

2012 General Plan Annual Progress Report





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A. Purpose of Annual Progress Report

This report has been prepared pursuant to Government Code Section 65400, which requires the County of San Diego to submit an Annual Progress Report on the status and implementation of the General Plan to the Board of Supervisors, Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1st of each year. Section 65400 of the Government Code also requires the County submit an annual report on the status and progress of implementing the housing element of the General Plan. Housing information in compliance with this regulation is provided in this report using the forms and definitions adopted by HCD.

This report has been prepared based on guidance provided by the Governor's Office of Planning and Research and summarizes the planning activities for the County of San Diego from August 3, 2011 to December 31, 2012. The scope of the report includes:

1. An overview of the County's General Plan and major planning and development activities that contribute to the implementation of the General Plan;
2. A overview of the status and progress in implementing the County's General Plan; and
3. A summary of the County's progress in meeting its share of regional housing needs.

The purpose of this report is to inform the County Board of Supervisors and unincorporated communities of San Diego County about the status of implementing the General Plan, housing issues, and development in the unincorporated portions of the County. The Report should be used to identify what necessary adjustments, if any, should be made to further implement the General Plan. This is a reporting document that does not create or alter any County policy. The content provided is for informational purposes only.

B. Executive Summary

The County of San Diego 2012 Annual Planning Report, prepared by Planning & Development Services (PDS) with input from other County departments including the Departments of Public Works (DPW), Environmental Health (DEH), Parks and Recreation (DPR), General Services (DGS), and Housing and Community Development (HCD). The report summarizes the measures and actions associated with the implementation of all of the County's General Plan elements. The County has made significant progress in the implementation of the General Plan since its adoption in August 2011. These achievements are discussed under the appropriate section of this report.

This report also includes information on planning applications that were initiated from August 3, 2011 to December 31, 2012. The slow down of California's housing market and economy since 2007 has also affected San Diego County. This has generally resulted in a decrease in the total number of major planning applications and has delayed the construction of approved major projects. Smaller projects, such remodels, single family homes, exterior upgrades and other minor permits, have also been affected, but not as significantly.

In 2012, an organizational change with the County's Land Use and Environment Group resulted in Planning & Development Services replacing the former Department of Planning & Land Use.

The County adopted the updated Housing Element on June 23, 2010. The Housing Element addresses the planning period 2005-2010. The fifth revision of the Housing Element, with a Regional Housing Needs Assessment projection period of 2010 through 2020, is tentatively scheduled for consideration by the Board of Supervisors in April 2013. The County's progress in



meeting the Housing Element goals is also provided in the separate Housing Element Report (Appendix A). The Housing Element Report includes a status of accomplishing the Housing Element implementation program, along with details on the progress of meeting regional housing needs as well as removing governmental constraints to the development of affordable housing.

The following key efforts were also accomplished in 2012 to implement the General Plan:

1. Adopted a Climate Action Plan;
2. Approved a General Plan Implementation Zoning Clean-Up;
3. Approved three General Plan Amendments;
4. Adopted Residential Subdivision Guidelines
5. Adopted Healthy Edge Active Living Park Design Guidelines;
6. Adopted an update to the Transportation Impact Fee (TIF) Ordinance; and
7. Amended Board Policy G-15 to include Leadership in Energy and Environmental Design (LEED) Silver Certification requirements.

C. General Plan Overview

State General Plan Guidelines

The most recent General Plan for the County of San Diego was adopted on August 3, 2011, and represents the first comprehensive update of the County of San Diego General Plan since 1978. The County of San Diego General Plan (“General Plan”) was prepared using the States General Plan Guidelines (Government Code Section 65040.2). The General Plan includes the seven mandatory elements and 25 community and subregional plans. A separate Implementation Plan was also approved for the General Plan.

Section 65400 of the Government Code requires jurisdictions to include the degree to which the approved General Plan complies with State of California General Plan Guidelines (Guidelines) in their Annual Report. Planning & Development Services staff reviewed the State’s Guidelines and determined that the San Diego County General Plan meets the mandatory requirements described therein.

General Plan Elements

The seven mandatory elements of the General Plan include Land Use, Mobility, Housing, Conservation, Open Space, Noise, and Safety. The County has combined the Conservation and Open Space Elements into one for a total of six general plan elements. Below is summary of the each element included in the County’s General Plan.

Land Use Element

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



natural resources. The Land Use Element establishes a model for community development based on a physical structure defining communities by a “village center” surrounded by semi-rural or rural land. The core concept for the County’s development directs future growth to areas where existing or planned infrastructure and services can support growth and 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.

Focusing development in and around existing unincorporated communities allows the County to maximize existing infrastructure; provide for efficient service delivery; and strengthen town center areas, while preserving the rural landscape that helps define the unique character of the unincorporated County. The County’s General Plan recognizes and encourages the unique identities of unincorporated communities by providing sufficient flexibility within a countywide framework to respect the character of individual communities, neighborhoods, and landscapes.

Since the adoption of the General Plan Update, key accomplishments that implement the Land Use Element include:

1. *Airport Consistency Determination* — In December 2011, the San Diego County Regional Airport Authority found that the General Plan Update is consistent with applicable Airport Land Use Compatibility Plans, when minor specified conditions are met.
2. *Residential Subdivision Design Guidelines* — In June 2012, design guidelines were adopted that serve as a resource tool providing direction and guidance for subdivision projects to meet objectives of the General Plan, community plans, and the conservation subdivision program.
http://www.sdcounty.ca.gov/pds/advance/Residential_Subdivision_Design_Guidelines.pdf
3. *Zoning Ordinance Amendment* — In July 2012, a comprehensive countywide rezone was approved that corrected errors, omissions, oversights, and split zoning regulations that resulted from adoption of the General Plan zoning review.
<http://www.sdcounty.ca.gov/pds/advance/zoningcleanup.html>

Mobility Element

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

The land use changes adopted as part of the General Plan Update reduced the need for 780 miles of new roads, which can be both costly and impactful. In response, the Transportation Impact Fee (TIF) Ordinance was amended in October 2012, resulting in a significant reduction in Residential, Commercial, and Industrial average fee rates, along with new incentives for



projects located within Villages and Villages Core areas through reduced TIF fees. <http://www.sdcounty.ca.gov/dpw/land/tif.html>

Conservation and Open Space Element

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

Primary objectives of the Conservation and Open Space Element are to preserve the diverse range of visual, natural, and cultural resources that exemplify the County. This Element strives to minimize the impact of future development in areas with significant visual, natural, and cultural resources; and supports the creation and enhancement of important habitat preserves and open space areas that are well managed and maintained. The Element further encourages and supports land use development patterns and transportation choices that reduce pollutants and greenhouse gases. In addition, the 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 Element also sets forth goals and policies that minimize agricultural land use conflicts and support the long-term presence and viability of the County's agricultural industry.

Key accomplishments to implement the Conservation and Open Space Element since the adoption of the General Plan Update include:

1. *Climate Action Plan* — In June 2012, the Plan was approved to mitigate the impacts of climate change by achieving meaningful greenhouse gas (GHG) reductions within the County, allow lead agencies to adopt a plan or program that addresses the cumulative impacts of a project and provide a mechanism that subsequent projects may use as a means to address GHG impacts under CEQA. <http://www.sdcounty.ca.gov/pds/advance/climateactionplan.html>
2. *Healthy Edge Active Living Park Design Guidelines* — In 2012, comprehensive park design guidelines for active living were prepared to consider the health impacts on communities through accessibility, demographic needs, aesthetics, safe and clean environments, diversity, innovative design and creative partnerships.

Housing Element

Housing element law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. All Housing Elements must meet the requirements of the California Government Code 65583 and 65584. The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal.

The fourth revision to the Housing Element was updated with the comprehensive General Plan Update adopted August 3, 2011. The County's Housing Element covers the planning period of July 1, 2005 through June 30, 2010. In November 2011, the California State Housing and Community Development Department found the Housing Element to be in full compliance with State housing element law.

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 special needs. The County's Land Use Plan provides adequate housing capacity to meet the fourth cycle's overall Regional Housing Needs Assessment (RHNA) of 12,358 residential units, along with the fifth cycle's RHNA of 22,412 units.

The Housing Element further seeks to balance housing requirements with infrastructure deficiencies, safety issues, and the rural character of many of the County's unincorporated communities. It also seeks to reconcile housing needs with competing land use interests. The foundation for Housing Element policy is based on the defined objectives of the General Plan; which include improving housing affordability, assigning densities based on characteristics of the land, and locating growth near infrastructure, services, and jobs.

The County's progress in meeting the Housing Element goals is discussed in depth in the County's Housing Element Annual Report. This report provides details on the County's progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing. The County's Housing Element Annual Report can be found in Appendix A.

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.

In August 2011, the California State Board of Forestry and Fire Protection praised the County for having a good Safety Element that should be emulated by other counties.

Noise Element

The Noise Element of the General Plan provides for the control and abatement of environmental noise to protect citizens from excessive exposure. The County of San Diego is characterized as a predominantly rural environment, which contributes significantly to the peace and tranquility that exists within 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.

C. General Plan Implementation

Each policy in the General Plan includes one or more implementation programs or actions to assure that there is a mechanism for its implementation. These programs and actions are collectively referred to as the Implementation Plan; which includes established and ongoing programs, as well as new initiatives that must be developed by County staff and approved by the Board of Supervisors before being implemented. The new initiatives in the Implementation Plan include new County activities, processes, reports, assessments, and plans that are



necessary to achieve the General Plan’s goals and policies. The Implementation Plan is organized into six categories, each of which contains subcategories that further refine and group programs into related areas and topics. Each policy in the General Plan has an associated implementation measure(s), with some measures implementing multiple policies. A detailed list that describes the implementation measure accomplishments during this reporting period, along with their associated General Plan policy is found in Appendix B.

D. Planning & Development Activities

Since the adoption of the General Plan Update in August 2011, Planning & Development Services received 363 discretionary development applications, 172 of which have been approved, 33 either denied or withdrawn and the remaining are currently being processed. A summary of these applications by type is provided in the table below.

