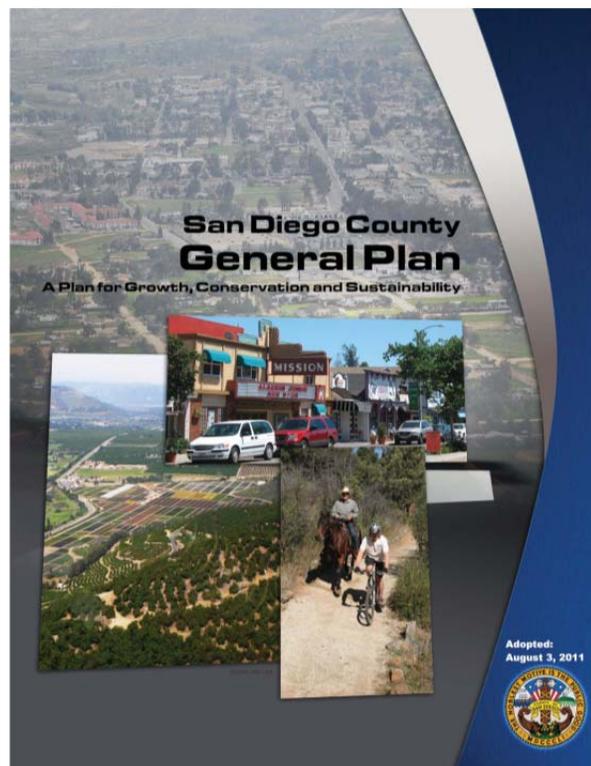




County
of
San Diego

2013 General Plan Annual Progress Report



March 2014



PURPOSE OF THIS REPORT

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

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

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

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

This report summarizes the planning activities for the unincorporated portions of San Diego County from January 1 to December 31, 2013. In addition to the required above-listed information, Planning & Development Services has included ongoing and completed relevant planning activities, programs, and permits.



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2013 GENERAL PLAN ANNUAL PROGRESS REPORT

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1. EXECUTIVE SUMMARY

The County of San Diego Planning & Development Services (PDS) has prepared this 2013 General Plan Annual Progress Report (APR) in accordance with guidance provided by the State Office of Planning and Research (OPR). The County Departments of Public Works (DPW), Environmental Health (DEH), Parks and Recreation (DPR), General Services (DGS), and Housing and Community Development (HCD) contributed to the APR by describing accomplishments in their implementation of the General Plan during 2013. Since the General Plan was comprehensively updated in August 2011, the County has made significant progress in its implementation. This APR highlights accomplishments in completing both discretionary and County-initiated planning activities during calendar year 2013.

PRIMARY PLANNING ACTIVITIES

In accordance with the General Plan, PDS has focused efforts on revising planning regulations and requirements to streamline the planning process to foster development activity within the unincorporated county. Key planning efforts accomplished in 2013 include:

1. Comprehensive update to the County's off-street parking regulations and design manual;
2. Tiered system of permitting for commercial horse stables;
3. Streamlined ministerial procedures for design review of projects requiring a discretionary Site Plan Permit;
4. Updated procedures and standards for permitting of wind turbines and meteorological testing facilities;
5. Adoption of the 2013 – 2015 County Strategic Energy Plan;
6. Easements placed on 782 acres of agricultural property, extinguishing future development potential and preserving the agricultural land in perpetuity;
7. Purchase of 528 acres of preserve lands in support of the Multiple Species Conservation Program (MSCP); and
8. Acquisition of two new trails acquired in Lakeside, including (1) a connection in the Blossom Valley community and (2) a connection within the San Diego River Conservancy area.

This APR also includes information on discretionary development applications that were initiated, completed, or underway in 2013. The number of planning applications initiated in 2013 increased significantly over the number of applications initiated in 2012. It should be noted that the 2012 APR takes into account a longer period (17 months) by going back to August 2011 when the General Plan was comprehensively updated.

HOUSING ELEMENT UPDATE

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

<http://www.sdcountry.ca.gov/pds/advance/HousingElementUpdate.html>

The County's progress in meeting Housing Element goals is described in detail in the Housing Element Report (Appendix 1). The Housing Element Report provides the status of



accomplishing the Housing Element implementation program, along with details on the progress of meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing.

2. GENERAL PLAN OVERVIEW

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

State General Plan Guidelines

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

1. *Date of presentation to the Board of Supervisors* – The APR will be presented to the Board of Supervisors on March 12, 2014. Additional details for the hearing are available on the Clerk of the Board web site at: <http://www.sdcounty.ca.gov/cob/bosa/index.html>
2. *Measures associated with the implementation of the General Plan with specific reference to individual elements* – The Board of Supervisors approved an Implementation Plan for the General Plan along with the comprehensive update in 2011. The Board subsequently amended the Implementation Plan in April 2013 with the Housing Element update. The Implementation Plan, as amended, is located on the County web site at: http://www.sdcounty.ca.gov/pds/gpupdate/Implementation_Plan.04.24.13-clean.pdf
3. *Housing Element reporting requirements* – This is provided in Appendix 1
4. *The degree to which the General Plan complies with OPR's General Plan Guidelines* – The General Plan, prepared using the State General Plan Guidelines (Government Code Section 65040.2), includes the seven mandatory elements and 25 community and subregional plans. The County also approved a separate Implementation Plan for the General Plan. The seven mandatory elements of the General Plan include Land Use, Mobility, Housing, Conservation, Open Space, Noise, and Safety. The Conservation and Open Space Elements are combined as one element for a total of six.
5. *The date of the last update to the General Plan* – The General Plan was comprehensively updated in August 2011. The 2011 update included comprehensive changes to the land use map, Mobility Element road network, all regional elements, and certain community and subregional plans. In 2013, the General Plan was amended three times, including:
 - a. April 10: The San Dieguito Community Plan was amended to correct inconsistencies with the General Plan Land Use Map and approved specific plans.
 - b. April 24: The Housing Element was updated in accordance with state law.
 - c. May 15: As part of the Wind Ordinance amendment, the Boulevard Community Plan was amended to allow more flexibility for large wind turbine projects, and the Borrego Springs Community Plan was amended to allow more flexibility for small turbine projects.
6. *Priorities for land use decision making established by the Board of Supervisors* – No moratoria or emergency ordinances were adopted in 2013.



