2.4.A Community Evacuation Routes).	0-2 years	As part of an ongoing program to update and maintain community plans, project specific impacts were considered to the local public road network. In 2016, the County of San Diego updated the Community Plans for the areas of Campo/Lake Morena and Pine Valley. The County of San Diego is currently working on a community plan update for Alpine.
4.2.1.D	<u>Capital Improvement Program (CIP)</u> . 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.	Ongoing	DPW completed construction of 35 projects totaling more than \$80.5 million. CIP projects are reviewed for General Plan conformance and presented to Community Planning Groups for vetting and scope.
4.2.2	County Road Design		

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4.2.2.A	<u>Complete Streets</u> . 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.	0-2 years	County staff is actively working on a Draft Active Transportation Plan which includes creating a Complete Streets policy. The draft policy incorporates elements from the Public and Private Road Standards and will meet the intent of SB 1358.
4.2.2.B	<u>Context-Sensitive Design</u> . 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.	0-2 years	DPW procedures for designing and constructing roads require consideration of input from the General Plan, community context, and community input. In addition, DPW developed Sustainable Infrastructure Guidance that includes design guidelines, standards drawings and specifications for different LID strategies to be used on roads and parking lots. These include guidance on appropriate maintenance methods and frequencies. These guidelines are part of the Best Management Practice (BMP) Design Manual.
4.2.2.C	<u>Community Road Standards</u> . 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.	0-10 years	No Community Road Standard efforts occurred in 2017 but road standards will be evaluated on a community-based level as part of upcoming Community Plan Updates.
4.2.2.D	<u>Low Impact Design</u> . 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.	Ongoing	DPW completed the pedestrian gap analysis and documented existing deficiencies, incorporated health centric data and developed a prioritized list of unfunded pedestrian facility improvements throughout the unincorporated County.
4.2.2.G	<u>Safe and Interconnected Multi-Modal Roads</u> . Review the Project Planning Procedures and determine if new criteria and strategies are necessary to conduct General Plan Conformance reviews of discretionary development projects for the provision of safe, multi-modal, context-sensitive local public roads that are interconnected and have consolidated access points among adjacent developments to minimize access points to through roads.	0-2 years	This measure will be incorporated into the Climate Action Plan and Active Transportation Plan.
4.2.2.H	<u>Review of Public Road Standards</u> . 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.	Ongoing	DPW staff has begun implementation of the recently adopted Green Streets Guidelines and will assess their impacts in determining incorporation into the Public Road Standards.
4.2.3 Traffic Mitigation			
4.2.3.A	<u>Adverse Environmental Impacts</u> . 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.	Ongoing	PDS and DPW staff reviewed all proposed development projects and processed design expectations to road standards to minimize environmental impacts where feasible. All projects subject to CEQA utilize the County's Transportation and Traffic Significance Criteria guidelines to identify significant traffic impacts and provide recommended mitigation measures. In addition, County staff are coordinating with other agencies in the region, including SANDAG and Caltrans, in developing a methodology for assessing CEQA/traffic impacts and incorporating SB 743 (Vehicle Miles Traveled replacing Level of Service as the new metric for assessing traffic impacts).
4.2.3.B	<u>Congestion Management</u> . Implement the Congestion Management Strategies identified in the Regional Transportation Plan and require large projects to mitigate impacts to the Congestion Management Program (CMP) network, including State highways and freeways.	Ongoing	The CMP has not been a requirement for several years because SANDAG opted out.
4.2.3.C	<u>County Transportation Impact Fee (TIF) Ordinance</u> . 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.	0-2 years	The TIF Ordinance is tentatively scheduled to be updated during 2017 to reflect General Plan Amendments approved since the August 2011 adoption of the General Plan Update.
4.2.3.D	<u>Adjacent Jurisdictions</u> . 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.	Ongoing	PDS staff coordinated with Caltrans staff and City staff from adjacent jurisdictions in order to resolve issues related to proposed County development projects that resulted in significant impacts to City and Caltrans roadway facilities.
4.2.4 Emergency Access			
4.2.4.A	<u>Community Evacuation Routes</u> . Prepare Community Evacuation Route network plans and include in community plans or other documents as appropriate (see also measure 4.2.1.C Local Public Roads).	0-2 years	No Community Evacuation Route study efforts occurred in 2017 but will be evaluated on a community-based level as part of upcoming Community Plan Updates.
4.2.4.D	<u>Conformance with Standards</u> . Evaluate and revise as appropriate the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards at time of project approval and into the future.	Ongoing	The Subdivision Ordinance is under constant evaluation and revision by project planning managers and staff.

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4.2.4.E	<u>Fire Protection Plans</u> . Require fire protection plans when necessary for development projects to ensure the requirements of the County Fire Code and other applicable regulations are being met.	Ongoing	San Diego County Fire Authority will continue to require fire protection plans for development projects to ensure all applicable regulations are being met for the project.
4.3	Parking		
4.3.1	Parking for New Development		
4.3.1.B	<u>Impacts of Inadequate Capacity</u> . Implement, and revise as necessary, County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects if a proposed project has inadequate parking capacity and consider expanding the typical adverse effects to evaluate effects when projects provide too much parking.	0-2 years	New CEQA guidelines as part of SB 743 will eliminate parking from Appendix G of Transportation, however, the final guidance has not been issued.
4.3.2	Other Parking		
4.3.2.A	<u>On-Street Parking</u> . Consider revising procedures to evaluate restrictions for on-street parking.	0-2 years	On-street parking is evaluated on a project-by-project basis
4.3.2.B	<u>Shared Parking</u> . Revise the Off-Street Parking Design Manual to include concepts for providing shared parking facilities. When multiple facilities share parking, generally the overall requirements are reduced when compared to separate parking facilities for each use.	0-2 years	Zoning code has provisions for shared parking facilities with an AD permit.
4.3.2.C	<u>Park & Ride Facilities</u> . Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities. Review PDS project planning procedures to determine if revisions are necessary. Evaluate the feasibility of requiring developers of large projects to contribute to a fund for park and ride facilities.	0-2 years	For large new development projects, County staff explores the potential for new or enhanced Park & Ride facilities and coordinates with Caltrans and SANDAG.
4.3.2.D	<u>Priority Parking</u> . Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen- or electric-powered vehicles. The County shall also establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.	0-2 years	Priority Parking for low emission vehicles could be a CAP Implementation measure
4.4	Non-Motorized Transportation		
4.4.1	Bicycle and Pedestrian Facility Planning		
4.4.1.A	<u>Regional Bicycle Plan</u> . Coordinate with SANDAG in the development of the Regional Bicycle Plan, the long range plan to establish a regional bicycle network, to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.	Ongoing	PDS staff coordinates with SANDAG on Regional Bicycle Plan efforts and for the County Active Transportation Plan.
4.4.1.B	<u>County Bicycle Transportation Plan</u> . 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.	Ongoing	Draft Active Transportation Plan is under development; on time and schedule for BOS consideration in Fall 2018.
4.4.1.C	<u>Pedestrian Area Plans</u> . Prepare community-level pedestrian area plans to evaluate deficiencies and recommend improvements to the pedestrian network and experience.	0-7 years	Pedestrian Gap Analysis (PGA) was completed in June 2016. PGA is existing conditions inventory for the Active Transportation Plan. DPW is correcting identified gaps in pedestrian network. In 2017, DPW has implemented and completed projects based on the PGA.
4.4.1.D	<u>Community Bicycle Infrastructure</u> . Address community bicycle facility needs and to consider expansion of community bicycle infrastructure during community plan updates. Incorporate this information into the County Bicycle Transportation Plan.	0-7 years	Draft Active Transportation Plan is under development, on time, and schedule for BOS consideration in Fall 2018.
4.4.1.E	<u>Caltrans Facilities</u> . Coordinate with Caltrans in the design of State highway facilities to ensure State facilities incorporate bicycle facilities identified in regional and County planning documents.	Ongoing	County staff continues to coordinate with Caltrans on highways and freeways within the County. County staff has coordinated with Caltrans for multiple proposed development project located near Caltrans facilities or which result in significant traffic impacts to Caltrans facilities. County staff also coordinates with Caltrans for regional highway improvement projects like the SR-76 East, SR-11/OME POE, and SR-67/Dye Road/Highland Valley Road intersection improvement.
	<u>Town Center Plans</u> . [See Section 4.1.2 Land Use Plans to Reduce Vehicle Miles Traveled]		
4.4.2	Bicycle and Pedestrian Facilities in New Development		