Table D-1: Summary of Planning & Development Activities

Application Types	New Requests	Approved	Denied/ Withdrawn	In Process
Administrative Permit	64	31	17 Withdrawn	16
Boundary Adjustment w/certificate of Compliance	57	35	0	22
Certificate of Compliance	47	41	1 Withdrawn	5
General Plan Amendment	10	2	0	8
Habitat Loss Permit	2	0	1 Withdrawn	1
Major Use Permit	56	19	1 Denied 3 Withdrawn	33
Mills Act	7	5	0	2
Minor Use Permit	32	4	0	28
Reclamation Plan Modification	4	1	0	3
Resource Management Plan	4	1	0	3
Rezone	5	1	0	4
Site Plan	32	16	1 Denied 2 Withdrawn	13
Specific Plan	2	0	0	2
Tentative Map	9	2	0	7
Tentative Parcel Map	9	3	1 Withdrawn	5
Vacation	5	1	1 Withdrawn	3
Variance	18	10	5 Withdrawn	3



Application Types	New Requests	Approved	Denied/ Withdrawn	In Process
TOTALS	363	172	2 Denied 31 Withdrawn	158

General Plan Amendments

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

Completed General Plan Amendments

Since the General Plan was comprehensively updated in August 2011, three GPAs have been approved and are described below.

Meadowood Master Planned Community (GPA 04-002)

On January 11, 2012, the Board of Supervisors approved the Meadowood Master Planned Community in the Fallbrook Community Plan Area. The Meadowood Master Planned Community is a 389-acre project with an overall density of 2.3 dwelling units per acre that consists of 844 single and multi-family residences, public and private active and passive recreational facilities, open space preserve areas, a wastewater treatment plant and new public roadways to serve the project. A GPA was required to amend the Regional Land Use Map and make a text amendment to the Fallbrook Community Plan.

Tule Wind Energy (GPA 11-001)

On August 8, 2012, the Board of Supervisors approved the Tule Wind Energy project within the Mountain Empire Subregion and Boulevard Subregional Plan Area. The project consists of five large wind turbines, with a maximum height of 492 feet; a 34.5-kilovolt (kV) overhead and underground collector cable system linking the wind turbines to the on-site collector substation; a five-acre temporary concrete batch plant; a 5,000 square foot operations and maintenance (O&M) building; three wells for groundwater extraction; a five-acre collector substation; a 138 kV overhead transmission line and associated transmission towers; and the construction and improvement of off-site roads and a new proposed road. A GPA was needed to revise a number of goals and policies in the Boulevard and Borrego Springs Subregional Plans to allow for renewable energy projects in those communities.

San Dieguito Community Plan- Rancho Cielo (GPA 12-003)

On September 26, 2012, the Board of Supervisors approved a County-initiated GPA to amend the text of the Rancho Cielo Specific Plan (RC Specific Plan) contained within the San Dieguito Community Plan. The GPA was initiated by the County on May 10, 2012, in accordance with the direction provided during the May 9, 2012 (1) Board of Supervisors hearing for the RC Specific Plan Amendment (SPA 05-004). Changes to the San Dieguito Community Plan corrected a long standing inconsistency in textual content for the RC Specific Plan. The changes did not result in any changes to the Specific Plan, and preserved the RC Specific Plan overall density of 0.27 dwelling units per acre (du/ac) and maximum unit count of 719. The approved action made the



Community Plan text describing the RC Specific Plan internally consistent as required by Government Code Section 65300.5.

Pending General Plan Amendments

County Initiated Projects

There are six county-initiated GPA's currently being processed by the County. Each GPA is described below:

Housing Element Update (GPA 12-009)

State law (Government Code Section 65588) requires that the County's Housing Element (HE) be updated by April 30, 2013. The Housing Element must contain local commitments to the following:

1. Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level; and
2. Assist in the development of adequate housing to meet the needs of lower and moderate income households.

The current Housing Element was adopted on August 3, 2011, as part of the comprehensive General Plan Update, which was also approved by the State Department of Housing and Community Development in November 2011. County staff anticipates that only minor changes are necessary to meet its Regional Housing Needs Assessment goals and to update information related to the latest census. This Housing Element is estimated to be ready for Board of Supervisors consideration by Spring 2013.

San Dieguito Community Plan Cleanup (GPA 12-008)

The County's General Plan adopted by the Board of Supervisors in August 2011 was comprehensive, complex and large in both scope and scale. As such, it was anticipated that unforeseen inconsistencies and mapping errors would emerge during plan implementation that would require correction. The proposal is a General Plan Amendment (GPA) to correct inconsistencies with the General Plan Land Use Map, the San Dieguito Community Plan and approved specific plans. The GPA addresses errors and inconsistencies relative to the San Dieguito Community Plan and four associated specific plans, including the El Apajo, Fairbanks Ranch, Santa Fe Valley and 4S Ranch Specific Plans. The project does not include changes to community plan or specific plan text related to the Rancho Cielo or Cielo Del Norte Specific Plans. This project is estimated to be ready for Board of Supervisors consideration by Summer 2013.

Forest Conservation Initiative (GPA 12-004)

The Forest Conservation Initiative (FCI) was a voter-approved initiative, which required that approximately 83,000 acres of private lands within and around the Cleveland National Forest in San Diego County to have a minimum lot size of 40 acres. The FCI was originally approved in 1993, and expired on December 31, 2010. Upon expiration of the FCI, land in the affected areas reverted to the General Plan land use designation under the pre-FCI General Plan. Considering the additional planning work, community coordination, and environmental review that was necessary to address the expiration of the initiative, the FCI planning effort could not be completed as part of the General Plan Update that was approved by the Board in August 2011.



The GPA is necessary to make the FCI lands consistent with the General Plan Update and its Guiding Principles and policies. This project is estimated to be ready for Board of Supervisors consideration by Summer 2013.

General Plan Cleanup (GPA 12-007)

During the course of the General Plan Update hearings, interest was expressed in developing a mechanism for property owners to raise issues regarding the General Plan Update. Therefore, the Board of Supervisors directed staff to prepare a GPA “clean up” every two years. This Amendment will be the first time the General Plan goes through the bi-annual clean process. It contains minor land use map changes designed to correct mapping errors and omissions, reflect changes in ownership or respond to minor changes requested by community planning groups that meet the guiding principles of the General Plan and are limited to minor changes or additions that do not result in additional environmental impacts. This GPA also contains adjustments in the language of the General Plan intended to correct errors, clarify a policy or position without changing its substance and to respond to issues that arose during the implementation of the General Plan. This project is estimated to be ready for Board of Supervisors consideration by Fall 2013.

Property Specific Requests (GPA 12-005)

During the Board hearings conducted for the County's General Plan Update, a number of property owners expressed concern with the land use designations that were applied to their land. These property owners individually petitioned the Board of Supervisors to consider a change to the land-use designation on their specific properties. Some requests were incorporated into the General Plan that was ultimately adopted on August, 3 2011; however, many could not be accommodated without additional environmental review, which would have delayed the adoption of the General Plan. County staff proceeded to analyze 137 requests for changes to the land use designations in the General Plan and their associated study areas. County staff was directed to process a General Plan Amendment for 47 separate property specific requests along with their associated study areas. This is an ongoing task that is estimated to be ready for Board of Supervisors consideration by Fall 2017.

Wind Energy Ordinance (POD 10-007)

The Wind Energy Ordinance project is an amendment to the County of San Diego Zoning Ordinance consisting of clarifications, deletions and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of wind turbines and meteorological testing (MET) facilities. The project also includes a GPA to modify the Boulevard Community Plan to allow more flexibility for large wind turbine projects and an amendment to the Borrego Springs Community Plan to allow more flexibility for small turbine projects. This project is estimated to be ready for Board of Supervisors consideration by Summer 2013.

Privately Initiated Projects

There are seven privately-initiated GPA's currently being processed by the County. Each GPA is described below:

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

The project proposes a private gated residential development of 362 residential lots and 17 open space lots on 209 acres. The proposed open space lots and easements comprise 109 acres, more than half of the project site, and include both agriculture and native habitat. The site is located in the Eden Valley area within the San Dieguito Community Planning Area, between



the cities of San Marcos and Escondido. The project would also include public multi-use trails, smaller private trails, an equestrian staging area, and park land.

Boulevard Community Plan Amendment (GPA 12-010)

The project proposes the development of four solar energy projects (Tierra Del Sol, Rugged, LanEast, and LanWest) with concentrating photovoltaic electric generation systems (CPV) located in the Mountain Empire and Boulevard Subregional Plan Areas. The proposed projects require a GPA to modify the Boulevard Subregional Plan to allow renewable energy development projects through the Major Use Permit process, unless the proposed Wind Energy Ordinance Amendment and associated GPA are approved in advance by the County. The Tierra Del Sol solar farm would produce up to 60 MW of solar energy and would consist of approximately 2,538 CPV systems utilizing dual axis tracking located on 420 acres; the Rugged solar farm would produce up to 80 MW of solar energy and would consist of approximately 3,588 CPV systems on 765 acres; the LanEast solar farm would produce up to 22 MW of solar energy and would consist of approximately 900 CPV systems on 233 acres; and the LanWest solar farm would produce up to 6.5 MW of solar energy and would consist of approximately 2,538 CPV systems on 55 acres.

Lilac Hills Ranch (GPA 12-001)

This project consists of a 608-acre mixed use community that straddles the Bonsall and Valley Center Community Planning Areas. The proposed project includes a residential component consisting of 1,746 dwelling units, which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres; a Town Center; two smaller Neighborhood Centers that allow for 90,000 square feet of specialty retail commercial-mixed uses; Phases 4 and 5 include a 175.5-acre Senior Citizen Neighborhood component, which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200 bed Group Residential and Group Care living facility. The Community will retain and promote some existing agricultural uses in specific areas within the project's open space system and will also include 15 public and private parks, public trails, and a school site. Also, proposed are a 50-room country inn, civic center, private recreation center, senior center, recycling facility, a water reclamation facility, and other supporting infrastructure.

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

This project proposes to amend Volume 2 of the Otay Ranch Subregional Plan and Phases 1 and 2 Resource Management Plans as follows: (1) Eliminate the Preserve Conveyance Plan Map and delete text references to the Preserve Conveyance Plan in order to allow Villages Two, Three, and all subsequent villages to convey any Otay Ranch Preserve lands in satisfaction of each village's conveyance obligation; and (2) Eliminate the Coastal Sage Scrub Restoration Requirement.

Warner Ranch (GPA 06-009)

This project site is identified as a Special Study Area in the Pala Pauma Valley Subregional Plan and the project consists of approximately 513.6 acres including 780 residential units (556 single family detached and 224 multi-family and attached town homes); approximately 10.8 acres of proposed private community parks, including a clubhouse; 5.5 acres of landscape areas; an 8.0-acre Public Active Recreational Park; and 344.2 acres of on-site preserved biological open space, which is included as a proposed hard-line area in the draft North County



Multiple Species Conservation Program (NCMSCP), dated February 2009. The development will also include a fire station, and frontage improvements on State Route 76 (SR-76).