7. *Identify and monitor customer service improvements* – PDS established an online Transportation Impact Fee (TIF) calculator for customers and staff to easily estimate TIF rates. These TIF rates were significantly lowered with the comprehensive update of the General Plan in 2011 and the TIF program update in 2012.
8. *Technology review such as implementation of Geographic Information Systems* – In 2013, staff added almost 40 new data layers to the County's internal mapping application, a road name search capability, and a Thomas Brothers Page search. In addition, GIS staff rolled out similar mapping sites for DPW, DEH, and Air Pollution Control District (APCD) staff.

Below is summary of each element included in the County's General Plan.

Land Use Element

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

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

During 2013, the County continued to implement planning efforts that facilitate development in accordance with the community development model. The primary accomplishments associated with implementing the planning principles of the Land Use Element are described below.

1. *Design Review Checklist Process* – New streamlined procedures for projects subject to community design review guidelines were adopted in October and will encourage development that complies with the key planning principles of the land use element.
2. *Off-Street Parking Regulations and Parking Design Manual* – A comprehensive update of the off-street parking regulations and parking design manual facilitates development of projects that comply with Land Use Element principles by providing comprehensive guidance in the design and development of parking areas that will enhance aesthetics and minimize their impact on the environment, while encouraging pedestrian and bicycle activity.
3. *Village Focus Area Plans* – Form-based codes (FBCs) are being prepared for portions of three Villages (Alpine, Ramona, and Valley Center). These FBCs are intended to be all-inclusive regulatory documents guiding development within these villages by identifying provisions on allowed uses, setbacks, height, and information on the development process. FBCs, intended to provide project applicants with the full picture of what is involved to develop a site, will also focus on detailed design and architectural requirements, landscaping, and street and trail improvements.



Mobility Element

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

During 2013, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Major accomplishments associated with implementing the planning principles of the Mobility Element include:

1. *Off-street Parking Regulations* – New regulations, adopted in February, establish new parking requirements and standards for parking design and sustainability
2. *Transportation Impact Fee (TIF) Calculator* – An online TIF calculator was created for customers and staff to easily estimate TIF fees
3. *New trails and easements* – Two new trails were acquired in Lakeside including a 600-foot trail easement purchased across private property that provides a legal public trail connection in the Blossom Valley community, and a one-half mile trail along the San Diego River in the area managed by Lakeside's River Park Conservancy.

Conservation and Open Space Element

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

The primary objective of the COS Element is to preserve the diverse range of visual, natural, and cultural resources that exemplify the County. This Element strives to minimize the impact of future development in areas with significant visual, natural, and cultural resources; and supports the creation and enhancement of important habitat preserves and open space areas that are well managed and maintained. The COS Element further encourages and supports land use development patterns and transportation choices that reduce pollutants and greenhouse gases. In addition, the COS Element encourages renewable energy production, along with efficient energy use in buildings and infrastructure; and minimizes the impacts of projects that can generate air pollutants. The COS Element also sets forth goals and polices that minimize agricultural land use conflicts and support the long-term presence and viability of the County's agricultural industry.



Key accomplishments to implement the COS Element during 2013 include:

1. *Purchase of Preserve Lands* – The County purchased 111 acres of land contributing to the South County MSCP preserve and an additional 417 acres contributing to the Draft North County MSCP preserve.
2. *Preservation of Agriculture Lands* – The Purchase of Agricultural Conservation Easements (PACE) Program placed easements on 782 acres of agricultural property, extinguishing future development potential and preserving the agricultural land.
3. *Facilitate Renewable Energy Production* – The Zoning Ordinance was amended to provide an updated set of definitions, procedures, and standards for review and permitting of small wind turbines and temporary meteorological testing (MET) facilities and establish a framework for Large Wind Turbine Systems for off-site energy use through the Major Use Permit process.
4. *California Environmental Quality Act (CEQA) Guidelines for Climate Change* – New CEQA Guidelines for Determining Significance for Climate Change were approved to streamline the processing of discretionary development projects by reducing the number of projects required to prepare a detailed greenhouse gas technical study.
5. *County Strategic Energy Plan for 2013-2015* – A Strategic Energy Plan for 2013-2015 was adopted by the Board of Supervisors in July 2013. In November 2013 the County received two Institute for Local Government Beacon Awards for local leadership towards solving climate change.
6. *Local Agency Management Program (LAMP)* – The County developed a LAMP to serve as the design and performance standards for the County's Onsite Wastewater Treatment Systems (OWTS).
7. *Equine Ordinance* – A new tiered system of permitting for commercial horse stables was adopted in September 2013. The changes in the ordinance result in significant time and cost savings for qualifying horse stable operators encouraging rural horse properties to retain their community character.

Housing Element

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. The Housing Element (HE) must meet the requirements of California Government Code Sections 65583 and 65584, which require local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the county. The HE strives to meet that goal through the provision of appropriately designated land, which provides opportunities for developing a variety of housing types; and through policies and programs designed to assist the development of housing for all income levels and those with special needs.

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



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

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

The County's progress in meeting the HE goals is discussed in depth in the County's HE Annual Report. This report provides details on the County's progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing. The County's HE Annual Report can be found in Appendix 1.

Safety Element

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

PDS continues to implement regulations in accordance with the goals and policies of the Safety Element when processing discretionary project applications.

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 throughout the county. The Noise Element strives to preserve the quality of life by protecting residents from the obtrusive impacts of noise and noise-generating uses such as traffic, construction, airplanes, and certain industrial uses. A primary function of the Noise Element is to ensure that noise considerations are incorporated into the land use decision-making process.

The Noise Element establishes noise/land use compatibility standards and outlines goals and policies that can be used to achieve these standards.

PDS continues to enforce County Noise Compatibility Guidelines to determine the compatibility of land uses when evaluating proposed development projects. Also, PDS implements Noise Standards that require sound attenuation for structures indicated as "conditionally acceptable," structures under the compatibility guidelines.



3. GENERAL PLAN IMPLEMENTATION

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

In April 2013, the Housing section of the Implementation Plan was amended with the Housing Element update. The Implementation Plan, as amended, is located on the County web site at: http://www.sdcountry.ca.gov/pds/gpupdate/Implementation_Plan_04_24_13.pdf.

The Implementation Plan is organized into six categories, each of which contains subcategories that further refine and group programs into related areas and topics. Each policy in the General Plan has associated implementation measure(s), with some measures implementing multiple policies. Appendix 2 provides a summary of implementation measures accomplished during 2013, along with their associated General Plan policy.

In some instances, changes to the zoning or other ordinances are necessary before additional progress can be made to accomplish implementation actions. One example is the program to assist farmers, residents, and businesses to divert organic materials from landfills (Measure 2.5.1.F – Diverting Organic Materials), where revisions to the Zoning Ordinance are necessary to allow the construction of environmentally sound recycling facilities.