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No.	Program/Action Description	Timeframe	2017 Comments
4.4.2.A	<u>Context-Sensitive Design</u> . Design and construct roads to accommodate bicycles. Provide bike lanes as designated on the County's General Plan. Obtain community input during design preparation.	0-2 years	PDS and DPW completed the Pedestrian Gap Analysis (PGA) study in June of 2016. The PGA collected and assessed data for 762 miles of the pedestrian network within the unincorporated County, 57% of which was identified to have no sidewalk. Points were assigned to street segments based on six ranking criteria: Condition of Sidewalk; Distance from a pedestrian generator Health Data (HHS); Socioeconomic data; Community and CIP Priority; and school proximity. The more points allocated to a street segment, the higher its priority for maintenance and improvement. Results of the PGA will be incorporated into the County's upcoming Active Transportation Plan. The Draft Plan includes new Class IV guidance as approved by Caltrans. It also includes additional flexibility in roadway design guidance fitting within frame work of Public Road Standards.
4.4.2.B	<u>Bicycle Facilities in Subdivisions</u> . Implement, and revise as necessary, the Subdivision Ordinance to require the provision of bicycle and pedestrian facilities identified in the County Bicycle Transportation Plan, SANDAG Regional Bicycle Plan, pedestrian master plans, or community plans. Subdivision Ordinance requires the provision of bicycle routes shown on the General Plan and for subdivisions with 200 or more lots when necessary for use and safety of residents.	0-2 years	Draft Active Transportation Plan is under development, on time, and schedule for BOS consideration in Fall 2018.
4.4.2.C	<u>Pedestrian Design Toolbox</u> . Prepare a Pedestrian Design Toolbox with bicycle and pedestrian context-sensitive design concepts.	0-2 years	Draft Active Transportation Plan is under development, on time, and schedule for BOS consideration in Fall 2018.
4.4.2.D	<u>Road Standards</u> . Implement and revise as necessary the Public Road Standards to establish pedestrian facility standards according to land use context such as Regional Category.	0-2 years	DPW completed the pedestrian gap analysis and documented existing deficiencies, incorporated health centric data and developed a prioritized list of unfunded pedestrian facility improvements throughout the unincorporated County.
	<u>Subdivision Ordinance</u> . [See Section 1.2.2 General Implementing Ordinances and Guidelines]		
4.4.3	Public Funding for Non-Motorized Networks		
4.4.3.A	<u>Non-County Funding Programs</u> . Seek federal, state, and regional funds, such as the Safe Routes to School and TransNet Smart Growth Opportunity Area funds, to improve bicycle and pedestrian facilities.	Ongoing	DPW was awarded \$7.8 million in federal Highway Safety Improvement Program (HSIP) funding for two projects: 1) Jamacha Boulevard / Spring Valley Shopping Center intersection - traffic signal and raised median; and 2) Woodside Avenue - sidewalks, bike lanes, and advanced dilemma zone detection. Total Project Cost for both projects is \$8.7 million (includes 10% County match).
4.5	Trails		
4.5.1	Trail Planning and Design		
4.5.1.A	<u>County Trails Program/Master Plans</u> . Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails.	Ongoing	DPR continues to coordinate with private property owners, other jurisdictions, agencies, non-profits, and school districts to acquire trail easements for implementation of the Community Trails Master Plan. DPW is coordinating with PDS in the development of a countywide Active Transportation Plan (ATP) which will update and incorporate the County Trail Network, Bicycle Transportation Plan, and assess the County's pedestrian network.
4.5.1.C	<u>Interjurisdictional Coordination</u> . Facilitate interjurisdictional coordination for the implementation of Community Trails Master Plans.	Ongoing	DPR staff has communicated and provided comments to 14 Interjurisdictional Notices received that were comprised of the following projects: SANDAG Regional Plan, Suncrest Heritage Road Bridge, Caltrans TCR SR 79, I-5, I-805, SR-78, I-15, SR-54, HAWKING Charter School, Tijuana River Vegetation Control, Water Systems Improvements - Descanso Water District, Integrated Natural Resource Management Plan, and DEIR Safari Highlands.
	<u>Park Design Manual</u> . [See Section 2.2.1 Park Planning and Development]		
4.5.2	Acquisition of Trail Facilities		
4.5.2.A	<u>Subdivision Ordinance</u> . Implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or County Trails Master Plan.	Ongoing	PDS trails staff reviews projects for conformance with the CTMP and Subdivision Ordinance. Over 100 reviews completed in 2017.
4.5.2.C	<u>Tribal Lands</u> . Consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land.	Ongoing	Ongoing conversations with DPR, Tribal Governments, and PDS on potential trail conservations.
	<u>Integration of Networks into Subdivisions</u> . [See Section 4.4.2 Bicycle and Pedestrian Facilities in New Development]		
4.5.3	Management of Trail Facilities		

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	<u>Protection from Adverse Environmental or Manmade Effects.</u> [See <i>Section 5.1.1 Habitat Conservation Areas</i>]		
5.0	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.		
5.1	Biological Resources		
5.1.1	Habitat Conservation Areas		
5.1.1.A	<u>Habitat Conservation Plans.</u> Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. Also prepare MSCP Plans for North County and East County.	Ongoing	The North County MSCP continues to be developed.
5.1.1.B	<u>Conservation Agreements.</u> Implement conservation agreements through Board Policy I-123, Conservation Agreement for the Multiple Species Conservation Program (MSCP) plan, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.	Ongoing	Annual RMP reports continued to be reviewed.
5.1.1.C	<u>Regional Coordination.</u> Plan and implement a habitat conservation plan through regional coordination and consultation with the appropriate agencies. Coordinate with water agencies, as appropriate, to evaluate the use of reservoir buffers for multiple uses, such as species protection, or other compatible uses.	Ongoing	Monthly meetings are held and coordinated as necessary.
5.1.1.D	<u>Acquisition of Preserve Lands.</u> Coordinate with nonprofit groups and other agencies to acquire preserve lands.	Ongoing	In 2017, DPR acquired 237 acres of preserve land to contribute to the Draft North County Multiple Species Conservation Program (MSCP) Preserve and 242 acres of preserve land to contribute to the South County MSCP.
5.1.1.E	<u>Public Involvement.</u> Implement procedures that ensure an open, transparent, and inclusive decision-making process by involving the public throughout the course of planning and implementation of habitat conservation plans and resource management plans.	Ongoing	Compliance with public hearings is on-going.
5.1.1.F	<u>Protection from Adverse Environmental or Manmade Effects.</u> Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.	Ongoing	Annual Resource Management Plan reports continued to be reviewed. DPR continues to monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects through implementation of 34 Resource Management Plans..
5.1.1.G	<u>Volunteer Open Space Easement Monitors.</u> Establish policies and guidelines for the formation of volunteer open space easement monitors that are incorporated into each community planning group to supplement professional enforcement staff.	2-7 years	PDS and DPR continue to evaluate and monitor the need for this volunteer program; policies and guidelines have not been established.
5.1.1.H	<u>Wildlife Agency Coordination.</u> Formalize coordination with Wildlife Agencies to discuss implementation of Habitat Conservation Plans through regularly scheduled meetings that address biological issues related to fires, staging areas and access, and other related issues.	0-2 years	Monthly meetings are held and coordinated as necessary. A PDS staff person is assigned to coordinate interjurisdictional reviews for publicly-funded and discretionary projects. This review entails coordination with biologists and other resource specialists to avoid and minimize impacts to biological resources.
	See also <i>Section 5.6 Open Space Resources</i>		
	<u>Management of Reservoir Buffers.</u> [See <i>Section 5.2.3 Water Quality and Watershed Protection</i>]		
	<u>Protection of Habitats and Species.</u> [See <i>Section 6.2.2.G Fire Fuel Management</i>]		
	<u>Dead, Dying, and Diseased Trees.</u> [See <i>Section 6.2.2.G Fire Fuel Management</i>]		
5.1.2	Protecting Resources from Development		
5.1.2.A	<u>Identify Adverse Impacts.</u> Utilize County Guidelines for Determining Significance for Biological Resources to identify and mitigate adverse impacts on biological resources.	Ongoing	County Guidelines for Biological Resources, as well as other applicable ordinances such as the Biological Mitigation Ordinance and the Resource Protection Ordinance are routinely used during discretionary project evaluation to clearly identify potential project impacts and feasible mitigation.
5.1.2.B	<u>Resource Information Database.</u> Utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.	Ongoing	GIS records continue to be updated as necessary. PDS Staff routinely use the GIS information during evaluation of project impacts and validation of applicant provided technical studies.