Star Ranch (GPA 05-008)

This project consists of a total of 453 dwelling units divided into 415 residential units as part of the Village and Village Center areas; 38 equestrian estate lots, within a centrally located valley and existing cattle ranch; 13 acres of commercial uses consisting of approximately 180,000 square feet; 16.4 acres of parkland; a system of multi-use trails; approximately 1.057 acres of agricultural use area; and a 5-acre wastewater treatment facility, with a recycled water system. Approximately 82 percent of the project site will be preserved in some form of open space.

Otay 13 Resort Village (GPA 04-003)

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

Zoning Ordinance Amendments

The County administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies general land use designations, zoning identifies specific uses and development standards. As mandated by the State, the General Plan must be consistent with the County Zoning Ordinance and changes in the General Plan may require an update to the County Zoning Ordinance. Various amendments to the Zoning Ordinance that have been initiated, continued or completed in the last year. Each Zoning Ordinance Amendment is described below.

Completed Zoning Ordinance Amendments

The three Zoning Ordinance Amendments approved between August 3, 2011 and December 31, 2012 are identified below.

General Plan Implementation Zoning Clean-up 2012 (POD 12-002)

On August 3, 2011, a comprehensive update of the County General Plan was approved, which included a review of property specific zoning changes. The zoning review was a countywide rezone that affected thousands of parcels with new and revised use regulations, development regulations, lot sizes, and special area regulations in property specific zoning to allow for the uses and development expected in the General Plan. As could be expected, when affecting so many parcels there were some minor errors, omissions, and oversights. These errors, omissions, oversights, and split zoning regulations that resulted from adoption of the General Plan zoning review were corrected comprehensively as part of this countywide cleanup rezone for implementation of the General Plan. In addition, the project included findings for Use Regulations that may be allowed in certain land use designations under special circumstances in the Zoning Ordinance Compatibility Matrix. The General Plan Implementation Zoning Cleanup was approved July 25, 2012.



Zoning Ordinance Update NO. 29 and County Code Amendment (POD 11-004)

On May 2, 2012, the Board of Supervisors adopted an amendment to the Zoning Ordinance and County Code. Amendments to the Zoning Ordinance related to the General Plan help implement Goal COS 6, Sustainable Agricultural Industry, Policy COS 6.1 Economic Diversity which states “Support the economic competitiveness of agriculture and encourage the diversification of potential sources of farm income, including value added products, agricultural tourism, roadside stands, organic farming, and farmers markets.” The ordinance amendments added provisions to allow Community Gardens in zones where field and row crops are allowed and added provisions to allow Agricultural Tourism on properties with Commercial Agricultural Operations which allows farm visitors to harvest their own produce, allows on-site tours, on-site agricultural instruction, demonstrations and lectures about agriculture related topics and participation in agricultural operations on the premises. This project also consisted of amendments to the Zoning Ordinance and the County Code that included the addition of definitions, and minor revisions to various sections of the ordinance. This action also made minor changes to the County Regulatory Code and the County Administrative Code.

Alpine Center Rezone (REZ 12-001)

On May 2, 2012 (1), the Board of Supervisors approved the Alpine Center Rezone. This zoning reclassification consisted of two parcels at the intersection of West Victoria Drive and Alpine Boulevard in the town center of unincorporated community of Alpine. On August 3, 2011 (1), the Board of Supervisors approved the General Plan Update and related zoning revisions, which included changing the area to S90 Holding Area zoning to control future development while a town center plan and new zoning is developed with community input. However, the S90 zoning should not have been applied to two parcels with Site Plan Permit applications in process, because it precludes them from being approved. The Rezone changed the S90 zoning on the two parcels to C34 General Commercial/Residential. The C34 zone is in line with the new zoning being developed for the town center and allows for the Site Plan applications to proceed while a town center plan is prepared for Alpine.

Pending Zoning Ordinance Amendments

In addition to the approved Zoning Ordinance Amendment requests, the following projects are currently being processed by the County.

Ramona Town Center Plan (POD 11-008)

The County is currently working with the Ramona Village Design Committee and various stakeholders to formulate a Form Based Code (FBC) for the Ramona Town Center (RTC). The FBC for the RTC will serve as a stand-alone regulatory document intended for the development of Ramona’s village. The FBC will be incorporated into the zoning ordinance either as a separate chapter or by reference. The FBC is intended to be an all-inclusive regulatory document as to how the RTC can be developed. Like the zoning ordinance, the FBC will include provisions on allowed uses, setbacks, height, and information on development process. However the FBC will also focus on detailed design and architectural requirements, landscaping and provide information to applicants on required street and trail improvements so that applicant’s get a full picture as to what is involved in order to develop a site. This project is estimated to be ready for Board of Supervisors consideration by Fall 2013.



Equine Ordinance (POD 11-011)

On March 2, 2011 (2), the County of San Diego (County) Board of Supervisors directed staff to work with the equine community to investigate options that would protect and promote equestrian operations, including exploring various permitting options. Under the current Zoning Ordinance, a Major Use Permit (MUP) is required for the development of commercial equine uses in many areas throughout the County, regardless of size or operating characteristics. The cost and complexity of the MUP application process is often a barrier to compliance, especially for smaller equine uses, and a hindrance to the economic viability of the equine industry as a whole. Recognizing that equine facilities are long-term land uses that will continue to contribute economically and recreationally to the County, the proposed Zoning Ordinance Amendment (proposed project) would update equine regulations in order to better facilitate the development of equine uses. This project is estimated to be ready for Board of Supervisors consideration by Summer 2014.

Design Review Checklist (POD 11-005)

This Zoning Ordinance Amendment consists of the creation of a community design review checklist procedure to help implement existing Community Design Review Guidelines in nine communities. The community design review checklist procedure component is intended to simplify and streamline the “B” Designator Site Plan review process by providing an exemption making some projects ministerial for applicants that meet specific qualifying design standards and criteria. The proposed procedure requires new community design review checklist procedure in the Zoning Ordinance, the creation of design review compliance checklist for the nine communities with existing Community Design Review Guidelines, and amendments to the County of San Diego Administrative Code to establish the associated application fees. This project is estimated to be ready for Board of Supervisors consideration by Summer 2013.

Site Implementation Agreement (POD 08-006)

This Policy and Ordinance Development project is an amendment to the County Regulatory Code that introduces a new framework for a Site Implementation Agreement (SIA). The SIA would serve the function of a companion permit, in most instances, for subdivision maps. The SIA would assist in assuring the implementation of project requirements (i.e. conditions of approval) associated with the development of subdivisions, mitigation of identified impacts, and on-going requirements after map recordation. This project is estimated to be ready for Board of Supervisors consideration by Summer 2013.

Alpine Village Core Plan (POD 11-012)

The County is currently working with the Alpine Planning Group and Design Review Committee to formulate a Form Based Code (FBC) for the 40-acre portion of the Alpine Village that is designated Village Core Mixed Use. The FBC will serve as a stand-alone regulatory document intended for the development of Alpine’s village core. Similar to the Ramona FBC, the Alpine FBC will be incorporated into the zoning ordinance either as a separate chapter or by reference. This project is estimated to be ready for Board of Supervisors consideration by Spring 2014.



Other Planning Activities

BOARD-DIRECTED

Countywide Design Guidelines (POD 11-008)

On May 2, 2012 (2), the Board of Supervisors adopted countywide residential design guidelines. These design guidelines provide 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. The proposed residential subdivision design guidelines summarize existing County policies, principles, and requirements related to residential subdivision projects.

Policy I-63 (POD 11-009)

On December 7, 2011, the Board of Supervisor adopted a revision to Board Policy I-63 related to General Plan Amendment Guidelines. The Board Policy establishes guidelines and procedures for the processing of amendments to the County General Plan. The new Board Policy incorporates a flexible two step review process for General Plan Amendment requests consisting of an optional preliminary review and a Pre-Application meeting, which is required pursuant to existing department procedures.

Climate Action Plan

In June 2012, the County of San Diego adopted a Climate Action Plan (CAP) to address the issues of growth and climate change within the unincorporated areas of San Diego County. The CAP works to ensure the health, safety, and sustainability of its communities for residents, businesses, and visitors. In addition to making the County a better place to live, the CAP will maintain the County's consistency with State law and directives, including Assembly Bill (AB) 32, Governor's Order S-3-05, and California Environmental Quality Act (CEQA) Guidelines.

Groundwater Ordinance(POD 11-006)

On January 31, 2013, the Board of Supervisors adopted an amendment to the Groundwater Ordinance that replaced the requirement for a groundwater investigation with the requirement that proposed private projects fully offset their water use. This requirement will benefit the community because future discretionary permits will fully offset their groundwater use and as a result would not increase the groundwater overdraft condition in Borrego Valley.

The ordinance amendment provides potential acceptable mechanisms which developers can use to meet this offset requirement. These mechanisms include obtaining a groundwater easement that eliminates an existing use of groundwater in an amount that is at least equivalent to the water use anticipated for the proposed project. Additionally, the amendment recognizes water credits issued by the Borrego Water District (BWD) in accordance with a proposed Memorandum of Agreement (MOA) with the Borrego Water District. The water credits would be issued for the permanent cessation of groundwater use and would be another possible offset mechanism.



Appendices

- A. 2012 Annual Housing Element Progress Report**
- B. Implementation Plan Status Update**

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Appendix A
2012 Annual Housing Element Progress Report

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of San Diego
Reporting Period Date 1/1/2012 - Date 12/31/2012

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	
128-380-08-00	SU	R	1				1				Farm Employee Housing
121-220-64-00	SU	R	1				1				Farm Employee Housing
105-020-16-00	SU	R	1				1				Farm Employee Housing
504-242-27-00	SU	R		1			1				County's State-approved HE counts 2nd Units as affordable to low-income
520-340-05-00	SU	R		1			1				
404-332-35-00	SU	R		1			1				
523-150-14-00	SU	R		1			1				
127-320-32-00	SU	R		1			1				
123-060-24-00	SU	R		1			1				
599-210-26-00	SU	R		1			1				
388-390-21-00	SU	R		1			1				
181-101-23-00	SU	R		1			1				
239-151-26-00	SU	R		1			1				
182-310-45-00	SU	R		1			1				
287-031-31-00	SU	R		1			1				
281-490-69-00	SU	R		1			1				
266-120-21-00	SU	R		1			1				
302-054-10-00	SU	R		1			1				
264-560-18-00	SU	R		1			1				
303-013-71-00	SU	R		1			1				
585-112-13-00	SU	R		1			1				
589-422-55-00	SU	R		1			1				
129-370-27-00	SU	R		1			1				
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	36	260	296				
(10) Total by income Table A/A3			▶	▶	3	20	36	260	319		
(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
Reporting Period Date 1/1/2012 - Date 12/31/2012