4. PLANNING & DEVELOPMENT ACTIVITIES

Discretionary Development Applications

Table 1 below provides a summary of discretionary development applications received during calendar year 2013 and processed by PDS. As shown in this table, PDS received a total of 440 new applications in 2013, 244 of which were approved, 22 denied or withdrawn, and 174 are still in process. Approximately 60 percent of these applications are either Site Plans or Major or Minor Use Permits.

The 2012 APR is available on the PDS web site to allow a comparison between the discretionary development application activity in calendar years 2012 and 2013 <http://www.sdcountry.ca.gov/pds/gpupdate/docs/GP-APRs/GP-APR2012.pdf>. A total of 363 applications were processed during the 2012 APR reporting period, with 172 approved, 33 denied or withdrawn, and 158 that remained in process after the end on 2012. When considering that the 2012 APR is based on a 17-month period (August 2011 through December 2012) and the 2013 APR only a 12-month period, the number of applications received annually increased substantially in 2013 over the number in 2012.

An even more significant increase was seen with the number of applications approved as reported by the 2012 and 2013 APRs. While 172 applications were approved over a 17-month period ending December 31, 2012, 244 applications were approved over the 12-month period ending December 31, 2013. In 2013, the number of new Site Plans and Major and Minor Use Permits requests increased substantially over the number of requests in 2012.



Table 1: Summary of Discretionary Development Applications¹

Application Types	Applications Submitted in 2013				Prior to 2013
	New Request	Approved	Denied/Withdrawn	Still in Process	
Administrative Permit	52	21	6	25	33
Boundary Adjustment w/certificate of Compliance	40	20	0	20	37
Certificate of Compliance	27	16	0	11	22
General Plan Amendment ²	2	0	0	2	1
Habitat Loss Permit	1	0	0	1	0
Major Use Permit	123	84	7	32	19
Mills Act	1	1	0	0	1
Minor Use Permit	63	50	8	5	23
Reclamation Plan Modification	5	0	0	5	3
Resource Management Plan	7	0	0	7	2
Rezone	4	0	0	4	2
Site Plan	70	44	1	25	26
Specific Plan	11	0	0	11	3
Tentative Map	7	1	0	6	6
Tentative Parcel Map	17	3	0	14	4
Vacation	5	1	0	4	1
Variance	5	3	0	2	8
TOTALS	440	244	22	174	191

Notes:

1. Table only identifies applications initiated in 2013.
2. Number includes privately-initiated discretionary GPAs. County-initiated GPAs are not included.

General Plan Amendments

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



Completed in 2013

GPA's approved during 2013 are described below.

San Dieguito Specific Plan Area and Community Plan Amendment (GPA 12-008)

On April 10, 2013 the Board of Supervisors adopted a GPA to correct inconsistencies with the General Plan Land Use Map, the San Dieguito Community Plan, and approved specific plans. The County's General Plan adopted in August 2011 was comprehensive, complex and large in both scope and scale. As such, unforeseen inconsistencies and mapping errors emerged during plan implementation that require correction. This GPA addressed 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 GPA eliminated confusion regarding land use designations and density calculations in these areas. This allowed for an active development project in the Santa Fe Valley Specific Plan Area to proceed.

Housing Element Update (GPA 12-009)

April 24, 2013 the Board of Supervisor adopted an update to the HE that demonstrated how the County General Plan provides sufficient sites with appropriate zoning and development standards to accommodate the jurisdiction's RHNA for each income level. In May, State HCD approved this update and determined that the County's HE was in full compliance with State HE law. With HCD's approval of the HE, the County now meets specific requirements for several state funding programs designed to reward local governments for compliance with State HE law. The update HE is available at:

http://www.sdcountry.ca.gov/pds/advance/HousingElementUpdate/Goals_and_Policies_Document_final.pdf.

Boulevard and Borrego Springs Community Plan Amendments (GPA 12-003B)

On May 15, 2013 the Board adopted amendments to the Boulevard and Borrego Springs Community Plans as part of the Wind Ordinance amendment.

- The Boulevard Community Plan was amended to remove and revise policy language to allow increased opportunities for large turbine development subject to the approval of a Major Use Permit.
- The Borrego Springs Community Plan was amended to allow more flexibility for small turbine projects.

In-Process GPA's

County-Initiated

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

Forest Conservation Initiative (GPA 12-004)

The Forest Conservation Initiative (FCI) was a voter-approved initiative, which required that approximately 72,000 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. This GPA is necessary to make the FCI lands consistent with the General Plan's guiding principles and policies. Considering the necessary additional planning work, community coordination, and environmental review, planning efforts



associated with the expiration of the FCI could not be completed as part of the 2011 General Plan Update. Staff accomplished the following planning efforts during 2013:

- Circulated the project's Supplemental Environmental Report (SEIR) for a 45-day public review and responded to public comments;
- Developed a staff recommendation after consideration of property owner and planning group input and comments received from circulation of the SEIR; and
- Presented the project to the Planning Commission for their recommendation.

General Plan Cleanup (GPA 12-007)

In conjunction with approval of the 2011 General Plan Update, the Board of Supervisors directed staff to prepare a General Plan "clean up" every two years. This GPA, the first time the General Plan goes through the bi-annual clean-up process, contains minor land use map changes designed to correct mapping errors and omissions, reflects changes in ownership, and responds to minor changes requested by community planning groups. In addition to land use map changes, the clean-up includes minor changes to community plans, the Mobility Element network, and General Plan policies. Changes are limited to minor changes or additions that do not result in additional environmental impacts. Staff accomplished the following planning efforts during 2013:

- Developed a staff recommendation;
- Prepared environmental documentation for the project; and
- Prepared the project for consideration by the Planning Commission in January 2014.

Property Specific Requests (GPA 12-005)

During the Board of Supervisors hearings conducted for the County's General Plan Update, a number of property owners expressed concern with the land use designations applied to their properties. These property owners individually petitioned the Board of Supervisors to consider a change to the land-use designation on their specific properties. Some requests were incorporated into the 2011 General Plan Update; however, many could not be accommodated without additional environmental review, which would have delayed the adoption of the General Plan. County staff was directed to process a GPA 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 the end of 2017. During 2013, staff solicited a consultant to prepare the environmental documents for the project.