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5.1.2.C	<u>Resource Protection</u> . Implement the Resource Protection Ordinance, Biological Mitigation Ordinance, and Habitat Loss Permit Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.	Ongoing	Staff continues to implement the Resource Protection Ordinance, Biological Mitigation Ordinance, and Habitat Loss Permit Ordinance as necessary and appropriate, in collaboration with partner agencies and stakeholders.
5.1.2.E	<u>Minimize Edge Effects from Development</u> . Implement the Noise Ordinance, Biological Mitigation Ordinance, Groundwater Ordinance, County Landscaping Regulations (currently part of the Zoning Ordinance), and the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to minimize edge effects from development projects located near sensitive resources.	Ongoing	These ordinances are considered and incorporated within the discretionary permitting process.
5.1.2.F	<u>Non-Invasive Plant Species</u> . Implement the revised Ordinance Relating to Water Conservation for Landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
5.1.2.G	<u>State Regulations Protecting Wetlands</u> . Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.	Ongoing	Concurrence is required by the County as part of the permitting process for Grading Plans.
5.1.3.H	<u>Interjurisdictional Reviews</u> . Conduct Interjurisdictional Reviews for publicly-funded and discretionary projects to minimize impacts to biological resources.	Ongoing	The PDS Interjurisdictional Review Coordinator led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents and to minimize impacts to biological resources including impacts to County PAMA, and MSCP.
5.1.2.I	<u>Protection of Wetlands Through Ordinances</u> . Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands.	Ongoing	Staff continues to implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance as necessary and appropriate.
5.1.2.J	<u>Wetlands Preservation</u> . Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.	Ongoing	Staff continues to ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values, consistent with local, state and federal regulations pertaining to wetlands and waters of the US and/or the State.
5.1.2.K	<u>Limited Building Zone - Wetlands Buffer</u> . Investigate the feasibility of amending policies and procedures as necessary to allow consideration of the wetland buffer in determining the width of Limited Building Zone with the intent of allowing for combination when appropriate. The habitat type and allowed vegetative maintenance of the wetland buffer should be considered so there is no loss in the function and value of the buffer.	Ongoing	Staff continue to evaluate the feasibility of wetland buffers and LBZs in combination, typically on a case by case basis. Development of processes and procedures to formalize the proactive may help guide project applicants when preparing project designs.
5.2	Water Resources		
5.2.1	Groundwater Resources		
5.2.1.B	<u>Groundwater Availability</u> . 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.	Ongoing	As of 2017, PDS maintains a monitoring network of 367 wells, 137 of which are monitored manually by PDS and 230 by other entities.
5.2.1.C	<u>Borrego Valley Water Credits Program</u> . Coordinate with the Borrego Water District (BWD) to implement a water credits program to encourage an equitable allocation of water resources. The water credits program would allow farmers or any other owners of water-intensive uses in Borrego Valley to permanently follow their land and in turn the BWD would issue "water entitlement certificates" in standard increments. The certificates may potentially be applied towards BWD and/or County projects that require groundwater mitigation.	2-7 years	The Borrego Valley Groundwater Sustainability Plan, which will be a two year effort, commenced in March 2017 and includes a cohesive water credits/entitlements program which is consistent with the new requirements of the Sustainable Groundwater Management Act of 2014.
5.2.1.D	<u>Water Credits Program in Groundwater Ordinance</u> . Revise the Groundwater Ordinance to incorporate groundwater offsetting measures such as the Borrego Valley Water Credits Program.	2-7 years	The Borrego Valley Groundwater Sustainability Plan, which will be a two year effort commencing in March 2017, will include a cohesive water credits/entitlements program which is consistent with the new requirements of the Sustainable Groundwater Management Act of 2014.
	<u>Service Availability</u> . [See Section 2.4.1]		
5.2.2	Conservation of Water Resources		

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5.2.2.A	<p><u>Landscaping</u>. Implement the revised Ordinance Relating to Water Conservation for Landscaping to further water conservation to:</p> <ul style="list-style-type: none"> • Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Use reclaimed water for landscape irrigation. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Provide education about water conservation and available programs and incentives. 	Ongoing	The County's amended landscape regulations, found to be compliant with, and as effective as, the State's Model Water Efficient Landscape Ordinance, establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and projects with modified landscapes. Regulations require the use of recycled water when available, and promote the use of graywater for irrigating landscapes. Conserving water by capturing and reusing rainwater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment is also provided in the updated Water Conservation in Landscaping Ordinance.
	<u>Interjurisdictional Coordination</u> . [See Section 2.4.1]		
	<u>Water Conservation at County Facilities</u> . [See Section 2.3.2 County Facilities]		
	<u>Green Building Program</u> . [See Section 6.10 Climate Change]		
5.2.3 Water Quality and Watershed Protection			
5.2.3.A	<u>Urban Runoff Management Program</u> . Implement and update as necessary the County's Jurisdictional Urban Runoff Management Program to identify and address the highest priority water quality issues/pollutants in each watershed.	Ongoing	The Water Quality Improvement Plans (WQIPs) for seven of the eight watershed management areas are in implementation, working toward meeting compliance goals. The Santa Margarita WQIP was finalized, and is pending approval by the regional board. The Report of Waste Discharge was submitted in December 2017, which initiates the development of the next iteration of NPDES permit for the San Diego Region.
5.2.3.B	<u>Retaining Run-off</u> . Implement the Watershed Protection Ordinance (WPO) to maximize and conserve water resources. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.	Ongoing	Section 86.721 (Stormwater Management and Rainwater Retention) in the Water Conservation in Landscaping Ordinance requires compliance with the Watershed Protection Ordinance and BMP Design Manual in designing landscaped areas for capture and infiltration of stormwater and non-stormwater.
5.2.3.E	<u>Restoration of Natural Drainage Systems</u> . Implement, and revise as necessary, the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration.	Ongoing	County DPW and DPR staff removed non-native invasive Arundo, Tamarisk, and castor bean plants from a one-mile reach of Harbison Canyon Creek
5.2.3.F	<u>Hillside Development</u> . Revise the Resource Protection Ordinance (RPO) to incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections and require planning of hillside developments to minimize potential soil, geological and drainage problems.	0-2 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.
5.2.3.G	<u>Protection Against Erosion</u> . Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.	Ongoing	DPW has implemented the Grading and Clearing Ordinance through our inspections of active sites to ensure they comply with County Ordinances, including the Watershed Protection Ordinance and MS4 Permit. All DPW Inspectors are certified as Qualified Stormwater Pollution Prevention Plan Practitioners (QSP), which gives them the knowledge to ensure implementation of adequate erosion control measures.
5.2.3.I	<u>Stormwater Filtration</u> . Plan and implement projects for stormwater runoff filtration and infiltration, including trash capture from priority land uses.	Ongoing	DPW evaluated and identified several locations for implementing projects to filter and retain stormwater runoff from existing development areas. Preliminary engineering designs were completed for two projects: Mapleview Street Water Quality Improvement Project; and Riverside Drive Flood Control Channel Water Quality Improvement Project. In an effort to study implementation strategies for capturing trash the County installed full trash capture devices at 31 locations in the unincorporated County.
5.2.3.J	<u>Stormwater Discharges</u> . 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.	0-2 years	Ongoing dialogue through the Model BMP Design Manual Help Desk identified areas where further guidance would be beneficial. The following handouts were prepared and posted online: Hydro-modification flow control analysis; Use of updated Manning's n values for overland flow; retention guidance for non-standard Biofiltration BMPs; and BMP maintenance fact sheets. A co-permittee effort to update the Model BMP Design Manual was also conducted so that co-permittees could be more consistent in future publications. The County also prepared further guidance to encourage the use of Tree Wells more extensively for Site Design BMPs. Other tools prepared this year to assist with producing stormwater compliant development projects included auto CAD templates for construction plans; an updated Installation Verification Form and cost analyses for BMPs.