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			12		24	36	
No. of Units Permitted for Above Moderate	260					260	

* Note: This field is voluntary

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of San Diego
Reporting Period Date 1/1/2012 - Date 12/31/2012

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	RHNA Allocation by 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								16	2,063
	Non-deed restricted		2	1	3						6	
Low	Deed Restricted	1,585	63								63	1,461
	Non-deed restricted		19	22	20						61	
Moderate	Deed Restricted	5,864										5,729
	Non-deed restricted		9	90	36						135	
Above Moderate		12,878	268	304	260						832	12,046
Total RHNA by COG. Enter allocation number:		22,412										
Total Units ▶ ▶ ▶			377	417	319						1,113	21,299
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
(CCR Title 25 6202)

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1	Community Development			
3.1.1	Regional Housing Needs			
3.1.1.A	Residential Sites Inventory	Develop and 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.	Completed late 2012	A new updated GIS Mapping Application was launched in late 2012 that is available to both staff and members of the public. This application includes a layer with parcels identified on the Residential Sites Inventory.
3.1.1.B	Project Review for Inventory Sites	Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	Completed August 2011	The updated GIS mapping application identifies parcels included on the Sites Inventory. Planners use this source when conducting preliminary analysis of a development application.
3.1.1.C	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Amend Zoning Ordinance for consistency with the General Plan Update and to meet the County's Regional Housing Needs Assessment (RHNA).	Completed August 2011	Concurrent with the General Plan Update, the Zoning Ordinance was amended to be consistent with General Plan land use map changes. This same map and zoning is the basis for the residential sites inventory for this 5th revision to the Housing Element.
3.1.1.D	Publicly Available Sites Inventory	Create a publicly available inventory of residential sites adequate to accommodate the RHNA of 12,358 units (2,476 very low, 1,881 low, 2,336 moderate, and 5,666 above moderate income) for the 2005 - 2010 Housing Element cycle.	Completed October 2011	Concurrent with the fifth revision to the Housing Element, an inventory of residential sites was prepared to accommodate a RHNA with 2,085 Very Low, 1,585 Low and 5,864 Moderate units for the 2010 to 2020 Housing Element cycle.
3.1.1.E	Affordable Housing Component for Large Developments	Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	0-3 years	This program has yet to be started. It is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.1.F	Constraints to development in standards and guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	Ongoing	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.
3.1.1.G	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Should the rezone, concurrent with the General Plan Update as outlined in Program 3.1.1.C, not be approved prior to the end of the Housing Element Planning Period then a necessary rezone program to address the shortfall of 1,183 low and very low income units will be conducted to meet the standards of Government Code 65583.2(h). If the rezone does not occur with sufficient time for development to occur prior to the end of the Housing Cycle then pursuant to Government Code 65584.09 it will be accommodated in the next housing cycle.	Housing Element certified November 2011	This measure turned out to be unnecessary because the Housing Element was adopted and certified by State HCD within the timeframe of the last planning period.
3.1.1.H	Regional Housing Needs Assessment for next Housing Element cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	Completed October 2011	This measure was completed. The County was allocated 22,412 units for the planning period of fifth revision of the Housing Element.
3.1.1.I	Housing Element Update	Review and revise goals and policies. Analyze success of Housing Element implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated Housing Element.	April 2013 and April 2017	The Housing Element Update is scheduled to be considered by the Board of Supervisors on April 10, 2013. Also, this continues to be an ongoing action. The success of the Housing Element implementation programs will be analyzed again in the 2017 Housing Element Update.
3.1.1.J	Residential Sites Inventory Analysis	Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	Completed December 2012	This action was been completed with the fifth revision of the Housing Element where sufficient sites were identified to meet the County's housing needs for the planning period. The Sites Inventory is scheduled for consideration by the Board of Supervisors in April 2013, along with State HCD.

ANNUAL ELEMENT PROGRESS REPORT
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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.1.K	Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	Mid 2013	Sites identified in the fourth cycle Housing Element update are currently shown in the GIS layer. This layer will be updated to reflect the sites from the fifth cycle RHNA upon adoption of the fifth revision to the Housing Element.
3.1.2	Village Development			
3.1.2.A	Transit Nodes	Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	Ongoing	The Transportation Impact Fee Ordinance (TIF) was updated and the 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 and Alpine Town Center. 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	Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-4 years	This measure has not yet started. The development of a focus area plan for the area around the Buena Creek light rail station is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.C	Mixed Use Zoning	Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers.	2-5 years	Actions are currently underway to achieve this measure. Village Zones are currently being developed for Ramona and Alpine with the preparation of focus area plans. In future years, focus area plans are also planned for Valley Center, Spring Valley, the Buena Creek Sprinter Station that will create special Village Zones to that facilitate mixed use development.
3.1.2.D	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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Housing Element Implementation
(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.2.E	Achievement of Maximum Density	Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided.	2-5 years	This program is yet to be completed. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.F	Multi-Family Housing Design Guidelines	Obtain funding and 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.	May 2012 and 0-2 years	In May 2012 Residential Design Guidelines were prepared that included guidelines for multifamily housing in single family neighborhoods. The preparation of additional design guidelines for multifamily housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.G	Multi-Family Housing on Lower Density Designated Lands	Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consistent with Multi-Family Housing Design Guidelines.	May 2012 and 2-5 years	In May 2012 Residential Design Guidelines were prepared that included guidelines for multifamily housing in single family neighborhoods. The preparation of additional design guidelines for multifamily housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.

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

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.2.H	Amenities in Large Developments	Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	2-5 years	This program is yet to be completed because it is scheduled for accomplishment 2-5 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	Redevelopment Districts	Explore options that would support the County's redevelopment efforts by developing and managing redevelopment districts that could produce a stream of funds available for affordable housing construction and rehabilitation projects.	Discontinued	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.
3.1.2.J	Facilitating Revitalization	Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to Redevelopment activities or zoning incentives.	2-5 years	This program is yet to be completed because it is scheduled for accomplishment 2-5 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.
3.1.3	Maximum Development Yield in Villages			
3.1.3.A	80 Percent Gross Density	Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	1-2 years	There is insufficient information to evaluate and determine if changes are necessary at this time since PDS has received only one application for multi-family building types since the Housing Element was updated. PDS will evaluate whether development achieves a minimum of 80% gross density, and what is any changes to zoning are necessary as more applications are submitted and when staff and resources become available.

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

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.3.B	Multi-Family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobilehome (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	1-2 years	There is insufficient information to evaluate and determine if changes are necessary at this time since PDS has received only one application for multi-family building types in areas designated in the density range of 10.9 to 30 units per acre since the Housing Element was updated. PDS will evaluate whether 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 as more applications are submitted and when staff and resources become available.
3.1.3.C	Smaller Single-family Lots	Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	1-2 years	There is insufficient information to evaluate and determine if changes are necessary at this time since PDS has received only two applications for single-family lots within Village categories since the Housing Element was updated. PDS will evaluate if rezoning is necessary through coordination with community planning groups as more applications are submitted and when staff and resources become available.
3.1.4	Efficient Development Patterns			
3.1.4.A	Decouple Minimum Lot Size from Density	Revise the Zoning Ordinance to eliminate the connection between lot size, building type, and density, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.	August 2011	This measure was completed in August 2011 with the adoption of the General Plan Update.