Privately Initiated

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

Otay 13 Resort Village (GPA 04-003)

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

***Campus Park West (GPA 05-003)***

This project is 116.5 acres and located at the northeast quadrant of the Interstate-15 and State Route 76 (SR-76) Interchange. Twenty-three lots are proposed, which range in size from 0.19 acre to 15 acres, with 32 acres of open space. The project would result in the development of 283 multifamily residential units across three adjacent lots, 503,000 square feet of commercial space, and 120,000 square feet of industrial space. The project site is one of three properties that comprised the former 1981 Hewlett-Packard/Campus Park Specific Plan; two projects now known as Palomar College North Campus and Campus Park Specific Plan (now owned by DR Horton as Horse Creek Ridge). The Meadowood Specific Plan, a fourth development project, is located adjacent to and east of these developments.

Star Ranch (GPA 05-008)

This project consists 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.

Warner Ranch (GPA 06-009)

This project site is identified as a Special Study Area in the Pala Pauma Valley Subregional Plan and the project consists of approximately 513.6 acres including 780 residential units (534 single family detached and 246 multi-family and attached town homes); approximately 7.69 acres of proposed private parks, including a clubhouse; 14.6 acres of landscape areas; a 4.2 acre Public Park; and 358.7 acres of on-site preserved biological open space, which is included as a proposed hard-line area in the draft North County MSCP, dated February 2009. The development will also include a 10,000 square foot fire station, and frontage improvements on SR-76.

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

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

Lilac Hills Ranch (GPA 12-001)

This project consists of a 608-acre mixed use community that straddles the Bonsall and Valley Center Community Planning Areas. The proposed project includes a residential component consisting of 1,746 dwelling units, which equates to an overall density of not more than 2.9 dwelling units per acre (du/ac) over the entire 608 acres; a town center; and two smaller neighborhood centers that allow for 90,000 square feet of specialty retail commercial-mixed uses. Phases 4 and 5 include a 175.5-acre senior citizen neighborhood component, which includes: market rate, age restricted residential housing (a total of 468 dwelling units included in the 1,746 dwelling units above), and a 200-bed group residential and group care living facility. The community will retain and promote some existing agricultural uses in specific areas within the project's open space system and will also include 11 public and private parks, public trails, and a school site. 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.

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

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

Zoning Ordinance Amendments

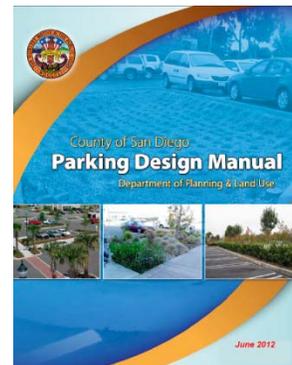
The County administers its General Plan primarily through its Zoning Ordinance. While the General Plan identifies general land use designations, zoning identifies specific uses and development standards. As mandated by the State, the General Plan must be consistent with the Zoning Ordinance and changes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

Completed in 2013

Four Zoning Ordinance amendments were approved during calendar year 2013.

Zoning Ordinance Amendment to Improve the County’s Off-Street Parking Regulations (POD 11-005)

In February 2013, the Board of Supervisors adopted the first comprehensive update to the County’s off-street parking regulations since 1985. The updated regulations are now consistent with contemporary requirements for parking area design and address a broader range of land uses. The revised parking regulations provide reasonable parking requirements for the various land use types that exist throughout the unincorporated county. Further, the parking standards are better organized to make them easier to read, understand, and enforce; while helping to implement General Plan goals and policies by incorporating new standards for parking design and sustainability, such as required electric vehicle parking.



Equine Ordinance (POD 11-011)



On September 11, 2013, the Board of Supervisors amended the Zoning Ordinance to implement a new tiered system of permitting for commercial horse stables. Prior to implementation of the Equine Ordinance, a Major Use Permit was required for all stables in certain areas, regardless of the size of the property or number of horses proposed. The new tiered permitting system includes both ministerial and discretionary tiers depending on usable area and the number of horses on site. The ordinance ensures compliance with all current regulations related to



commercial horse stable uses, such as best management practices, manure management, vector control, and fire protection. The changes in the ordinance result in significant time and cost savings for qualifying horse stable operators. Those who qualify for the ministerial Zoning Verification Permit will save approximately \$50,000 to \$60,000 compared to the costs of obtaining a Major Use Permit under the previous ordinance. Operators qualifying for an Administrative Permit will save approximately \$40,000 when compared to the previous ordinance.

Wind Energy Ordinance (POD 10-007)

In May 2013, the Board of Supervisors approved an amendment to the Zoning Ordinance to provide an updated set of definitions, procedures, and standards for review and permitting of small wind turbines and temporary meteorological testing (MET) facilities. In a separate action, the Board voted to approve Zoning Ordinance amendments to establish a framework for Large Wind Turbine Systems for off-site energy use through the Major Use Permit process.

Design Review Checklist (POD 11-005)



In October 2013, the Board of Supervisors adopted a Zoning Ordinance amendment implementing a new streamlined ministerial procedure for certain projects that are subject to community design review and require a discretionary Site Plan Permit. This project introduced a new exemption to the “B” Community Design Review Site Plan Permit process as well as new design review checklists for several communities. Projects complying with a design review checklist are exempted from the discretionary Site Plan Permit process. The Design Review Checklist process reduces the typical project processing time from one to two years to a few months in most cases. The new process also reduces customer costs from over \$10,000 to \$1,278 by establishing a one-time application fee in lieu of a deposit. The amendment streamlines the community design review process while ensuring community design guidelines are appropriately applied and community character is maintained.

In-Process Zoning Ordinance Amendments

In addition to the approved Zoning Ordinance amendments, 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 will serve as a stand-alone regulatory document intended for the development of Ramona’s village. 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 Planning Commission consideration during 2014.

Alpine Village Core Plan (POD 11-012)

The County is currently working with the Alpine Planning Group and Design Review Committee to formulate a 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. The FBC is intended to be an all-inclusive regulatory document as to how the village core can be developed. This project is estimated to be ready for Planning Commission consideration during 2014.

Valley Center South Village Form Based Code (POD 13-008)

The County received a grant from San Diego Gas & Electric (SDG&E) to prepare a FBC for the Valley Center South Village. The FBC would create a comprehensive plan for future development of this village. The Code will use the development regulations proposed for the Alpine and Ramona Town Centers as its basic template to craft a comprehensive, tested, and implementable regulatory plan. However, the FBC will expand upon the Alpine/Ramona templates to facilitate the development of energy efficient infill projects.