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	<u>Development Siting</u> . [See Section 5.9.1 Scenic Vistas and Resources]		
	<u>Carbon Sequestration Benefits</u> . [See Section 6.9.7 Promote Carbon Dioxide Consuming Landscapes]		
	<u>Flooding</u> . [See Section 6.4 Flood Hazards]		
5.3	Agricultural Resources		
5.3.1	Preserve and Promote Agricultural Resources		
5.3.1.A	<u>Land Use Designations</u> . Implement the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations.	Ongoing	County continues to enforce the General Plan Regional Category and Land Use Maps throughout project discretionary reviews. Further, County responds to zoning and land use inquiries by consulting both the County Zoning Ordinance and General Plan.
5.3.1.B	<u>Farming Program Plan</u> . Implement the Farming Program Plan, which represents the County's next step to implementation of Board Policy I-133, Support and Encouragement of Farming in San Diego County, to protect and enhance farming as a vital industry, to 1) promote economically viable farming in unincorporated San Diego County; and 2) promote land use policies and programs that recognize the value of working farms to regional conservation efforts.	Ongoing	As part of a farming program, on March 15, 2017, the County Board of Supervisors passed the Agriculture Promotion Program Zoning Ordinance, which allows a more expansive list of permitted agricultural uses and streamlines permitting for existing agricultural uses. The Agriculture Promotion Program added uses such as cheese making, fishermen's markets, mobile butchering, microbreweries, and micro-distilleries.
5.3.1.C	<u>Protection Programs</u> . Implement the Farm and Ranchland Protection Program, which provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses.	Ongoing	As of February 7, 2014, the US Natural Resources Conservation Service (NRCS) repealed the Farm and Ranchland Protection Program. The NRCS continues to offer agricultural conservation easements through the Agricultural Conservation Easement Program (ACEP) does continue to offer assistance to obtain agricultural easements. As of 2017, the County has not received funds from the ACEP. County continues to preserve agricultural lands by its Purchase of Agricultural Conservation Easements (PACE) Program.
5.3.1.D	<u>Agricultural Preserves</u> . Implement project processing procedures that require an analysis be conducted prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an "A" designator from a certain property to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to Williamson Act Contract lands. Board Policy I-38 Agricultural Preserves allows for establishing agricultural preserves in accordance with the California Land Conservation Act of 1965 (Williamson Act). The Zoning Ordinance "A" designator is applied to lands within an agricultural preserve.	0-2 years	Project processing procedures require this analysis, as part of a project's CEQA study. New processing procedures have not been adopted.
5.3.1.E	<u>Agricultural Preserve Inventory</u> . Conduct a comprehensive review and inventory of agriculture preserves and update data to remove parcels that are no longer applicable. Develop a process for continual maintenance of this inventory and database of agricultural preserves and evaluate allowing new areas to be designated as preserves without a Rezone of the Zoning Ordinance.	2-7 years	The County generated a list of Williamson Act Contract properties in 2017. County would conduct the agricultural preservation inventory in the future.
5.3.1.F	<u>Purchase of Agricultural Conservation Easements</u> . Develop and implement the Purchase of Agricultural Conservation Easement (PACE) program which compensates landowners for voluntarily limiting future development on their land.	0-2 years	In 2017, the County acquired 293 acres of agricultural easements, which exceeded the County's Strategic Plan goal of 230 acres of annual PACE acquisitions. To-date, a total of 1,760 acres of agricultural conservation easements have been acquired through the PACE program. All agricultural lands permanently protected under the PACE Program on or after September 17, 2014 (979 acres to-date), combine to form the County's PACE Mitigation Bank. The PACE 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. The number of available PACE Mitigation Credits is 974 credits. The acquisition of PACE mitigation lands is as on-going process.
5.3.1.G	<u>Agricultural-Related Business</u> . Revise the Zoning Ordinance to establish provisions for Boutique Wineries and Farmers Markets, and other agricultural-related businesses.	0-2 years	The Boutique Winery Ordinance was updated by the Board of Supervisors in April 2016 and farmers' markets were addressed as part of the Agriculture Promotion Program. On March 15, 2017, the County Board of Supervisors passed the Agriculture Promotion Program Zoning Ordinance, which allowed a more expansive list of permitted agricultural uses and streamlined permitting for existing agricultural uses. The Agriculture Promotion Program added uses such as cheese making, fishermen's markets, mobile butchering, microbreweries, and micro-distilleries.
5.3.1.H	<u>Focused Williamson Act Program</u> . Develop a focused Williamson Act Program that supports the viability of farming in areas with decreased density from the General Plan Update.	0-2 years	On December 16, 2015, the Board of Supervisors adopted the focused Williamson Act program, which allows only those properties where the General Plan reduced densities, to be eligible for a Williamson Act Contract.

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No.	Program/Action Description	Timeframe	2017 Comments
5.3.1.1	<u>Williamson Act Legislation</u> . Pursue state legislation to allow for a local Williamson Act type program that provides property tax incentives for agricultural operations.	0-2 years	N/A
	<u>Conservation Subdivision</u> . [See IM 5.1.2 Protecting Resources From Development]		
5.3.2	Agricultural Land Use Compatibility		
5.3.2.A	<u>Adverse Environmental Effects</u> . Implement, and revise per the General Plan Update EIR analysis, the County Guidelines for Determining Significance for Agricultural Resources, which provide guidance to evaluate adverse environmental effects of a proposed project on agricultural resources.	0-2 years	These Guidelines have not been updated due to staffing and work plan priorities.
5.3.2.B	<u>Land Use Restrictions</u> . Utilize the Zoning Ordinance during review of development projects to identify where intensive agriculture uses are appropriate. The Zoning Ordinance establishes land use restrictions to protect agricultural uses in areas intended for crop production.	Ongoing	County continues to enforce the Zoning Ordinance throughout project discretionary reviews, when applicable.
5.3.2.C	<u>Important Agricultural Areas</u> . Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects.	0-2 years	Where possible, Community Plans have been updated and include this information. The Twin Oaks, Pine Valley and other Community Plans have been updated. The Alpine Community Plan revision is underway at this time.
5.3.2.D	<u>Limit Recourse Actions</u> . Implement the Agricultural Enterprises and Consumer Information Ordinance, which limits the circumstances under which agricultural operations constitute a nuisance, to limit the ability of development to take recourse actions against existing agriculture operations.	Ongoing	The Agricultural Enterprises and Consumer Information Ordinance (or right-to-farm ordinance) is continually enforced and implemented, by PDS Code Enforcement.
5.4	Mineral Resources		
5.4.1	Land Use Compatibility		
5.4.1.A	<u>Protection of Mineral Resources</u> . Use the County Guidelines for Determining Significance for Mineral Resources to evaluate adverse environmental impacts of a proposed project on mineral resources.	Ongoing	When initial evaluation results in a potential impact, Project Planning staff utilizes these guidelines.
5.5	Air Resources		
5.5.1	New Development Review		
	<u>Climate Change CEQA threshold</u> . [See Section 6.9.2 Reduce Vehicle Trips, Gasoline Consumption, and GHG Emissions (Strategy A-1)]		
	<u>Clean Air Technologies</u> . [See Section 6.9.2 Reduce Vehicle Trips, Gasoline Consumption, and GHG Emissions (Strategy A-1)]		
	<u>Construction Vehicle and Equipment Emissions</u> . [See Section 6.9.2 Reduce Vehicle Trips, Gasoline Consumption, and GHG Emissions (Strategy A-1)]		
	<u>Priority Parking</u> . [See Section 4.3 Parking]		
5.6	Open Space		
5.6.1	Open Space Funding and Acquisition		
5.6.1.C	<u>Private Land Owners</u> . Acquire open space through negotiation with private land owners.	Ongoing	In 2017, DPR acquired 237 acres of preserve land to contribute to the Draft North County Multiple Species Conservation Program (MSCP) Preserve and 242 acres of preserve land to contribute to the South County MSCP.
	<u>Subdivision Ordinance</u> . [See Section 1.2.2 General Implementing Ordinances and Guidelines]		
	<u>Conservation Subdivision</u> . [See Section 5.1.2 Protecting Resources from Development]		
5.6.2	Open Space Implementation and Management		
5.6.2.B	<u>Resource Management Plans</u> . Operate and manage MSCP open space acquisitions by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area within the MSCP preserve.	Ongoing	PDS continues to review annual reports for RMP for private preserves. DPR continues to be responsible for managing the MSCP lands the County owns and acquires. Management activities include but are not limited to, trash removal, passive recreation, ranger patrol, signage and fencing, fire management, non-native plant species removal and cultural resource protection. DPR continues to implement 24 Resource Management Plans for open space areas within the MSCP preserve.
5.7	Cultural Resources		
5.7.2	Renovation and Adaptation of Historic Resources		
	<u>Land marking of County Sites</u> . [See Section 2.3.2 County Facilities]		
5.8	Paleontological Resources / Unique Geological Features		
5.8.1	Paleontological Resources		