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

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.4.B	Maximum Planned Yield	Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources.	August 2011 and 1-2 years	This program has been partially completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines, which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources.
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands	Facilitate compact development patterns and smaller lots by establishing a set of minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands.	May 2012	Completed May 2, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County.
3.1.5	Second Unit and Accessory Apartments			
3.1.5.A	Second Unit Construction	Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	Ongoing	Changes in the permitting process were instituted April 2009. PDS permits an average of 41 second dwelling units per year. The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf
3.1.5.B	Streamline Approval of Second or Accessory Units	Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Ongoing	Revisions were completed April 2009 and permitting procedures are currently being implemented.
3.1.5.C	Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	Revisions were completed to facilitate the development of second dwelling units.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.6	Mobile and Manufactured Homes			
3.1.6.A	Mobile/Manufactured Homes	Implement procedures that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	Ongoing	This is an ongoing pursuit of a yearly goal. Single mobile homes are a by-right use on lot zoned for single family residential use. Since 2003, the County has permitted an average of 118 manufactured/mobile homes per year. In 2012, the County issued 24 building permits for mobile homes.
3.1.6.B	Mobile Home Park Lots	To preserve affordable housing opportunities, revise the Zoning Ordinance to include conditions that will permit existing, legally created mobile home parks to be converted to condominium lots in individual mobile home park lots, even if the lots do not conform to the minimum lot size requirement per Zoning Ordinance. These changes would bring the County into compliance with State law to remove occupancy restrictions so that residents can become permanent owners.	Completed	This program was completed. The issue was addressed in revisions to the County's Subdivision Ordinance.
3.1.6.C	Special Occupancy Park	Review time restrictions on major use permits issued for Special Occupancy Parks (recreational vehicle parks, etc. — see California Health and Safety Code Section 18862.43), when requested, to lengthen the period allowed for occupancy.	1-3 years	This program is yet to be accomplished. The revision of the Zoning Ordinance to allow for increased or removed time restrictions when processing major use permits is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.7	Energy Conservation			
3.1.7.A	Energy Efficiency Improvements	Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	Ongoing	The County HCD offers the Home Repair Loan Program, a residential rehabilitation program, that provided 19 low-interest loans to eligible homeowners for home improvement in 2012s. Homeowners are encouraged to utilize the funding in energy efficiency improvements such as installation of double-pane windows and doors, low-flush toilets, etc.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.7.B	Energy Conservation Features	Encourage use of energy conservation features through the HOME and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2012, 19 qualified homeowners were assisted through the Home Repair Loan Program and are encouraged to use funds in energy conservation improvements. Developers are also encouraged to include energy efficient features in all affordable housing development
3.1.7.C	Build Green Program	Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings.	Ongoing	The County issued 324 permits as part of its Green Building Incentive Program which is designed to promote the use of resource efficient construction materials, water conservation and energy efficiency in new and remodeled residential and commercial buildings. The program offers incentives of reduced plan check turnaround time and a 7.5% reduction in plan check and building permit fees for projects meeting program requirements.
3.1.7.D	Landscape Design Standards	Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	Ongoing	The County continues to implement its Landscape Ordinance that requires new single family residential projects to conserve water in landscaping by establishing and adhering to water budgets, and using recycled water, where available.
3.1.7.E	Low Impact Development Standards	Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	Ongoing	The County continues to implement its Low Impact Development Standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.
3.1.7.F	SDG&E Conservation Programs	Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's 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
3.1.7.G	Renewable Energy Systems	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	Ongoing	PDS issued 3,114 permits for residential photovoltaic permits from 2009 to 2012. HCD continues to encourage developers to include solar panel systems, where cost effective, when constructing new affordable housing developments.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	January 2010 and 1-3 years	This program is partially complete. Water Conservation in Landscaping Ordinance was adopted in January 2010; and requires all new construction to create landscape water budgets and ensures that new construction uses the latest irrigation technology to conserve water. Amendment of the County's Green Building Incentive Program to expand the incentive for water conservation via gray water systems and to include other water conservation measures such as low flow fixtures is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.2	Lower Income Housing Development			
3.2.1	Density Bonus Incentives			
3.2.1.A	Density Bonus for Senior Housing	Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	Ongoing	PDS continues to implement density bonus provisions to encourage senior housing in Village areas and Transit Nodes.
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units between 2005 and by 2010.	Ongoing	HCD staff continue to work with developers with density bonus permits to execute development agreements to ensure long term affordability restrictions on units earmarked for affordable housing; however, there were not any density bonus contracts signed in 2012.
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance	Ongoing	The Housing Coordinator is responsible for reviewing local density bonus provisions on an annual basis to ensure compliance with state law.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.2	Affordable Housing Resources			
3.2.2.A	State and Federal Funding Opportunities	Explore funding opportunities available at the state and federal levels.	Ongoing	HCD distributed HOME funding of \$200,286 for Home Repair and \$156,070 for Down Payment Closing Cost programs in 2012. HCD used VASH funds of approximately \$136,415 for unincorporated area in 2012. Approximately \$23,436 of HOPWA TBRA funds were used in unincorporated area.
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	Private Resources/Financing Programs include the Conventional Lending Industry, Local Initiatives Support Corporation (LISC), Federal Home Loan Bank Community Investment Program (CIP), California Community Reinvestment Corporation (CCRC), and Independent Cities Finance Authority (ICFA).
3.2.2.C	Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an updated inventory of surplus sites suitable for affordable housing development.	Ongoing	Prior to being declared surplus and available for sale or lease, information regarding any County-owned properties being considered for a surplus declaration is routed to all County departments to determine if there are any County uses for the property. PDS, HCD and other relevant departments use this information to conduct their evaluation of affordable housing suitability.
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing.	1-2 years	A specific analysis of surplus sites appropriate for affordable housing has not yet been conducted by DGS. This could be done annually when staff and resources become available. The existing inventory of surplus sites could be reviewed to include only those sites that are not suitable for affordable housing.
3.2.2.E	Bond Funding for New Infrastructure	Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	N/A	This program will be changed to assist affordable housing developers when seeking grant funding for the provision of new infrastructure.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.3	Rental Assistance			
3.2.3.A	Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low and very low-income households. These vouchers are not restricted to specific jurisdictions.	Ongoing	The County Housing Authority continues to administer the Housing Choice Voucher program for the unincorporated area and most jurisdictions in the County. In 2012, 1,987 vouchers were administered by the County Housing Authority.
3.2.3.B	Tenant Based Rental Assistance (TBRA)	Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	Ongoing	The County Housing Authority administers six Tenant Based Rental Assistance (TBRA) programs, with a total of 245 participants annually, using HOME, HOPWA, Shelter Plus Care, and Redevelopment Housing Set Aside funds. Approximately 20-25 TBRA vouchers are used annually in the unincorporated area. In addition, the County HCD contracts with South Bay Community Services to administer up to twelve (12) Domestic Violence TBRA. Beginning in 2009, a total of 146 participants were assisted under the Homeless Prevention and Rapid Re-Housing Program (HPRP); however, the program's funding ended in August 2012.
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	The County HCD conducts landlord/owner workshops four times per fiscal year.
3.2.4	Mortgage Credit Certificates			
3.2.4.A	Mortgage Credit Certificate Goal	Provide 100 MCCs to lower- and moderate-income households between 2005 and 2010 in the unincorporated area.	Ongoing	On behalf of County HCD, Affordable Housing Applications (AHA) issued 18 Mortgage Credit Certificates (MCC) in 2012.
3.2.5	Down Payment and Closing Cost Assistance			
3.2.5.A	Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	County HCD contracts with Money Management Inc. to conduct homebuyer education courses and counseling sessions. A total of 166 persons received counseling in 2012.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.5.B	Household Assistance Goal	Assist 50 – 75 lower-income households between 2005 and 2010 in the unincorporated area.	Ongoing	In 2012, a total of 5 low income households were assisted in the unincorporated area.
3.2.6	Housing Resources Directory			
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	Ongoing	In November 2012, HCD updated the Housing Resource Directory on the County's website at http://www.sdcountry.ca.gov/sdhcd/docs/housing_resource.pdf .
3.3	Special Needs Housing			
3.3.1	Shared Housing			
3.3.1.A	Shared Housing Programs	Implement Procedures to offer the shared housing programs.	N/A	The County HCD does not actively participate in the implementation of this program, nor are they aware of any non-profit organizations that offer this service.
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs with the objective of matching 100 households between 2005 and 2010 in the unincorporated area.	N/A	Between FY 2006-07 and FY 2009-10, County HCD funded the East County Shared Housing program annually for up to \$18,000. County HCD discontinued funding of this program in June 2010 due to lack of program demand and grant performance. This objective is being removed due to the circumstances identified above.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.3.2	Continuum of Care for the Homeless			
3.3.2.A	Continuum of Care (COC) Program Funding	Apply annually, through the Regional Continuum of Care, for funding under the Continuum of Care (COC) Program to preserve and pursue new resources to increase the number of beds for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	Ongoing	In 2012, the Regional Continuum of Care (RCCC) received \$14,435,382 in federal homeless housing projects. In the County, 29 existing projects totaling \$4.7 Million was received. Four projects were renewed under the Shelter Plus Care program. Twelve RCCC and twelve RCCC Steering Committee meetings held during the year to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. In 2011, the COC received \$5m in McKinney-Vento Homeless Program funding for 25 renewal projects and 3 new projects in the County's Consortium (approximately 1000 shelter beds for the County).
3.3.3	Farmworker Housing			
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	N/A	The County HCD does not actively participate in the implementation of this program. The County HCD will continue to search for funding and resources to implement this program.
3.3.3.B	Farmworker Housing Outreach	Distribute farmworker housing information to the public through brochures and the County website.	Ongoing	Guidelines for providing farmworker housing are available through the PDS public counters and on its web site: http://www.sdcounty.ca.gov/pds/advance/FEH_auth_proc_PDS390.pdf .