General Plan Implementation Zoning Clean-up 2014 (POD 13-014)

This clean-up project addresses zoning inconsistencies identified by staff and property owners since late 2012, when the original zoning cleanup was approved. The proposed zoning changes will ensure that zoning inconsistencies are updated to be compatible and consistent with surrounding zoning and the goals and policies of the General Plan.

Other Planning Activities

PACE Program



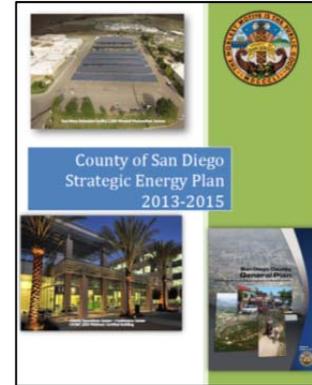
The Purchase of Agricultural Conservation Easement (PACE) Program, a component of the General Plan Implementation Plan, promotes the long-term preservation of agriculture in the County and is based on the framework of what is traditionally referred to as a Purchase of Development Rights (PDR) program. Thus far under PACE, property owners have been compensated for placing a perpetual easement on 782 acres of agricultural property. The conservation easement limits future uses and extinguishes future development potential. As a result, the agricultural land is preserved and the property owner receives compensation that can make its continued use for agriculture more viable. The program responds to the agricultural community's concerns regarding equity loss realized as a result of density reductions implemented through the General Plan Update in 2011.

Funding to move forward with the acquisition of 16 additional properties identified during the pilot phase of the program was approved by the Board of Supervisors in December 2013. Staff also received direction to establish PACE as a permanent program and develop a mitigation component for agricultural impacts from private development projects.



2013-2015 Strategic Energy Plan

The Board of Supervisors adopted the 2013-2015 County Strategic Energy Plan, which is available on the DGS web site at: . The purpose of the Strategic Energy Plan is to provide high-level energy and sustainability objectives and goals in the areas of energy and water conservation and efficiency, sustainable design, energy supply, distributed generation, vehicular transportation, energy and sustainability education and outreach, energy consumer choice, recycling and landfill diversion, and greenhouse gas emissions reductions. The Strategic Energy Plan is based on a three-year cycle with updated plans developed to address regulatory, technical, economic and societal changes. The plan is available at: http://www.co.sandiego.ca.us/reusable_components/images/dgs/Documents/Energy_StrategicEnergyPlan.pdf



California Environmental Quality Act Guidelines for Climate Change

New CEQA Guidelines for Determining Significance for Climate Change, finalized on November 9, 2013, streamline discretionary development projects by reducing the number of projects required to prepare a detailed greenhouse gas technical study. The Guidelines and Report Formats provide detailed directions on assessing a project's potential impacts related to greenhouse gas emissions. The Guidelines reduce the number of projects that would be required to prepare a detailed greenhouse gas technical study by allowing smaller projects that are below identified thresholds to achieve compliance by incorporating a measure from the menu of mitigation options included in the Climate Action Plan.

Zoning and Property Information Tool

In 2012, County GIS staff developed and released a new mapping application that included the following core features:

- Centralized GIS data-base providing only the most contemporary data available
- APN and address searching;
- Basic map navigation;
- Map mark-up/acetate capabilities; and
- Measuring tool.

In 2013, staff added almost 40 new data layers to the County's internal mapping application, a road name search capability to support the PDS addressing staff, and a Thomas Brothers Page search. In addition, GIS staff rolled out similar mapping sites for DPW, DEH, and APCD staff.



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Appendix 1
2013 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 1/1/2013 - Date 12/31/2013

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	
182-270-15-00	MH	R	1				1				Farm Employee Housing
104-272-19-00	SU	R		1			1				County's approved HE counts 2nd Units as affordable to low-income households
269-181-29-00	SU	R		1			1				
404-430-30-00	SU	R		1			1				
402-300-48-00	SU	R		1			1				
126-240-52-00	SU	R		1			1				
396-012-06-00	SU	R		1			1				
396-030-32-00	SU	R		1			1				
237-143-29-00	SU	R		1			1				
240-142-24-00	SU	R		1			1				
241-080-42-00	SU	R		1			1				
270-362-43-00	SU	R		1			1				
382-160-65-00	SU	R		1			1				
280-150-05-00	SU	R		1			1				
279-160-10-00	SU	R		1			1				
276-120-56-00	SU	R		1			1				
267-132-30-00	SU	R		1			1				
265-213-02-00	SU	R		1			1				
266-220-31-00	SU	R		1			1				
269-192-60-00	SU	R		1			1				
188-226-28-00	SU	R		1			1				
185-071-20-00	SU	R		1			1				
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶			65	393	458						
(10) Total by income Table A/A3 ▶ ▶			1	21	65	393	480				
(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 1/1/2013 - Date 12/31/2013

Table A2

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

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

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

* Note: This field is voluntary

Table A3

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	4	32	0	29	65	0
No. of Units Permitted for Above Moderate	393	0	0	0	0	393	0

* Note: This field is voluntary

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

Jurisdiction County of San Diego
Reporting Period Date 1/1/2013 - Date 12/31/2013

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						Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2,085	16	0	0	0					16	2,062
	Non-deed restricted		2	1	3	1					7	
Low	Deed Restricted	1,585	63	0	0	0					63	1,440
	Non-deed restricted		19	22	20	21					82	
Moderate	Deed Restricted	5,864	0	0	0	0					0	5,664
	Non-deed restricted		9	90	36	65					200	
Above Moderate		12,878	268	304	260	393					1,225	11,653
Total RHNA by COG. Enter allocation number:		22,412	377	417	319	480					1,593	20,819
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

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

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Housing Element Implementation
 (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	Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	Ongoing	A 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.	Ongoing	The updated GIS mapping application identifies parcels included on the Sites Inventory. Planners use this source when conducting preliminary analysis of a development application.
3.1.1.C	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Assessment (RHNA), should the Sites Inventory not be approved by State Housing and Community Development (HCD). Adoption of the amended Zoning Ordinance will be completed no later than three years after the Fifth Revision of the Housing Element is adopted.	N/A	The Fifth Revision of the Housing Element as approved by HCD was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.
3.1.1.D	Publicly Available Sites Inventory	Make the inventory of very low, low and moderate income residential sites (2,085 Very Low, 1,585 Low and 5,864 Moderate) publicly available on the County website and at the zoning counter.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County website. http://www.sdcounty.ca.gov/pds/generalplan.html
3.1.1.E	Affordable Housing Component for Large Developments	Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	2-7 years	This program is included in the PDS Advance Planning pending work program for accomplishment when staff and resources become available.
3.1.1.F	Constraints to development in standards and guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	Ongoing	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.