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No.	Program/Action Description	Timeframe	2017 Comments
5.8.1.B	<u>Minimize Adverse Impacts.</u> Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.	Ongoing	The County Guidelines for Determining Significance for Paleontological resources have not been updated since 2009. The current Guidelines require that during discretionary review, paleontological resources be identified and that appropriate mitigations be implemented to reduce impacts.
	<u>Conservation Subdivision.</u> [See Section 5.1.2 Protecting Resources from Development]		
5.8.2	Unique Geologic Features		
	<u>Conservation Subdivision.</u> [See Section 5.1.2 Protecting Resources from Development]		
5.9	Visual Resources		
5.9.1	Scenic Vistas and Resources		
5.9.1.A	<u>Identify Key Visual Resources.</u> Review Resource Conservation Area designations, or other special area designators, guidelines, and/or other implementing tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas. During community plan updates, work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic road and highways, and other areas of specific scenic value.	0-2 years	In 2017, the County developed a new, more comprehensive approach to updating community plans to better align with the 2011 General Plan and support County efforts relating to housing, economic development, social equity, and environmental sustainability. Based on this new scope, PDS initiated work on the Alpine Community Plan Update and Eastern Alpine Development Feasibility Study. The Alpine Community Plan will review and update as appropriate both the plan's goals and policies and resource conservation areas.
5.9.1.C	<u>Protection of Sensitive Biological Habitats.</u> Implement existing programs, such as the County MSCP and associated BMOs, RPO, and CEQA Guidelines, as identified under Section 5.1 Biological Resources. While protecting biological resources, these programs also preserve natural open space that contributes to the quality of many of the County's scenic vistas. Protect sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts.	Ongoing	PDS staff continue to implement the applicable biological resource guidelines and/or ordinances when evaluating project applications and County initiatives. Collaboration with State and Federal agencies with oversight of biological resources remain consistent and effective.
5.9.1.D	<u>Protection of Agricultural Lands.</u> Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program), as identified under Section 5.3 Agricultural Resources. Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.	Ongoing	On March 15, 2017, the County Board of Supervisors passed the Agriculture Promotion Program Zoning Ordinance, which allows a more expansive list of permitted agricultural uses and streamlines permitting for existing agricultural uses. The agricultural CEQA Guidelines have not yet been updated.
5.9.1.F	<u>Regional Coordination / Interjurisdictional Review.</u> Implement interjurisdictional review procedures to ensure that public facilities enhance rather than detract from sensitive visual areas. Participate in regional planning and planning by agencies operating within or adjacent to the County to protect scenic resources to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with tribes and adjacent jurisdictions.	Ongoing	In 2017, the PDS Interjurisdictional Review Coordinator led county-wide coordination efforts with regional agencies such as SANDAG, tribal projects, and state agencies to review and comment on several regional planning documents.
	<u>Conservation Subdivision.</u> [See Section 5.1.2 Protecting Resources from Development]		
5.9.2	Visual Character		
5.9.2.A	<u>Community Plans.</u> Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The Community plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community Plans are also used for the interjurisdictional review and coordination on project conducted by other agencies.	0-7 years	In 2017, the County developed a new, more comprehensive approach to updating community plans to better align with the 2011 General Plan and support County efforts relating to housing, economic development, social equity, and environmental sustainability. Based on this new scope, PDS initiated work on the Alpine Community Plan Update and Eastern Alpine Development Feasibility Study.
5.9.2.C	<u>Underground Utilities.</u> Implement the Wireless Communications Ordinance and Board Policies I-92 (Undergrounding of Utilities) and J-17,(Undergrounding of Existing Overhead Utility Facilities) to encourage the undergrounding of utilities. Wireless Communications Ordinance restricts siting and development of wireless facilities; Board Policy I-92 sets standards for new development to place utilities underground; and Board Policy J-17 establishes a program and procedures to place existing utilities underground.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
5.9.2.D	<u>Billboards.</u> Implement the Zoning Ordinance to prohibit off-premise signs and billboards from scenic or historic areas and areas subject to community design review.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
5.9.2.E	<u>Community Compatibility.</u> Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guideline are updated pursuant to measures 5.9.2.A and 5.9.2.B.	Ongoing	This is considered and incorporated within the discretionary permitting process.

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No.	Program/Action Description	Timeframe	2017 Comments
	<u>Context-Sensitive Road Design</u> . [See <i>Section 4.2.2 County Road Design</i>]		
5.9.3	Dark Skies		
5.9.3.A	<u>Light and Glare Regulations</u> . Implement the Light Pollution Code and Zoning Ordinance to minimize light pollution. Light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies are found in the Light Pollution Code and Zoning Ordinance.	Ongoing	This is required within the discretionary permitting process.
5.9.3.B	<u>Project Review</u> . Implement the County Guidelines for Determining Significance for Dark Skies and Glare to identify adverse effects related to dark skies and glare. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County's CEQA guidelines.	Ongoing	This is required within the discretionary permitting process.
6.0	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.		
6.1	Hazard Mitigation and Emergency Response		
6.1.1	Hazard Mitigation		
6.1.1.B	<u>Hazard Mitigation Plan</u> . Implement, and revise every five years, the Hazard Mitigation Plan to assess natural hazards and provide a public awareness and response plan.	Ongoing	In November 2015, a draft HMP update was prepared and sent to the Governor's Office of Emergency Services for review. The State forwarded the plan to Federal Emergency Management Agency (FEMA) for review in August 2016. Once approved by FEMA the plan will be taken to the Board of Supervisors for adoption. FEMA is currently reviewing the plan and it will be taken to the Board of Supervisors in Fall 2018.
6.1.1.C	<u>Interjurisdictional Review of Government Facilities</u> . 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.	Ongoing	The PDS Interjurisdictional Review Coordinator is assigned to coordinate interjurisdictional reviews. Staff 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.
	<u>Site Planning of County Facilities</u> . [See <i>Section 2.3.2County Facilities</i>]		
	<u>Dam Failure Prevention</u> . [See <i>Section 6.4.1 Flood Plains</i>]		
6.1.2	Emergency Response		
6.1.2.A	<u>Coordination and Training</u> . Implement County Office of Emergency Services (OES) procedures for alerting and notifying appropriate agencies when disaster strikes; coordinating all agencies that respond; ensuring resources are available and mobilized in times of disaster; developing plans and procedures for response to and recovery from disasters; and developing and providing preparedness materials for the public.	Ongoing	The Office of Emergency Services (OES) maintains the AlertSanDiego system for alerting Emergency Operations Center (EOC) Staff of disaster and emergencies that require activation of the EOC. Other County departments utilize it for recalling their staff or providing them with emergency information and instructions. OES uses the same system to provide emergency information and instructions to the public during times of disaster. OES also maintains the Operational Area emergency Operations Plan (OAEOP) that outlines the region's response to large scale disasters and emergencies. They provide preparedness information to the public in the form of pamphlets, brochures and on-line material.
6.1.2.B	<u>Community Protection Evacuation Plans (CPEPs)</u> . Implement and revise as necessary CPEPs for each community as applicable. CPEPs establish emergency evacuation routes and procedures.	Ongoing	The Office of Emergency Services (OES) works with the fire safe councils for the unincorporated communities in the County to develop and revise local CPEPs.
	<u>Emergency Access</u> [See <i>Section 4.2.4</i>]		
6.2	Fire Hazards		
6.2.1	Development Review		
6.2.1.B	<u>High Threat Areas</u> . Maintain and use the County GIS and the County Guidelines for Determining Significant impacts in order to identify fire prone areas during the review of development projects.	Ongoing	The County does not create the fire severity zones data. That information comes from CalFire and partners.
6.2.1.C	<u>Site Design</u> . Enforce and comply with Building and Fire Code to require site and/or building designs that incorporate features that reduce fire hazards. County Building and Fire Code requires ignition-resistant construction requirements for all new construction and that sufficient fire protection is available or will be available for all new construction in the wildland/urban interface.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.1.D	<u>County Fire Code</u> . Enforce the County Fire Code during development review by requiring sufficient fire protection systems for structures in accordance with state mandates and local regulations based on unique climatic, geological, and topographical concerns.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.