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.3.3.C	Permit Process Streamlining	Streamline and implement the permit process procedures for farmworker housing, including by identifying a single point of contact to respond to farmworker housing inquires. and incorporating provisions into the Revised and implement Zoning Ordinance to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right." Including the goal of achieving six farmworker housing units per year.	Ongoing	34 farmworker housing units were permitted between July 1, 2005 and December 31, 2011. In 2012, 3 permits were issued. In 2010, PDS streamlined the farmworker housing process by creating a single point of contact and consolidating processing requirements, while revising the guidelines and changing regulations to allow for a fee waiver (however, funding is not currently available for the fee waiver).
3.3.4	Development Standards for Housing for Seniors and Persons with Disabilities			
3.3.4.A	Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	1-2 years	This program has yet to be completed. It is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.3.4.B	Senior and Disabled Person Housing	Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	February 2013	This program has yet to be completed, other than the parking regulations, which were amended on February 6, 2013 to provide a separate category for Senior Housing to facilitate its development and to require projects to provide ADA parking.
3.3.4.C	Parking for Senior and Disabled-Person Housing	When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.	February 2013	On February 6, 2013, the Board of Supervisors approved an update to the parking regulations in the Zoning Ordinance to provide a separate category for Senior Housing to facilitate its development and to require projects to provide ADA parking.
3.4	Housing Preservation			
3.4.1	Preservation of At-Risk Housing			
3.4.1.A	At-Risk Housing Projects	On an annual basis, update the status of at-risk housing projects assisted by the County HCD.	1-2 years	County HCD annually researches and updates the status of at-risk units.
3.4.1.B	Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	1-2 years	County HCD continues to update their affordable housing list with interested nonprofits.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	Ongoing	New preservation vouchers were not issued in 2012. In 2008, the County HCD issued 44 preservation vouchers to families who were residing at Turnagain Arms apartment complex in Fallbrook.
3.4.2	Single-Family Residential Rehabilitation			
3.4.2.A	Single-Family Housing Upgrade Goal	Preserve and upgrade 250 single-family units and mobile homes between 2005 and 2010 in the unincorporated County.	Ongoing	In 2012, 19 housing units were upgraded in the unincorporated area.
3.4.3	Multi-Family Residential Rehabilitation			
3.4.3.A	Multi-Family Housing Upgrade Goal	Preserve and upgrade 300 multi-family units between 2005 and 2010 in the unincorporated County.	Ongoing	In 2012, no multi-family housing projects were funded for acquisition/rehabilitation. However, in past years HCD funded acquisition and rehabilitation of multi-family housing projects: Primrose (22 units), Springbrook Grove (44 units), and Silversage (80 units).
3.4.4	Neighborhood Cleanup and Revitalization			
3.4.4.A	Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2005 and 2010 in the unincorporated County.	Ongoing	Each year, through the CDBG application process, the County HCD provides funding to sponsor neighborhood clean-up programs. Clean up events were held on November 3, 2012 in Lakeside and on September 29, 2012 in Spring Valley.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.4.B	Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Ongoing	In 2012, HCD conducted five presentations including four community meetings and one webinar. Also, the four Fair Housing Resources Board meetings, four HIV Housing Committee meetings and two Revitalization Committee meetings were held. In addition, 12 Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings are held during the year to prepare the annual Continuum of Care application, prioritize projects, and develop the region's vision for ending homelessness and HOME participating city meetings and attends Fair Housing Resources Board meetings. Annual community outreach meetings are held to solicit applications for community improvements and affordable housing projects. HCD also maintains a NOFA information list of 3,127 contacts and Annual Funding Plan interest list of approximately 200 contacts.
3.4.5	Reasonable Accommodation			
3.4.5.A	Variances Ministerial Permits for Special Needs Housing	Amend the findings required by the Variance-Procedure in the Zoning Ordinance <u>Establish ministerial procedures</u> to accommodate reasonable requests related to the special needs of persons with disabilities.	1 - 2 years	An amendment to the Zoning Ordinance to establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.4.5.B	Reasonable Accommodation	Make information on Reasonable Accommodation available to the public.	Ongoing	Reasonable accommodation is currently handled on a case-by-case basis. The preparation of a brochure and web page on reasonable accommodation is included in the PDS Advance Planning work program for accomplishment when resources become available.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.6	Emergency Shelters and Transitional Housing			
3.4.6.A	Emergency Shelters	Amend and implement the Zoning Ordinance to address the provision of emergency shelters and establish zones where they are allowed by-right in the Use Regulations M50, M54 and M58. By right is defined as not requiring a conditional use permit, a planned unit development permit, or any other discretionary review that would constitute a "project" for the purposes of Division 13 of the Public Resources Code.	Completed 2010	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, which added the provision of emergency shelters and established zones where they are allowed by-right in the Use Regulations M50, M52, M54 and M58.
3.4.6.B	Definition in Zoning Ordinance	Update and implement the Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing are defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Completed 2010	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010 to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units.
3.4.6.C	Outreach Materials	Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	1-2 years	This program has yet to be completed. It is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.4.7	Expedited Processing			
3.4.7.A	Affordable Housing Projects	Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	Ongoing	PDS has established an expedited plan check for residential projects and an emphasis on processing applications over the counter to reduce processing times of housing projects. The further revision of PDS processing procedures are ongoing efforts by the Department.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.7.B	Customer Service	Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	Ongoing	PDS provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for Tentative Maps, Major Use Permits, Specific Plans, Rezones, and General Plan Amendment applications. PDS has also trained staff to be solution-oriented and to emphasize customer service. PDS staff receive customer service training on an ongoing basis.
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	Ongoing	In 2012, a new PDS department was established with an emphasis on improving project processing and providing better customer service. The efforts to enhance permit processing procedures are ongoing. See also responses to 3.4.7.A and 3.4.7.B above.
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	Ongoing	When applicable, project applicants are required to provide a will-serve letter that water and sewer services are available. When necessary, PDS staff coordinate with water and sewer purveyors to ensure that the necessary services will be available to housing projects.
3.4.7.E	Residential Permitting Process	Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	Ongoing	PDS continues to implement changes identified in the BPR study, which includes utilizing CEQA Guidelines for Determining Significance when reviewing projects.
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	Ongoing	PDS continues to utilize CEQA Guidelines for Determining Significance when reviewing projects. PDS staff periodically review the CEQA Guidelines for Determining Significance by subject area to ensure the most appropriate guidance for infill development is provided.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.7.G	Streamline Regulations	Collaborate with building industry representatives and when necessary and appropriate revise regulations to be less costly and unnecessarily onerous. The collaboration is 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. Over the past year a red tape task force was formed, which resulted in several changes to streamline development regulations.
3.4.7.H	Ministerial Design Review Procedures	Establish a design review compliance checklist that provide a level of transparency so that applicants will know exactly what is needed in order to secure approval of their permit.	2013	PDS is currently preparing new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines.
3.4.8	Housing Stock Conditions			
3.4.8.A	Housing Stock Conditions	Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	1-2 years	The Housing Coordinator will work with other County departments to consolidate information on substandard housing.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5	Community Outreach			
3.5.1	Public Outreach			
3.5.1.A	Public Education Programs	Work with nonprofit organizations and other agencies in educating the public and community groups regarding the benefits of affordable housing.	Ongoing	The County HCD continues to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Specifically, the County HCD hosts HIV Housing Committee meetings throughout the year. Regional Continuum of Care Council meetings are held monthly to identify gaps in homeless services. Landlord/owner workshops are held four times per fiscal year in order to increase landlord/owner participation in subsidized housing. Occasionally, presentation about Housing is conducted to groups of students at San Diego City College. The County HCD expands community outreach by providing Housing information, Section 8 waiting list applications and Housing Resource Directory at the Project Homeless Connect event.
3.5.1.B	Notification of Funding Opportunities	Notify developers when funding is available.	Ongoing	The County HCD posts the Notices of Funding Availability (NOFA) in the County website to allow interested parties to apply for HOME or CDBG funds. There were two NOFAs available to development in the unincorporated County. NOFA opportunities are shared with the San Diego Housing Federation, Corporation for Supportive Housing and other housing industry groups. An email blast notification of available NOFA is sent to all parties from the NOFA interest list.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.1.C	Community Workshops	Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	Ongoing	In 2012, HCD conducted presentations including four (4) community meetings and one (1) webinar. 12 Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings are held during the year to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. Starting in 2009, a webinar was added as an additional avenue for citizens to view our community meeting presentations.
3.5.1.D	Emergency/Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html
3.5.2	Fair Housing Services			
3.5.2.A	Fair Housing Resource Board	Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	Ongoing	HCD provides funding support for fair housing services and participates in events organized by fair housing service providers. The County HCD also participates in the Fair Housing Resources Board to coordinate regional responses to housing discrimination issues.
3.5.2.B	Annual Funding Allocation	Annually allocate funding to support fair housing and tenant/landlord services.	Ongoing	North County Lifeline, in collaboration with Center for Social Advocacy and South Bay Community Services allocated annual funding to support fair housing and tenant/landlord services. North County Lifeline also conducts fair housing testings in the San Diego Urban County based on criteria developed by the County HCD.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and its website.	Ongoing	Creating Equal Opportunity for Every Community posters are prominently displayed in the HCD lobby. The County HCD website includes a link to the Fair Housing and Equal Opportunity website that contains a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. Annual educational event is held during the Fair Housing Month which is specifically designed for San Diego housing providers.
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update due 2010.	Ongoing	The County participated in preparation of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The Regional AI was a joint effort of each local city and the County and the 2011-2015 Regional AI was adopted June 2011.
3.5.3	Coordination and Implementation			
3.5.3.A	Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies.	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.
3.5.3.B	Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	Ongoing	The PDS Housing Coordinator is responsible for facilitating interdepartmental efforts.
3.5.4	Implementation Progress Monitoring			
3.5.4.A	Annual Report to State HCD	Prepare annual report to State HCD on the implementation of the Housing Element.	Ongoing	The PDS Housing Coordinator is responsible for preparing the Housing Element Submittal Requirements in the General Plan Annual Progress Report for submission to State HCD by April 1.
3.5.4.B	Review Land Use Issues	Meet with County HCD at least once a year to review land use issues that affected the production of affordable housing during the prior year.	Ongoing	The PDS housing coordinator is responsible for meeting with County HCD on a regular basis to discuss land use issues.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	Ongoing	The PDS Building Division maintains data and is able to develop reports to provide the appropriate for the annual report.
3.5.4.D	Computerized Monitoring System	Develop a computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and will track whether land development projects included on the Housing Element Sites Inventory.
3.5.4.E	Building Permit Tracking System	Modify the building permit tracking system (KIVA) to allow for tracking of condominium conversion and housing construction by type, tenure, and potential affordability.	December 2013	The County implemented a new tracking system (Accela) at the end of 2012. This system will be enhanced to track building types and condominium conversions.
3.5.4.F	Data Collection Systems	Use the modified 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 for the General Plan Annual Progress Report.
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the Housing Element	Ongoing	The PDS Housing Coordinator participated in the project to streamline design review guidelines and during that process was responsible for ensuring their consistency with the Housing Element.
3.5.5	Provision of Sewer and Water for Affordable Housing			
3.5.5.A	Information on Sites	Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	December 2013	This program has yet to be completed. All 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.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.6	Support Improvements to Fire Protection Capacity			
3.5.6.A	Ignition Resistive Construction Standards	Review and, if appropriate, strengthen the County Building Code and Fire Code to incorporate ignition-resistive construction standards and to minimize structural loss during wildfire events.	Completed September 2011	In September 2011, the County revised its Building and Consolidated Fire Codes, which included ignition-resistive construction standards and defensible space requirements to minimize structural loss during wildfire events.
3.5.6.B	General Plan Distribution	The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated area.	Completed November 2012	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.
3.5.6.C	Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Ongoing	Generally, fire protection equipment in the unincorporated county is sufficient to serve two-story construction; however, is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles appropriate to serve multi-story construction.
3.5.7	Future Legislation			
3.5.7.A	Housing Legislation Revision	Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	1-2 years	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	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.		See Program 3.1.2.D

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.8	Training and Procedures for Staff			
3.5.8.A	Staff Training	Conduct staff training bi-annually on the Housing Element requirements and County offerings.	Ongoing	The PDS Housing Coordinator attends PDS Project Planning staff meeting to discuss procedures for development applications that are on the Sites Inventory.
3.5.8.B	Planning Commission Workshops	Conduct workshop with the Planning Commission on Housing Element policies and programs.	1-2 years	This program has yet to be accomplished. Conducting a workshop with the Planning Commission on Housing Element policies and programs is included in the PDS Advance Planning workplan and will be accomplished when staff resources are available.

General Comments:

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Appendix B

Implementation Plan Status Update

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Below is a detailed list of completed implementation measures organized into these six categories of the General Plan Implementation Plan : Long Range Land Use Planning, Built Environment, Housing, Mobility, Natural and Cultural Resources, and Safety, Health, and Welfare. Each category has a brief description followed by a list of implementation measures and what was accomplished during the report period of August 3, 2011 to December 31, 2012. Each implementation measure lists the corresponding General Plan policy and the County department responsible for taking lead in implementing the measure. The input for the following implementation measure accomplishments was provided by Planning & Development Services (PDS) staff, along with input from other County departments including the Departments of Public Works (DPW), Environmental Health (DEH), Parks and Recreation (DPR), General Services (DGS) and Housing and Community Development (HCD).

Long Range Land Use Planning

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

Implementation Action 1.1.1.A – Regional Plans

Lead: PDS/DPW

GP Policy: LU-4.1

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

PDS and DPW are ongoing participants in the SANDAG Technical Working Groups, such as the Regional Planning Technical Working Group, Transportation Advisory Committee, and the Active Transportation Working Group.

Implementation Action 1.1.1.B – Interjurisdictional Review Program

Lead: PDS

GP Policy: LU-4.2, 4.3, and 4.4

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

PDS updated the procedures for conducting Interjurisdictional Reviews in March 2012 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. A PDS staff person has been assigned to review, comment and coordinate on interjurisdictional reviews. During 2012, the County provided comments on 19 interjurisdictional projects.

Implementation Action 1.1.1.C – Interjurisdictional Reviews

Lead: PDS/DPW

GP Policy: LU-4.2 and 4.3

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

An established Interjurisdictional Review Coordinator is continuing to be responsible for coordination among the various County departments to ensure that the County comments on

regional projects and projects in adjacent jurisdictions. During 2012, the County provided comments on 19 interjurisdictional projects. In addition, the County reviewed a number of water and wastewater project and provided comments on one.

Implementation Action 1.2.1.A – General Plan Review

Lead: PDS

State Law Compliance

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

This annual progress report fulfills Government Code Section 65400 requirement for the County of San Diego to submit an Annual Progress Report on the status and implementation of the General Plan to the Board of Supervisors, Governor’s Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1st of each year.