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Housing Element Implementation

(CCR Title 25 6202)

Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.1.G	Zoning Ordinance Consistency with Regional Housing Needs Assessment	Should the rezone, concurrent with the General Plan Update as outlined in Program 3.1.1.C, not be approved prior to the end of the Housing Element Planning Period then a necessary rezone program to address the shortfall of 1,183 low and very low income units will be conducted to meet the standards of Government Code 65583.2(h). If the rezone does not occur with sufficient time for development to occur prior to the end of the Housing Cycle then pursuant to Government Code 65584.09 it will be accommodated in the next housing cycle.	Not Needed. Fourth Revision of Housing Element certified November 2011	This measure turned out to be unnecessary because the Fourth Revision of the Housing Element was adopted and certified by State HCD before the end of the planning period.
3.1.1.H	Regional Housing Needs Assessment for next Housing Element cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	2-7 years	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element must be adopted by April 2017 (midway through the planning period). The County will work with SANDAG and HCD to determine what the process will be.
3.1.1.I	Housing Element Update	Review and revise goals and policies. Analyze success of Housing Element implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated Housing Element.	April 2017	The Fifth Revision of the Housing Element was adopted and approved by HCD in 2013. The implementation programs were reviewed and revised with the update and will be reviewed each year for this annual report.
3.1.1.J	Residential Sites Inventory Analysis	Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	2-7 years	This action was completed with the Fifth Revision of the Housing Element in 2013 which covers the planning period that ends in 2020. However, because the County did not timely adopt the Fourth Revision, another review of the HE must be done for 2017.
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.	2-7 years	Sites identified in the Fifth Revision of the Housing Element were added to the GIS layer in 2013.

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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	Village Development			
3.1.2.A	Transit Nodes	Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	Ongoing	The County's traffic impact fees are discounted in village core areas to facilitate development in transit nodes. PDS Advance Planning is also developing a Form-based code for the Ramona Village, Alpine Town Center, and Valley Center South Village. This code will enable development applications to process through an administrative permit and will also facilitate development in the village transit nodes.
3.1.2.B	Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-7 years	This measure has not yet started. The development of a focus area plan for the area around the Buena Creek light rail station is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.C	Mixed Use Zoning	Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers.	In Process	Actions are currently underway to achieve this measure. Village Zones are currently being developed for Ramona, Alpine, and Valley Center with the preparation of focus area plans. In future years, focus area plans are also planned for Spring Valley and the Buena Creek Sprinter Station that will create special Village Zones to facilitate mixed use development.
3.1.2.D	Legislation for Workforce and Affordable Housing	Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	Ongoing	County PDS coordinates with the County's Office of Strategic and Intergovernmental Affairs when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing.
3.1.2.E	Achievement of Maximum Density	Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided.	2-7 years	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.2.F	Multi-Family Housing Design Guidelines	Obtain funding to develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	2-7 years	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.G	Multi-Family Housing on Lower Density Designated Lands	Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consistent with Multi-Family Housing Design Guidelines (see implementation measure 3.1.2.F).	2-7 years	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.H	Amenities in Large Developments	Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	2-7 years	This program is yet to be completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.I	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.	2-7 years	This program is yet to be completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.3	Maximum Development Yield in Villages			
3.1.3.A	80 Percent Gross Density	Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	1-2 years	The Housing Coordinator works with applicants who propose development on parcels identified in the Housing Element Available Sites Inventory to achieve a minimum yield of 80 percent. This program is part of the PDS workplan and the need for zoning changes will be evaluated further when staff and resources become available.
3.1.3.B	Multi-Family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobilehome (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	Completed	The building types allowed by zoning were revised with the General Plan update to ensure that properties with densities ranging from 10.9 to 30 units per acre are able to achieve maximum density.
3.1.3.C	Smaller Single-family Lots	Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	1-2 years	This program is part of the PDS Workplan and will be accomplished in coordination with community planning groups when staff and resources become available.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.4	Efficient Development Patterns			
3.1.4.A	Decouple Minimum Lot Size from Density	Revise the Zoning Ordinance to eliminate the connection between lot size, building type, and density, which will permit smaller lots when allowed by the Zoning Ordinance and applicable Community Plan. Zoning changes will be coordinated through community planning groups.	Completed	This measure was completed in August 2011 with the adoption of the General Plan Update.
3.1.4.B	Maximum Planned Yield	Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. This process will be coordinated through community planning and sponsor groups.	Ongoing	This program has been partially completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011), which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources.
3.1.4.C	Design Guidelines in Semi-Rural and Rural Lands	Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	Ongoing	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	The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf . PDS has averaged 41 second dwelling units per year, but in 2013, only 21 permits were issued. Building activity is still slow but improving.
3.1.5.B	Streamline Approval of Second or Accessory Units	Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Ongoing	Revisions to the Zoning Ordinance were completed April 2009 and permitting procedures are currently being implemented.
3.1.5.C	Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	Revisions to the Zoning Ordinance were completed April 2009 to facilitate the development of second dwelling units.

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Housing Element Implementation

(CCR Title 25 6202)

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 2013, the County issued 29 building permits for mobile homes. Although less than our goal, the number is higher than last year.
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.	1-2 years	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit.
3.1.7	Energy Conservation			
3.1.7.A	Energy Efficiency Improvements	Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	Ongoing	County HCD offered the Home Repair Loan Program, a residential rehabilitation program, that provided 22 low-interest loans to eligible homeowners for home improvement in 2013. Homeowners were encouraged to utilize the funding in energy-efficiency improvements, such as installation of double-pane windows and doors, low-flush toilets, and other energy-efficient upgrades.
3.1.7.B	Energy Conservation Features	Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2013, 22 qualified homeowners were assisted through the Home Repair Loan Program. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all affordable housing development projects.