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No.	Program/Action Description	Timeframe	2017 Comments
6.2.1.E	<u>Minimizing Risks.</u> Implement County Guidelines for Determining Significance for Wildland Fires & Fire Protection, to ensure development projects do not unnecessarily expose people or structures to a significant risk of loss from wildland fires, and apply appropriate mitigation when impacts are significant.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.1.G	<u>Fire Prevention and Protection.</u> Implement development review procedures to refer projects subject to discretionary review to the appropriate fire protection agency for its comments and recommendations regarding fire prevention and fire protection measures. Review policies pertaining to water supply, water pressure and emergency standby water to ensure consistency in implementation and code adequacy.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
	<u>Conservation Subdivision Program.</u> [See Section 5.1 Biological Resources]		
6.2.2	Fire Fuel Management		
6.2.2.B	<u>Weed Abatement Ordinance.</u> Implement the Combustible Vegetation and Other Flammable Materials Ordinance (Weed Abatement Ordinance) and require prudent brush management techniques to enforce proper techniques for maintaining defensible space around structures. The Weed Abatement Ordinance addresses the accumulation of weeds and rubbish on a private property in the unincorporated County outside fire districts' jurisdictions that is found to be a fire hazard and requires brush management around new and existing structures to protect life and structures from wildfires. The desire is to provide consistent weed abatement within all fire districts.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.2.C	<u>Protection of Habitats and Species.</u> Recognize the Memorandum of Understanding (MOU) between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection. MOU establishes guidelines by which fire agencies can continue to require abatement of flammable vegetation without violating environmental regulations for the protection of habitats and species, or other coverage.	Ongoing	The MOU is honored by PDS staff when evaluating project applications and/or abatement orders issued by the local fire officials.
6.2.2.D	<u>Resource Management Plans.</u> Implement procedures to require Resource Management Plans to ensure brush management requirements are being implemented and that habitat-specific fire controls are addressed. Resource Management Plans are reviewed during development review to implement brush management requirements. Ensure that any variance or project approval does not result in a transfer of brush management responsibilities to another jurisdiction.	Ongoing	PDS staff has improved the RMP program by auditing all RMP files and ramping up communication with land managers to gain better compliance with annual reporting requirements.
6.2.2.E	<u>Brush Management in Development Projects.</u> Coordination with the Local Fire Agency Having Jurisdiction (LFAHJ) to ensure that district goals for fuel management and fire protection are being met. LFAHJ enforcement implements brush management requirements for discretionary development projects.	Ongoing	Necessary fire management activities are accounted for when evaluating discretionary projects for potential impacts to biological resources.
6.2.2.F	<u>Vegetation Management.</u> Implement the Vegetation Management procedures to manage vegetation in the unincorporated County to reduce the risk of wildland fires. Development projects are required to provide adequate defensible space as part of project processing; the County shall work closely with the local fire authority in identifying the areas and amounts of vegetation treatments necessary to protect life and property.	Ongoing	Necessary fire management activities are accounted for when evaluating discretionary projects for potential impacts to biological resources.
6.2.2.G	<u>Dead, Dying, and Diseased Trees.</u> Seek grant funding from in-kind sources through the Fire Safety & Fuels Reduction Program, which solicits state/federal grants to remove dead, dying, and diseased trees in woodland areas.	Ongoing	
6.2.3	Fire Protection Services		
6.2.3.A	<u>Facilities Planning.</u> Coordinate with the LFAHJ to ensure that development proposals do not require new/additional fire protection facilities; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.	Ongoing	This is considered and incorporated within the discretionary permitting process through availability letters and fire protection plans.
6.2.3.B	<u>Commitment for Services.</u> Implement, and revise as necessary, Board Policy I-84, Project Facility Availability and Commitment for Fire Services, requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.	Ongoing	The County requires will serve letters for new housing permits and/or discretionary permits.
6.2.3.C	<u>Fair Share Contribution.</u> Implement procedures to ensure new development projects fund their fair share toward fire services facilities and explore, including the development of a long-term financing mechanism, such as an impact fee program or Community Facilities District. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.	0-2 years	Fair-share contributions are considered when there is an identified new development project impact to a planned road improvement which is scheduled and funded through the County's Capital Improvement Program. The County is coordinating with several new development projects which are considering a CFD formation to primarily fund maintenance services.

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No.	Program/Action Description	Timeframe	2017 Comments
6.2.3.D	<u>Adequate Fire and Emergency Services Facilities</u> . 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.	Ongoing	This is considered and incorporated within the discretionary permitting process through availability letters and fire protection plans.
6.2.3.E	<u>Emergency Response</u> . If the appropriate emergency travel time cannot be met for a proposed project, the discretionary project will be denied unless sufficient mitigation measures are included as a basis of approval based on the recommendations of the Director and the responsible agency providing fire protection.	Ongoing	This is required within the discretionary permitting process.
6.2.4	Regional Coordination		
6.2.4.A	<u>Regional Coordination</u> . Promote the coordination between fire districts and agencies to ensure uniform codes and standards between fire districts / agencies.	Ongoing	County Fire staff has ongoing coordination between fire districts/agencies.
	<u>Interjurisdictional Review of Government Facilities</u> . [See <i>Section 6.1.1 Hazard Mitigation</i>]		
6.3	Geologic Hazards		
6.3.1	Development Review Process		
6.3.1.A	<u>Setbacks from Faults</u> . Implement the Zoning Ordinance Fault Displacement Area Regulations to ensure adequate setbacks from known active faults. These Regulations implement the Alquist-Priolo Act which mitigates the hazard of surface faulting to life and structures.	Ongoing	When initial evaluation results in a potential impact, Project Planning staff utilizes the requirements of this ordinance.
6.3.1.B	<u>Landslides</u> . Implement the Grading Ordinance requirements for the maximum slope allowed for cut and fill slopes to minimize risk of landslides.	Ongoing	
6.4	Flood Hazards		
6.4.1	Flood Plains		
6.4.1.A	<u>Floodplain Mapping</u> . 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.	Ongoing	To ensure areas subject to flooding are accurately mapped: <ul style="list-style-type: none"> • Continuously work with consultants and developers to process Federal Emergency Management Agency (FEMA) Letters of Map Revision (LOMRs) whenever work was proposed or completed within the mapped floodplain that would change or alter the mapping, or when any errors or inaccuracies are identified; • Coordinates with FEMA to rectify areas of discrepancy between the mapping and the supporting modeling, and; • Aids and assists property owners in obtaining FEMA Letters of Map Amendment (LOMAs) whenever a structure shown on the FEMA Flood Insurance Rate Map (FIRM) as being in the floodplain has been identified as being out of or above the floodplain.
6.4.1.D	<u>Development in Floodways</u> . Revise the Resource Protection Ordinance and Policy I-68, Proposed Projects in Flood Plains / Floodways based on the added restrictions to development in floodways.	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.
6.4.1.E	<u>Runoff Discharges</u> . Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to reduce the adverse effects of polluted runoff discharges on waters.	Ongoing	In 2015, the County began implementation of the 2013 MS4 Permit requirements. This included updating the Watershed Protection Ordinance and the Jurisdictional Urban Runoff Management Plan and developing Water Quality Improvement Plans, in coordination with the other jurisdictions, for each of the eight (8) watershed management areas.
6.4.1.G	<u>Dam Inundation</u> . Review discretionary projects for dam inundation hazards through application of the County's Guidelines for Determining Significance for Hydrology and Guidelines for Determining Significance for Emergency Response Plans.	Ongoing	The County has a GIS overlay for dam inundation areas. If initial review of a project shows potential for potential hazards, County staff will utilize the guidelines and coordinate with the Sheriff Department.
6.4.2	Flood Control Facilities		
6.4.2.A	<u>Flood Control for Watercourses</u> . 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.	Ongoing	DPW and PDS staff review plans of proposed flood control facilities prior to construction to ensure that County Standards are met, and DPW staff regularly maintain existing County flood control facilities to ensure proper operation during flooding events.
6.4.2.D	<u>Protection of Watercourses</u> . Implement the Grading Ordinance to limit activities affecting watercourses. This Ordinance prohibits acts in watercourses unless the appropriate permit is obtained.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
6.5	Hazardous Materials		
6.5.2	Development Review Process		
6.5.2.A	<u>Exposure of Hazardous Substances</u> . Implement the County Guidelines for Determining Significance for Hazardous Materials & Existing Contamination to identify adverse environmental effects of a proposed project from exposure of people or the environment to hazardous substances.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
6.6	Law Enforcement		
6.6.1	Facilities and Services		