Implementation Action 1.2.1.B – General Plan Amendments

Lead: PDS

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

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

Board Policy I-63 establishes guidelines and procedures for a preliminary review for conformance with the General Plan when processing privately initiated amendments to the General Plan. Policy I-63 requires PDS to review all General Plan Amendments for any potential inconsistencies with the goals and policies of the County’s General Plan before a formal application is filed with the County.

Implementation Action 1.2.1.C – General Plan Amendment Guidelines

Lead: PDS

GP Policy: LU-1.2, 1.4, 1.6, 11.2, 12.4, and 14.4

Revise Board Policy I-63, General Plan Amendment and Zoning Guidelines, to reflect that amendment requests should generally conform with the guiding principles and goals and policies of the updated General Plan, including to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village Regional Category; provide additional public benefit to the community; and demonstrate access to available public facilities to serve the proposal. This is intended to limit unexpected demands for new water and wastewater facilities. Ensure internal procedures reflect changes to Board Policy I-63.

On December 7, 2011 (11), the Board of Supervisor amended Board Policy I-63, which established guidelines and procedures to conduct a preliminary review for conformance with the County General Plan when processing privately initiated amendments to the General Plan. The amended Board Policy incorporated a flexible two step review process consisting of an optional preliminary review and a required Pre-Application meeting. PDS has established review procedures to identify any potential issues that may make a General Plan Amendment request infeasible and consistency with the guiding principles, goals and policies of the General Plan is reviewed before a formal application for a General Plan Amendment is filed with the County.

Implementation Action 1.2.1.E – Focus Area Plans

Lead: PDS

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

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

PDS is in the process of preparing Focus Area Plans in the form of a form-based code for the village cores of Ramona and Alpine. In 2013, these form-based codes will be incorporated into the County Zoning Ordinance.

Implementation Action 1.2.1.F – Mixed Use Zone

Lead: PDS

GP Policy: LU-9.3 and 9.5

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

Rather than preparing a single countywide mixed use zone, the form-based codes identified in Action 1.2.1F will serve as community specific mixed use zoning.

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

Lead: PDS

GP Policy: LU-1.3

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.

Upon expiration of the FCI, land in the affected areas reverted to the General Plan land use designation under the pre-FCI General Plan. PDS is currently processing a General Plan Amendment to revise the land use map to ensure that the FCI lands are consistent with the General Plan Update and its Guiding Principles. This GPA is anticipated to be taken to the Board of Supervisors for their consideration in Fall 2013.

Implementation Action 1.2.1.I – Alpine FCI Lands Plan

Lead: PDS

GP Policy: LU-1.3

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

The FCI lands in eastern Alpine are included in the FCI General Plan Amendment, as directed by the Board of Supervisors. PDS staff has and will continue to coordinate with local property owners, the Alpine community planning group for public outreach and consensus in preparation of the General Plan Amendment.

Implementation Action 1.2.2.A – Zoning Ordinance

Lead: PDS

GP Policy: LU-1.7, 2.3, 2.4, 2.8, 3.1, 3.2, 4.7, 7.2, 8.1, 11.5, 11.8, 11.10, and 11.11

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.

The Board of Supervisors adopted amendments to the Zoning Ordinance to ensure consistency with the goals and policies of the General Plan and to ensure development has the density, scale, and use consistent with community plans when the update to the General Plan was adopted on August 3, 2011. A follow-on consistency review to include clarification and address any oversights was completed on July 25, 2012. The Zoning Ordinance is reviewed on an annual basis to ensure it remains consistent with the General Plan.

Implementation Action 1.2.2.C – Countywide Design Guidelines

Lead: PDS

GP Policy: LU-2.5, 2.6, 2.7, 2.8, 5.2, 5.5, 6.3, 6.4, 6.5, 6.6, 6.9, 9.3, 9.9, 9.10, 9.11, 10.1, 10.2, 11.3, 11.7, 11.9, and 11.11

Prepare countywide design guidelines that can be used to facilitate discretionary project review and can be further refined for community-specific purposes. Design guidelines establish criteria and provide direction for project design review.

On May 2, 2012 (2), the Board of Supervisors adopted countywide residential subdivision design guidelines. These guidelines provide 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. The proposed residential subdivision design guidelines summarize existing County policies, principles and requirements related to residential subdivision projects.

Built Environment

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

Implementation Action 2.1.1.B – Airport Land Use Compatibility Plan (ALUCP) Consistency Review

Lead: PDS

GP Policy: LU-4.4 and 4.7

Once the General Plan Update is determined to be consistent with applicable ALUCPs, the County will implement the ALUCPs for discretionary and ministerial projects located within an Airport Influence Area. Legislative actions (General Plan Amendments and Specific Plans) will continue to be forwarded to Airport Land Use Commissions for a consistency review.

On August 3, 2011, the Board of Supervisors adopted an amendment to the Zoning Ordinance introducing Airport Land Use Compatibility Plan Area Regulations. These provisions regulate discretionary and ministerial projects located in Airport Influence Areas (AIAs) surrounding airports for which the San Diego County Regional Airport Authority (Authority) has adopted ALUCPs. The provisions also require these projects are consistent with the adopted ALUCPs. On November 3, 2011, the San Diego County Airport Authority determined that the County General Plan was conditionally consistent with the Agua Caliente Airstrip, Borrego Valley Airfield, Brown Field Municipal Airport, Fallbrook Community Airpark, Gillespie Field, Jacumba Airstrip, Marine Corps Air Station Camp Pendleton, Marine Corps Air Station Miramar, Oceanside Municipal Airport, Ocotillo Airstrip, McClellan-Palomar Airport, Montgomery Field and Ramona Airport. As a result of the Authority's determination, the County now reviews discretionary and ministerial project for consistency with the adopted ALUCPs.

Implementation Action 2.1.1.C – Pipelining Policy

Lead: PDS

GP Policy: N/A

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.

On August 6, 2003, the County of San Diego Board of Supervisors determined that applications for Tentative Maps or Tentative Parcel Maps that are submitted and deemed complete by PDS on or before August 6, 2003, may be processed under the provisions of the previous General Plan. PDS continues to implement the Pipelining Policy and review Tentative Maps and Tentative Parcel Maps completed before August 6, 2003 based on the densities in the General Plan before the most recent General Plan Update.

Implementation Action 2.2.1.E – Park Design Manual

Lead: DPR

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

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

DPR is currently preparing a Park Design Manual, a long term project that is more comprehensive than the Healthy Edge Active Living Park Design Guidelines (see Implementation Action 2.2.1.F). Where Healthy Edge is looking to encourage people to exercise and identifies important factors that inspire active living, the Park Design Manual will include these concepts as well as detailed information on LEED and Green Technology, maintenance considerations, materials and construction standards.

Implementation Action 2.2.1.F – Development Standards

Lead: DPR

GP Policy: COS-21.3, 21.4 & 21.5

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

DPR prepared Healthy Edge Active Living Park Design Guidelines with a CPPW grant funded through HHSA. These Guidelines have a mission goal to develop comprehensive park design guidelines for active living that consider the health impacts on communities through accessibility, demographic needs, aesthetics, safe and clean environments, diversity, innovative design and creative partnerships.

Implementation Action 2.3.2.A – Strategic Energy Plan

Lead: DGS

GP Policy: COS-14.10 & 15.3

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

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

DGS prepared the 2013-2015 Strategic Energy Plan, which includes updates on the programs identified below [note: Plan to be presented to the Board of Supervisors in Spring 2013]:

1. Energy conservation projects for County facilities funded through use of SDG&E On-Bill Financing and California Energy Commission Loans;
2. Initiate renewable energy systems at County facilities; and
3. Implement a retro-commissioning (building tune-up) program.

Implementation Action 2.3.2.B – Resource-Efficient Guidelines

Lead: DGS

GP Policy: COS-14.10 & 15.3

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.

Board Policy F-50 was deleted and incorporated into Board Policy G-15 by the Board of Supervisors on September 22, 2009. Board Policy G-15 contains requirements for new construction over 5,000 sf. to meet Leadership in Energy and Environmental Design (LEED) green building requirements and for smaller capital projects and retrofits to comply with energy and water conservation standards.

Implementation Action 2.3.2.D – Design Standards

Lead: DGS

GP Policy: COS-4.1 & 15.3

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

Board Policy G-15 was revised in September, 2011 to include requirements for new construction over 5,000 sf. to meet LEED Silver Certification requirements and for smaller capital projects and retrofits to meet energy and water conservation requirements for County facilities. Thirteen lighting, air-conditioning and energy efficiency retrofit projects for County

facilities were completed. Several recent energy-related Board actions were approved to implement the 2009-2012 Strategic Energy Plan including authorization to:

1. Solicit a request for proposal to develop renewable energy systems at County facilities;
2. Enter a retro-commissioning (building tune-up) program; and
3. Accept federal stimulus funding for energy projects and programs.

Implementation Action 2.3.2.E – Vehicle Fleet

Lead: DGS

GP Policy: COS-16.3

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

To support the growth of an electric vehicle charging infrastructure in the San Diego Region, the County of San Diego plans to deploy electric vehicle charging stations at selected County facilities beginning in 2013. The approach is to:

1. Use the County Operations Center Parking Structure A as a pilot location for two electric vehicle chargers;
2. Enter into an agreement with third party to install, own and operate Level II electric vehicle charging stations at mutually approved County facilities;
3. Design EV charger infrastructure and dedicated electric vehicle parking into new construction projects;
4. Continue participation in the Regional Electric Vehicle Infrastructure Working Group. Collaborate with other local governments and NGO's to help develop standards and optimize the regional infrastructure;
5. Installed a 15k gallon E-85 tank and two (2) fuel dispensers at the County Operations Center; and
6. Explore installation of propane stations at the San Marcos and Ramona locations for County and public use.

Implementation Action 2.3.2.F – Water Conservation Plan

Lead: DGS

GP Policy: COS-4.1 & 15.3

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

DGS developed the following programs to reduce water consumption and to use recycled water in where feasible for County operations:

1. Water Conservation Goals encompassed in the Strategic Energy Plan (2012-2013-scheduled for Board review in January, 2013, p.10);
2. Water and Energy Consultant is being used to perform water efficiency assessment paid by Energy Trust Fund;
3. Local government/utility partnership (SDG&E/SDCWA) to fund Vista Detention Facility water conservation project in 2013;
4. DGS one time funding request currently being proposed for FY 13/14 for a countywide water conservation project;
5. Board Policy G-15 requires high efficiency plumbing fixtures and irrigation equipment and low water use landscaping; and
6. Smart Building Initiative includes real time monitoring of water usage. Install as part of SBRC Pilot Project.