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Housing Element Implementation

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.1.7.C	Build Green Program	Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings.	Ongoing	In 2013, the County issued 13 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 approximately 3,700 permits for residential photovoltaic permits in 2013. HCD continues to encourage developers to include solar panel systems, where cost effective, when constructing new affordable housing developments.
3.1.7.H	Water Conservation	Amend existing regulations to further promote water conservation.	1-3 years	This program is partially complete. All new construction is required to create landscape water budgets to ensure that new construction uses the latest irrigation technology to conserve water. 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.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2 Lower Income Housing Development				
3.2.1	Density Bonus Incentives			
3.2.1.A	Density Bonus for Senior Housing	Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	Ongoing	PDS continued to implement density bonus provisions to encourage senior housing in Village areas and Transit Nodes.
3.2.1.B	Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	Ongoing	Information about the Density Bonus Program is included on the HCD website. Additionally, HCD staff continued to work with developers with density bonus permits to implement development agreements to ensure long-term affordability restrictions on units earmarked for affordable housing. There were no new density bonus contracts signed in 2013. The economic downturn and reduced affordable housing financing created a slowdown with affordable housing development attributable to the lack of progress towards this goal.
3.2.1.C	Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance	Ongoing	PDS and HCD staff reviewed the local density bonus provisions in 2013 to ensure compliance with state law.
3.2.2 Affordable Housing Resources				
3.2.2.A	State and Federal Funding Opportunities	Explore funding opportunities available at the state and federal levels.	Ongoing	HCD received federal entitlement grant funding for housing opportunities: \$3,513,491 in Community Development Block Grant (CDBG) funds, \$2,175,851 in Home Investment Partnership (HOME) funds, \$245,444 in Emergency Solutions Grant (ESG) funds, and \$2,716,216 in Housing Opportunities for People With Aids (HOPWA) funds.
3.2.2.B	Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	Developers were encouraged through HCD's Notice of Funding Availability (NOFA) process to seek leverage funds through private resources/financing programs, including the conventional lending industry, Local Initiatives Support Corporation (LISC), Federal Home Loan Bank Community Investment Program (CIP), California Community Reinvestment Corporation (CCRC), and the Independent Cities Finance Authority (ICFA).

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.2.C	Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an updated inventory of surplus sites suitable for affordable housing development.	Ongoing	Prior to being declared surplus and available for sale or lease, information regarding any County-owned properties being considered for a surplus declaration is routed to all County departments to determine if there are any County uses for the property. PDS, HCD and other relevant departments use this information to conduct their evaluation of affordable housing suitability.
3.2.2.D	Annual Evaluation of Surplus Sites	Annually evaluate the feasibility of using some of the surplus County sites for affordable housing.	Ongoing	Information regarding County-owned property considered for a surplus declaration was routed to all County departments to identify any possible County uses for the property. PDS, HCD and other relevant departments evaluated the routed information for possible affordable housing suitability. No sites were determined suitable for affordable housing.
3.2.2.E	Bond Funding for New Infrastructure	Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	Ongoing	HCD did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development.
3.2.3	Rental Assistance			
3.2.3.A	Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low and very low-income households. These vouchers are not restricted to specific jurisdictions.	Ongoing	The Housing Authority of the County of San Diego has continued to administer the Housing Choice Voucher program for the unincorporated area and most jurisdictions in the County. In 2013, 1,546 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego. Due to funding reductions, additional vouchers were not issued.
3.2.3.B	Tenant Based Rental Assistance (TBRA)	Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	Ongoing	The Housing Authority of the County of San Diego administered six (6) Tenant-Based Rental Assistance (TBRA) programs, and 274 participants were assisted in 2013 using HOME, HOPWA, Shelter Plus Care, and Redevelopment Housing Set Aside funds. Twenty-three (23) TBRA vouchers were used in the unincorporated area in 2013. In addition, HCD contracted with South Bay Community Services to administer up to 12 Domestic Violence TBRA vouchers.
3.2.3.C	Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	HCD conducted four (4) landlord/owner workshops in 2013.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.2.4	Mortgage Credit Certificates			
3.2.4.A	Mortgage Credit Certificate Goal	Provide 100 MCCs to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	Ongoing	On behalf of HCD, Affordable Housing Applications (AHA) issued 39 Mortgage Credit Certificates (MCC) in 2013. Fewer participants received MCCs than expected. This is attributed to low inventory available at the bottom end of the housing market within the unincorporated area. The goal will be adjusted to reflect market conditions for CY 2014.
3.2.5	Down Payment and Closing Cost Assistance			
3.2.5.A	Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	HCD contracted with Money Management, Inc., to conduct homebuyer education courses and counseling sessions. A total of 362 persons received counseling/orientation in 2013.
3.2.5.B	Household Assistance Goal	Assist 50 – 75 lower-income households between 2010 and 2020 in the unincorporated area.	Ongoing	In 2013, a total of six (6) low-income households were assisted in the unincorporated area. The goal will be adjusted to reflect market conditions for CY 2014.
3.2.6	Housing Resources Directory			
3.2.6.A	Housing Resources Directory Update	Update directory at least biannually.	Ongoing	In July 2013, HCD updated the Housing Resource Directory. The Directory is on the County's website at http://www.sdcounty.ca.gov/sdhcd/docs/housing_resource.pdf .
3.3	Special Needs Housing			
3.3.1	Shared Housing			
3.3.1.A	Shared Housing Programs	Investigate any opportunities that may provide shared housing programs.	Discontinued	HCD did not offer this program.
3.3.1.B	Shared Housing Program Outreach	Increase outreach and promotion of the shared housing programs.	Ongoing	HCD researched non-profit agencies offering shared housing program opportunities and suggested that the nonprofit which offered the service also supply information regarding its services through the San Diego Housing Federation. A referral was made to one resident seeking shared housing.