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No.	Program/Action Description	Timeframe	2017 Comments
6.6.1.A	<u>Law Enforcement Requirement</u> . Consider community law enforcement requirements in Community Plan updates.	Ongoing	In 2017, the County developed a new, more comprehensive approach to updating community plans to better align with the 2011 General Plan and support County efforts relating to housing, economic development, social equity, and environmental sustainability. Based on this new scope, PDS initiated work on the Alpine Community Plan Update and Eastern Alpine Development Feasibility Study. The Alpine Community Plan will review and update as appropriate the plan's Safety Element goals and policies.
6.6.1.B	<u>Availability of Services</u> . Establish a policy that requires new large development projects consider the availability of law enforcement services.	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.
6.6.1.C	<u>Law Enforcement Services</u> . Coordinate with the Sheriff's Department on all major development projects to ensure adequate provision of law enforcement services.	Ongoing	The Sheriff is notified when MUPs and TMs are submitted to the County. If the Sheriff has comments or conditions, those are incorporated within any decision. Additionally, if the proposed project indicates any potential impact to law enforcement, staff will notify the Sheriff for input.
6.6.1.D	<u>Capital Improvement Plans (CIP)</u> . Consider growth projections and new development trends when developing and implementing CIP plans for law enforcement facilities.	Ongoing	DGS coordinates with Sheriff on potential facility needs in the annual Capital Improvements Needs Assessment and Major Maintenance programs.
6.6.2	Crime Prevention		
	<u>Local Public Road Network</u> . [See <i>Section 4.2.1 Road Network Planning</i>]		
6.7	Airport Hazards		
6.7.1	Airport Land Use Compatibility		
6.7.1.A	<u>Database of Constraints</u> . Implement and revise as necessary the airport overlay in GIS database to facilitate new development project review.	Ongoing	The County has an Airport Overlay in GIS. This is considered during the initial evaluation of projects.
6.7.1.B	<u>New Development Projects</u> . Implement the County Guidelines for Determining Significance for Airport Hazards when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.	Ongoing	When initial evaluation identifies the potential for airport hazards, staff utilizes the County guidelines.
	<u>ALUCP Consistency Review</u> . [See <i>Section 2.1.1 Project Review</i>]		
6.7.2	Airport Planning and Operations		
	<u>Airport Operations</u> . [See <i>Section 4.1.5 Airports</i>]		
6.8	Noise Impacts		
6.8.1	Regional Noise		
6.8.1.A	<u>Noise Compatibility Guidelines</u> . Revise the County Guidelines for Determining Significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards.	0-2 years	When initial evaluation identifies the potential for noise hazards, staff utilizes the County guidelines.
6.8.1.B	<u>Ground-Borne Vibration Standards</u> . Implement and periodically review the County Guidelines for Determining Significance to incorporate standards for minimizing effects of ground-borne vibration during project operation or construction.	Ongoing	Geotechnical reports are required to consider this impact as part of the County's grading plan review process.
6.8.1.C	<u>Noise Sensitive Land Uses</u> . Review projects through the County Guidelines for Determining Significance and assess the impact of new development on noise sensitive land uses.	Ongoing	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis.
6.8.1.D	<u>Noise Mitigation Strategies</u> . Revise the County Guidelines for Determining Significance to prioritize the following noise mitigation strategies higher than the construction of noise barriers: avoid placement of noise sensitive uses within noisy areas; increase setbacks between noise generators and noise sensitive land uses; orient buildings such that the noise sensitive portions of a project are shielded from noise sources; and use sound-attenuating architectural design and building features.	0-2 years	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis.
6.8.1.E	<u>Noise Walls</u> . Revise the Guidelines for Determining Significance to reflect the following standards in areas where noise walls are necessary: use a combination of walls and earthen berms to reduce noise levels; and use vegetation or other screening methods to soften the visual appearance of the wall.	2-7 years	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis. This study will identify appropriate mitigation measures to reduce impacts to a less than significant level.
6.8.1.F	<u>Acoustical Analysis</u> . Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 CNEL or greater, or other land uses that may result in noise levels exceeding the "Acceptable" standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.1.G	<u>Identify Impacts During the Scoping Phase</u> . Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.	Ongoing	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis.
6.8.1.H	<u>Point, Intermittent, and Other Disruptive Noise Sources</u> . Revise the Noise Ordinance and the Section 6300 of the Zoning Ordinance as necessary to reduce impacts from point, intermittent, and other disruptive noise sources.	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.
6.8.2	Transportation Noise Generators		

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No.	Program/Action Description	Timeframe	2017 Comments
6.8.2.A	<u>General Plan Amendments</u> . Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose an increase to the Average Daily Traffic due to trips associated with the project beyond those anticipated in the General Plan.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.B	<u>Traffic Impacts</u> . Revise the County Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.	2-7 years	PDS & DPW staff are participating in regional planning efforts to develop traffic guidelines that will help to implement the changes in CEQA impact and mitigation criteria as a result of SB 743. As part of the upcoming 2-year SB 743 implementation period, the County will update its CEQA traffic guidelines.
6.8.2.D	<u>Minimize Impacts Through Alternate Routes</u> . Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.	Ongoing	Noise in conjunction with potential traffic impacts are assessed as part of all development project planning review. Staff coordinates with Caltrans and SANDAG on an as needed basis if regional facilities are involved.
6.8.2.E	<u>Roadway Improvement Projects</u> . Coordinate with Caltrans and the PDS Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program 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.	Ongoing	All DPW Capital Improvement Projects consider noise impacts, both temporary and permanent as part of the CEQA analysis undertaken for each project. As necessary, impacts are mitigated.
6.8.2.F	<u>Ground-Borne Vibration Study</u> . Establish procedures to require a ground-borne vibration technical study for specific defined land uses within the following distances from the Sprinter rail line right-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. If necessary, mitigation shall be required for land uses in compliance with the standards listed in Tables 2 and 3 of the County of San Diego Guidelines for Determining Significance for Noise.	0-2 years	Geotechnical reports are required to consider this impact as part of the County's grading plan review process.
6.8.2.G	<u>State Motor Vehicle Standards</u> . Coordinate with the California Highway Patrol (CHP) and local law enforcement as appropriate to assure compliance with the State Motor Vehicle Standards.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.H	<u>Railroad Operations</u> . Implement review, and revise as necessary, the County's screening criteria for evaluating noise impacts associated with railroad operations within the County.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.I	<u>Rail Impacts</u> . Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.J	<u>Airport Land Use Compatibility Plan</u> . Use the applicable Airport Land Use Compatibility Plan's (ALUCP) as guidance/reference during review of development projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the SDCRAA for review.	Ongoing	As part of an applicant's noise study, the SDCRAA will be contacted by County staff, if required.
6.8.2.K	<u>Private Airports and Heliports in unincorporated County</u> . Evaluate noise exposure impacts related to a private airport or heliport use for consistency with the Federal Aviation Administration (FAA) standards. Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.	Ongoing	As part of any application identified within an airport zone, County staff will coordinate with the FAA to ensure that the appropriate standards are incorporated, as required.
6.8.3	Non-Transportation Noise Generators		
6.8.3.A	<u>Noise Reduction Site Design</u> . Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine appropriate noise reduction site design techniques that include: <ul style="list-style-type: none"> • Orientation of loading/unloading docks away from noise sensitive land uses • Setbacks or buffers to separate noise generating activities from noise sensitive land uses • Design onsite ingress and egress access away from noise sensitive land uses 	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.3.C	<u>Extractive Land Uses</u> . Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a "buffer zone" to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.4	Temporary and/or Nuisance Noise		

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No.	Program/Action Description	Timeframe	2017 Comments
6.8.4.B	<u>Enforcement.</u> Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.	2-7 years	The County Noise Enforcement Officer responds to noise related complaints within the community.
6.8.4.C	<u>Noise Complaint.</u> Review Noise Complaint Procedure to ensure that it is providing effective enforcement of the Noise Ordinance. Provide a phone number on County website for the public to report violations of the Noise Ordinance.	2-7 years	The County Code Compliance Division actively maintains a website with noise related information and contact numbers for citizens to utilize when necessary.
6.9	Climate Change		
6.9.1	Provide Education and Leadership (Strategy B-4)		
6.9.1.A	<u>Climate Change Action Plan.</u> Prepare a County Climate Change Action Plan no later than six months after adoption of the General Plan Update, with an update baseline inventory of greenhouse gas emissions from all sources; more detailed greenhouse gas emissions reduction targets and deadlines; and a comprehensive and enforceable GHG emissions reduction measures that will achieve a 16% reduction in emissions from County operations from 2006 by 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis.	0-2 years	<p>On October 10, 2017, the Planning Commission held a public informational meeting to review in detail the Draft Climate Action Plan. The CAP will be presented to the Board for consideration on February 14, 2017. The County will return to the Court in March 2018.</p> <p>CAP inventory shows that the county emitted a total of 3.2 million metric tons of greenhouse gases in the 2014 base year. The County must reduce GHG emissions by a total of 1.8 million metric tons of GHGs to reach its 2030 reduction target. State actions and legislation, such as building codes and electric vehicle regulations, will achieve reductions of 900,00 metric tons – 50% of the 2030 target. The CAP established the actions required to reduce the County's remaining 2030 target of 900,000 metric tons.</p> <p>The Climate Action Plan is organized in 5 categories, 11 strategies, and 30 measures. The measures include existing, expanded and new programs that are implemented directly by the County or as requirements.</p>
6.9.1.B	<u>Public Education.</u> Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.	Ongoing	<p>In 2017, PDS staff was engaged in a community outreach strategy to provide an update and review on the County's Draft Climate Action Plan greenhouse gas reduction strategies and measures that addresses reductions in electricity, natural gas, and water use. PDS staff met with the following stakeholder groups: Building Industry Association, Association of General Contractors, San Diego Gas & Electric, City of San Diego Economic Development Department, Environmental Groups, San Diego Regional Chamber of Commerce, San Diego Association of Governments, Building Owners and Managers Association and Commercial Real Estate Development Association, San Diego Clean Cities Coalition and The San Diego Foundation, Endangered Habitats League, Center for Sustainable Energy and Metropolitan Transit System, Sierra Club, Farm Bureau, and the Climate Action Campaign.</p> <p>PDS Staff hosted four public informational meetings on September 7, 12, 13, 19 to provide an update and overview of the County's Climate Action Plan.</p> <p>Through ongoing collaboration with the Climate Collaborative and the Center for Sustainable Energy, advanced Zero Net Energy outreach, education, and training regionally.</p>
6.9.1.C	<u>Regional Goals.</u> Work with SANDAG to implement SB 375 and to achieve regional goals in reducing GHG emissions associated with land use and transportation.	0-2 years	<p>The County continued to collaborate with SANDAG through The San Diego Regional Climate Collaborative to work to implement SB 375. The County's CAP includes measures to further Electric Vehicle Readiness and development of EV infrastructure and EV use to meet Climate Action Plan goals and the State's goal to have 1.5 million zero emission vehicles on the road by 2025.</p> <p>To reduce GHG emission and lower VMT, the CAP, developed in 2017, includes a measure to update community plans. Coordinated transportation and land use planning is critical to reach the goal of more sustainable communities.</p>
6.9.2	Reduce Vehicle Trips, Gasoline Consumption, and GHG Emissions (Strategy A-1)		
6.9.2.A	<u>Climate Change CEQA threshold.</u> Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.	0-2 years	<p>Implementation of the CAP will require that new development project incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. In 2017, the draft Climate Action Plan development included a CAP Consistency Review Checklist, to meet CEQA requirements for review of Climate Change and GHG in discretionary projects. The purpose of the checklist is to implement GHG reduction measures from the CAP that apply to new development projects.</p> <p>The draft CAP updates the County of San Diego Guidelines for Determining Significance related to Climate Change in consideration of CA ARB's recommendations and CEQA.</p>