Implementation Action 2.3.2.G – County Operations Recycling Program

Lead: DGS

GP Policy: COS-17.1, 17.2 & 17.8

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

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

DGS has taken the following actions:

1. The Commingled Recycle Program started in 2010, and is currently active at 130 County facilities;
2. An estimated 163 tons of recycled material per month is being collected and diverted from local landfills;
3. The County has a recycle contract with EDCO Waste and Recycling. They supply all bins, signage, posters and flyers;
4. All current landscape vendor under contract with DGS, recycle green waste to green waste composting facilities or self compost;
5. A new food waste composting program has been initiated at three County Sites (Polinsky Children’s Center, County Administration Center Café and County Operations Center Café). This program is in conjunction with the City of San Diego Miramar Landfill Greenery and EDCO Waste and Recycling. More sites are being evaluated for this program; and
6. The current recycle contract runs through November 2014. DGS plans to enhance the program with the next contract, and tie it more closely with the trash contract improving efficiency and cost savings.

Implementation Action 2.4.1.C – Interjurisdictional Reviews

Lead: DPW

GP Policy: LU-13.1 and 14.1

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

PDS and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. This review entails coordination between PDS and DPW to minimize impacts and ensure projects conform to County plans.

Implementation Action 2.4.3.A – Long Range Wastewater Facility Plans

Lead: DPW

GP Policy: LU-14.1

Ensure County planning staff participation in the review of wastewater facility long range and capital improvement plans. Conduct continued coordination with water and sewer districts to ensure their plans are consistent with the General Plan land use map.

PDS and DPW are continuing to review wastewater facility long range and capital improvement plans.

Implementation Action 2.4.3.D – Onsite Wastewater Treatment Systems

Lead: DEH

GP Policy: LU-14.5

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

DEH continues to coordinate with the State Water Resources Board in their development of statewide performance and design standards for conventional and alternative Onsite Wastewater Treatment Systems (OWTS). The state standards, which are anticipated to become effective May 13, 2013, include both a framework for what will be required for regulating OWTS by a local agency and also include specific design standards if the local agency does not want to develop their own.

Implementation Action 2.5.1.F – Diverting Organic Materials

Lead: DPW

GP Policy: COS-17.4

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

DPW recycling is continually providing compost workshops for residents as well as commercial landscapers to increase diversion of organic materials. Efforts with farmers involve the Departments of Agriculture Weights and Measures and Planning & Development Services.

Housing

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

Mobility

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

Implementation Action 4.2.2.A – Complete Streets

Lead: DPW

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

Review the County Public and Private Road Standards to determine if they adequately address the "complete streets" requirements of SB 1358 and accommodate emergency vehicles. Develop procedures to facilitate enacting exemptions to the Standards, when minimum standards are insufficient to conform to the "complete streets" requirements. Review County Guidelines for Determining Significance for Transportation and Traffic and consider expanding the range of adverse effects to evaluate whether the project provides "complete streets". In 2008, SB 1358 amended Government Code to require Circulation Elements to plan for complete streets that meet the needs of bicyclists, children, persons with disabilities, motorists, movers of commercial goods, users of public transit, and seniors. In addition, roads must accommodate fire apparatus and other emergency vehicles.

DPW reviewed the County's Public Road Standards to determine their adequacy in addressing the "complete streets" requirements of SB 1358 and accommodate emergency vehicles. DPW updated the Public Road Standards and completed the draft Flexibility in County Road Design document. By developing roadway cross sections with required design criteria and by referencing other state and federal documents, the Public Road Standards ensure accommodation of emergency vehicles and other motorized and non-motorized users of the roads.

Implementation Action 4.2.2.C – Community Road Standards

Lead: DPW

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

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

DPW has developed community road Standards for several unincorporated communities and those community road standards will be updated as grant funding becomes available in the future. In 2012, DPW applied for grant funding for the development of community road standards for the communities of Alpine, Bonsall, Ramona and Sweetwater, but DPW's applications were unsuccessful. DPW will reapply for grant funding for these same communities in 2013.

Implementation Action 4.2.2.H – Public Road Standards

Lead: DPW

GP Policy: M-4.3, 4.5

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

The updated Public Road Standards increased the number of Mobility Element road classifications from 10 to 20 and Non-Mobility Element road classifications from 10 to 12. The added roadway classifications have allowed for greater flexibility in conditioning private development projects and public capital improvement projects. Since the update to the Public Road Standards, the County has not received any new requests from the industry or community groups to add additional roadway classifications. In addition, there has been a reduction in the number of design exception requests to deviate from the updated standards.

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

Lead: DPW

GP Policy: LU-12.2, M-3.2

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

Board approved an update the TIF Ordinance on October 31, 2012. This update resulted in the following reductions in fee rates (countywide average):

1. Residential fees: reduced from \$6,725 to \$3,617 per dwelling unit (-46%)
2. General Industrial fees: reduced from \$4.55 to \$1.12 per square foot (-76%)
3. General Commercial fees: reduced from \$12.31 to \$2.52 per square foot (-79%)

In addition, the revised Ordinance provides incentives for projects located within Villages and Villages Core areas through reduced TIF fees.

Implementation Action 4.4.2.B – Road Standards

Lead: DPW

GP Policy: M-11.3, 11.4

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

Current Road Standards and ancillary documents were updated in 2012 and adequately provide for pedestrians.

Natural and Cultural Resources

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

Implementation Action 5.1.1.G – Volunteer Open Space Easement Monitors

Lead: PDS/DPR

GP Policy: COS-1.11

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.

DPR has a Volunteer Patrol Program that is managed by a DPR Volunteer Coordinator. Volunteer patrol is a popular program and members assist DPR staff in protecting the flora and fauna of the preserves, deterring vandalism, noting any unauthorized activities, providing information and assistance to trail users, and ensuring that all visitors are able to enjoy the natural beauty of the preserves and trails safely.

Implementation Action 5.1.2.H – Interjurisdictional Reviews

Lead: PDS

GP Policy: COS-2.1, 2.2, and 2.3

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

A PDS staff person is assign to coordinate interjurisdictional reviews for publicly-funded and discretionary projects. This review entails coordination with biologist specialists to minimize impacts to biological resources.

Implementation Action 5.2.3.H – Low Impact Development (LID)

Lead: DPW

GP Policy: LU-6.5, COS-5.2

Implement the LID Handbook and establish LID standards for new development to minimize runoff and maximize infiltration.

LID standards are current, and will be adjusted to match the new San Diego County Municipal Storm Water Permit once it is issued. Storm Water Permit issuance is anticipated in early 2013, and the LID Handbook will be updated by Fall 2013.

Implementation Action 5.2.3.I – Stormwater Discharges

Lead: DPW

GP Policy: COS-4.4

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

Much of the content of the Stormwater Standards Manual is now located in San Diego County Code of Regulatory Ordinances, making the Stormwater Standards Manual redundant. DPW staff will analyze the manual for amendment or deletion during 2013.

Implementation Action 5.2.3.K – Alternative Onsite Wastewater Treatment Systems

Lead: DEH

GP Policy: COS-4.4, COS-5.5

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

DEH continues to coordinate with the State Regional Water Quality Control Board and stakeholder groups to develop uniform performance standards and regulations for the permitting and operation of Onsite Wastewater Treatment Systems (OWTS). DEH is currently developing a Local Agency Management Program (LAMP), which are County OWTS performance standards, with a goal to have the LAMP and ordinance modifications ready by May 13, 2013.

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

Lead: DEH

GP Policy: H-3.7

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

As discussed in measure 5.2.3.K., DEH is developing a LAMP with a goal to have the LAMP and ordinance modifications ready by the effective of May 13, 2013. However, DEH will be seeking approval of the LAMP from the Regional Water Quality Control Board (RWQCB). The RWQCB has up to twelve months from the effective date to approve the LAMP. If the RWQCB does not act within the twelve month period, the process goes to the State Board, who would have another six months to approve the County's LAMP. Once the LAMP is approved, DEH will move forward on ordinance modifications for the OWTS performance standards.

Implementation Action 5.7.2.C – Secretary of the Interior Standards

Lead: DGS/DPR

GP Policy: (COS-8.1)

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

DGS and DPR assess applicable properties for historical significance prior to any major repairs or renovations. Secretary of the Interior Standards are applied in the renovation of all historic properties (i.e., Camp Lockett, Edgemoor Polo Barn). There were no historic properties repaired or renovated during 2012.

Safety, Health, and Welfare

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

Implementation Action 6.1.1.C – Interjurisdictional Review of Government Facilities

Lead: DGS
GP Policy: S-1.2

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

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

Implementation Action 6.4.1.A – Floodplain Mapping

Lead: DPW
GP Policy: LU-6.2, S-9.1

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

To ensure that the areas subject to flooding are accurately mapped, the County has: worked continuously with consultants and developers to process 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; coordinated with FEMA to rectify areas of discrepancy between the mapping and the supporting modeling, and; aided and assisted property owners in obtaining FEMA Letters Of Map Amendment (LOMAs) whenever a structure shown on the FEMA Flood Insurance Rate Map (FIRM) map as being in the floodplain has been identified as being out of or above the floodplain.

Implementation Action 6.9.1A – Climate Change Action Plan

Lead: PDS
GP Policy: COS-20.1 and 20.2

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

The Board of Supervisors adopted the Climate Action Plan on June 20, 2012. The Climate Action Plan addresses issues of growth and climate change through planning for decreased traffic congestion, better air quality, efficient use of energy and water, less solid waste generation, safer streets, more local amenities, and more local jobs. The Climate Action Plan was designed to support the mitigation of climate change impacts and to comply with the General Plan Environmental Impact Report.

Implementation Action 6.9.2.D – Improve Traffic Flow

Lead: DPW
GP Policy: M-9.1

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

The County has established a central traffic center to monitor and optimize traffic flow improvements in real time. The County also completed interconnecting 54 traffic signals in 4S Ranch and in Spring Valley communities and optimized traffic flows along roadway corridors in these communities resulting reduced stops, improved travel time and over 17 percent reduction in fuel emissions.

Implementation Action 6.9.2.E – Construction Vehicle and Equipment Emissions

Lead: PDS

GP Policy: COS-14.10

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

The use of low-emission construction vehicles and equipment has been incorporated as a mitigation measure in the environmental documents for some public projects implemented by DGS (i.e., San Diego County Women's Detention Facility).

Implementation Action 6.9.4.A – Alternative Energy Systems

Lead: PDS

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

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

DGS uses SDG&E On-Bill Financing and California Energy Commission Loans to fund energy projects and is continuing the SDG&E Energy Initiative Partnership Program.