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No.	Program/Action Description	Timeframe	2017 Comments
6.9.2.B	<u>Mitigation Credit Program</u> . Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.	2-7 years	In 2017, coordination is ongoing with APCD, SDG&E and the California Center for Sustainable Energy related to Zero Net Energy and energy efficiency programs. The 2017 draft CAP includes measures that reduce energy use in residential and non-residential buildings. A possible future mitigation credit program while not precluded by the draft CAP, would be studied further as part of CAP implementation, and potentially as a component additional research and collaboration needed to implement the CAP's Direct Investment measure.
6.9.2.C	<u>Clean Air Technologies</u> . Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.	0-2 years	
6.9.2.D	<u>Improve Traffic Flow</u> . Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.	Ongoing	The County recently obtained a grant to construct a traffic signal in Spring Valley and to make pedestrian/bicycle improvements in Lakeside.
6.9.2.E	<u>Construction Vehicle and Equipment Emissions</u> . Develop an incentive program to encourage the use of low-emission construction vehicle and equipment use in private development projects.	2-7 years	APCD currently runs the Carl Moyer program, incentivizing replacement of older, dirtier diesel construction equipment with new, cleaner machines.
	<u>Strategic Energy Plan</u> . [See Section 2.3.2 County Facilities]		
	<u>Site Planning</u> . [See Section 2.3.2 County Facilities]		
	<u>Compact Commercial Centers</u> . [See Section 4.1.2 Land Use Plan to Reduce Vehicle Miles Traveled]		
	<u>Transit Nodes</u> . [See Section 4.1.2 Land Use Plan to Reduce Vehicle Miles Traveled]		
	<u>Regional Transit Coordination</u> . [See Section 4.1.3 Transit]		
	<u>Parking Lot Design</u> . [See Section 4.3.1 Parking For New Development]		
	<u>Context-Sensitive Parking Requirements</u> . [See Section 4.3.1 Parking For New Development]		
	<u>Park & Ride Facilities</u> . [See Section 4.3.2 Other Parking]		
	<u>Community Bicycle Infrastructure</u> . [See Section 4.4.1 Bicycle and Pedestrian Facility Planning]		
6.9.3	Reduce Non-Renewable Energy Consumption (Strategy A-2)		
6.9.3.A	<u>Guidelines for Determining Significance</u> . Revise County Guidelines for Determining Significance based on the Climate Change Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency.	0-2 years	Guidelines for Determining Significance for Climate Change have been revised pursuant to the updated Mitigation Measures CC-1.7 and CC-1.8 of the 2011 GPU PEIR. The CAP document itself has been prepared to comply with the updated Mitigation Measure CC-.2 of the 2011 GPU PEIR to mitigate the GHG impacts of the General Plan.
6.9.3.B	<u>Green Building Program</u> . Update the County Green Building Program to increase effectiveness at encouraging incentives for development that is energy efficient and conserves resources through incentives and education. Encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of General Plan Update.	0-2 years	In 2017, coordination is ongoing with APCD, SDG&E and the California Center for Sustainable Energy related to Zero Net Energy and energy efficiency programs. The 2017 draft CAP includes measures that reduce energy use in residential and non-residential buildings.
	<u>Strategic Energy Plan</u> . [See Section 2.3.2 County Facilities]		
6.9.4	Increase Generation of Renewable Energy Sources (Strategy A-3)		

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No.	Program/Action Description	Timeframe	2017 Comments
6.9.4.A	<u>Alternative Energy Systems</u> . 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.	2-7 years	In 2017, the Board accepted the Comprehensive Renewable Energy Program (CREP) Phase One Report and directed staff to return with a status update on Community Choice Aggregation Feasibility Studies. In 2017 PDS actively tracked the development of all large scale Solar and Winds projects. The 2017 draft CAP contains measure E-2.1 to increase renewable electricity in the County of San Diego with the goal of achieving 90% renewable electricity for the unincorporated county by 2030. PDS continued to explore and develop a range of renewable energy program options including, Partnering with SDG&E, forming a Community Choice Aggregation (CCA), joining an existing CCA, forming a Public Owned Utility and expanding the County direct access program.
6.9.4.C	<u>Renewable Energy Ordinance</u> . Revise the Zoning Ordinance to provide a comprehensive alternative energy system ordinance for the design, construction, and maintenance of wind and solar renewable energy facilities.	0-2 years	Potential updates to the Zoning Ordinance were considered during the 2017 draft CAP development; specifically, measures related to building codes and energy systems. The CAP implementation plans consider such updates and specific the related staffing and cost requirements to implement.
6.9.5	Reduce Water Consumption (Strategy A-4)		
	[See <i>Section 5.2.2 Conservation of Water Resources</i>]		
	<u>Water Conservation Plan</u> . [See <i>Section 2.3.2 County Facilities</i>]		
6.9.6	Reduce and Maximize Reuse of Solid Waste (Strategy A-5)		
	[See <i>Section 2.5.1 Reduction and Recycling of Solid Waste</i>]		
	<u>County Operations Recycling Program</u> . [See <i>Section 2.3.2 County Facilities</i>]		
6.9.7	Promote Carbon Dioxide Consuming Landscapes (Strategy A-6)		
6.9.7.A	<u>Carbon Sequestration Benefits</u> . Implement the Resource Protection Ordinance (RPO), Multiple Species Conservation Program (MSCP), and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas, and other open space that provide carbon sequestration benefits.	Ongoing	PDS staff continue to implementing applicable biological resource guidelines and county ordinances as well as the continued pursuit of a North County MSCP Plan.
	[See <i>Section 5.2.3 Water Quality and Watershed Protection</i>]		
6.9.8	Maximize Preservation of Open Space, Natural Areas, and Agricultural Lands (Strategy A-7)		
	<u>Habitat Conservation Plans</u> . [See <i>Section 5.1.1 Habitat Conservation Areas</i>]		
	<u>Conservation Subdivisions</u> . [See <i>Section 5.1.2 Protecting Resources from Development</i>]		
	[See <i>Section 5.3.2 Agricultural Land Use Compatibility</i>]		
	[See <i>Section 5.6.1 Open Space Funding and Acquisition</i>]		
6.9.9	Reduce Risks from Hazards Resulting From Climate Change (Strategy B-1)		
	[See <i>Section 6.2 Fire Hazards</i>]		
	[See <i>Section 6.4 Flood Hazards</i>]		
6.9.10	Conserve and Improve Water Supply Due to Shortages from Climate Change (Strategy B-2)		
	[See <i>Section 5.2 Water Resources</i>]		
6.9.11	Promote Agricultural Lands For Local Food Production (Strategy B-3)		
	<u>Agricultural Resources</u> . [See <i>Section 5.3.1 Preserve and Promote Agricultural Resources</i>]		