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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 and services for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	Ongoing	Serving as the Collaborative Applicant on behalf of the Regional Continuum of Care Council (RCCC), HCD applied for and secured \$15,067,538 in federal funds for homeless housing projects. In 2013, 55 shelter beds were provided in the unincorporated area towards the goal of 500 shelter beds during the Housing Element cycle.
3.3.3	Farmworker Housing			
3.3.3.A	Fee Waivers	Implement procedures to offer fee waivers for farmworker housing projects.	Ongoing	HCD did not actively participate in the implementation of this program due to funding constraints and lack of demand.
3.3.3.B	Farmworker Housing Outreach	Distribute farmworker housing information to the public through brochures and the County 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 .
3.3.3.C	Permit Process Streamlining	Implement streamlined permit process procedures for farmworker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farmworker housing inquires and Zoning Ordinance revisions to incorporate provisions which allow farmworker housing with limited occupancy in specified zones "by right."	Ongoing	In 2013, 1 permit was issued for farm employee housing. PDS streamlined the farmworker housing process by creating a single point of contact and consolidating processing requirements. The County also offers a fee waiver program; however, CDBG funding to support the program has not been available.
3.3.4	Development Standards for Housing for Seniors and Persons with Disabilities			
3.3.4.A	Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	In Process	This program is anticipated for completion by April 2014.
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.	1-2 years	This program has yet to be completed, other than the parking regulations, which were amended in February 2013 to provide a separate category for Senior Housing to facilitate its development.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.3.4.C	Parking for Senior and Disabled-Person Housing	Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	February 2013 & Ongoing	In February 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.
3.4 Housing Preservation				
3.4.1 Preservation of At-Risk Housing				
3.4.1.A	At-Risk Housing Projects	Explore targeting annual Notice of Funding Availability (NOFA) funds for the preservation of at-risk units.	Ongoing	Staff reviewed the at-risk housing development status and determined that future Notices of Funding Availability (NOFA) will include language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.
3.4.1.B	Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	Ongoing	HCD updated its affordable housing list with interested non-profits.
3.4.1.C	Funding for At-Risk Housing	Pursue funding from state and federal programs to assist in preserving at-risk housing.	Ongoing	No new preservation vouchers were issued in 2013 in the unincorporated area.
3.4.2 Single-Family Residential Rehabilitation				
3.4.2.A	Single-Family Housing Upgrade Goal	Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	Ongoing	In 2013, 22 housing units were upgraded in the unincorporated area. Proposed goal change for CY 2014 is 20, as it aligns with funding available. The County is on track to meet its objectives, averaging 20 units per year.
3.4.3 Multi-Family Residential Rehabilitation				
3.4.3.A	Multi-Family Housing Upgrade Goal	Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	Ongoing	In 2013, no multi-family housing projects were funded for acquisition/rehabilitation. HCD issued a Notice of Funding Availability (NOFA) and evaluated submissions for future funding.
3.4.4 Neighborhood Cleanup and Revitalization				
3.4.4.A	Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	Ongoing	Each year, through the CDBG application process, HCD provides funding to sponsor neighborhood clean-up programs. Two applications for clean-up activities were received in 2013. Clean-up events were held on September 28, 2013, in Spring Valley, and on November 2, 2013, in Lakeside.

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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 2013, HCD conducted five (5) presentations including four (4) community meetings and one (1) webinar to solicit applications for community improvements and affordable housing projects. Also, four (4) Fair Housing Resources Board meetings, six (6) HIV Housing Committee meetings and ten (10) Revitalization Committee meetings were held. In addition, 12 Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings were held during the year to prepare the annual Continuum of Care application, prioritize projects, and develop the region's vision for ending homelessness. HCD attended HOME participating city meetings and Fair Housing Resources Board meetings. HCD maintained a NOFA information list of 3,127 contacts and an Annual Funding Plan interest list of approximately 200 contacts.
3.4.5	Reasonable Accommodation			
3.4.5.A	Ministerial Procedures for Special Needs Housing	Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	1 - 2 years	An amendment to the County Code to establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities will be 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 will be 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	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, which added the provision of emergency shelters and established zones where they are allowed by-right in the Use Regulations M50, M52, M54, and M58.
3.4.6.B	Definition in Zoning Ordinance	Update and implement the Administrative List (Zoning Ordinance) to define Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units. Transitional and Supportive Housing are defined as a residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone.	Completed	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units.
3.4.6.C	Outreach Materials	Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	Completed	This information is being made available to the public on the PDS website.
3.4.7	Expedited Processing			
3.4.7.A	Affordable Housing Projects	Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	Ongoing	Board Policy A-68 establishes expedited permit processing for affordable housing projects. Further revisions to expedite processing procedures are ongoing efforts by the PDS.
3.4.7.B	Customer Service	Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	Ongoing	PDS provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for Tentative Maps, Major Use Permits, Specific Plans, Rezones, and General Plan Amendment applications. PDS has also trained staff to be solution-oriented and to emphasize customer service. PDS staff receive customer service training on an ongoing basis.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.4.7.C	Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	Ongoing	PDS emphasizes improvements to project processing and customer service. In 2013, a ministerial process to approve site plans was adopted as well as updated parking requirements. See also responses to 3.4.7.A and 3.4.7.B above.
3.4.7.D	Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	Ongoing	When applicable, project applicants are required to provide a will-serve letter that water and sewer services are available. When necessary, PDS staff coordinate with water and sewer purveyors to ensure that the necessary services will be available to housing projects.
3.4.7.E	Residential Permitting Process	Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	Ongoing	PDS continues to implement changes identified in the BPR study, which includes utilizing CEQA Guidelines for Determining Significance when reviewing projects.
3.4.7.F	Infill Development	Provide clear guidance on CEQA requirements for infill development.	Ongoing	PDS continues to utilize CEQA Guidelines for Determining Significance when reviewing projects. PDS staff periodically review the CEQA Guidelines for Determining Significance by subject area to ensure the most appropriate guidance for infill development is provided.
3.4.7.G	Streamline Regulations	Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.	Ongoing	PDS meets with building industry representatives on a regular basis to respond to current needs and industry changes that may require updates to County regulations and/or processes.
3.4.7.H	Design Review Compliance Checklists	Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	October 2013	In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.
3.4.8	Housing Stock Conditions			
3.4.8.A	Housing Stock Conditions	Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	1-2 years	The Housing Coordinator will work with other County departments to consolidate information on substandard housing.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5 Community Outreach				
3.5.1	Public Outreach			
3.5.1.A	Public Education Programs	Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	Ongoing	HCD continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. HCD hosted HIV Housing Committee meetings throughout the year. Regional Continuum of Care Council meetings were held monthly to identify gaps in homeless services. Landlord/owner workshops were held four (4) times to increase landlord/owner participation in subsidized housing. Presentations about housing were conducted for students at San Diego City College and High Tech High School. HCD expanded community outreach by providing housing information, Section 8 waiting list applications and Housing Resource Directory at the Project Homeless Connect event.
3.5.1.B	Notification of Funding Opportunities	Notify developers when funding is available.	Ongoing	HCD posted Notices of Funding Availability (NOFA) on the County website to allow interested parties to apply for HOME or CDBG funds. NOFA opportunities were shared with the San Diego Housing Federation, Corporation for Supportive Housing and other housing industry groups. An email blast notification of all NOFAs were sent to parties on the interest list.
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 2013, HCD conducted presentations including four (4) community meetings and one (1) webinar. Twelve Regional Continuum of Care Council (RCCC) and 12 RCCC Steering Committee meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness.
3.5.1.D	Emergency/Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
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 provided funding support for fair housing services and participated in events organized by fair housing service providers. HCD also participated 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 received annual CDBG funding to support fair housing and tenant/landlord services. North County Lifeline also conducted fair housing testings in the San Diego urban areas of the county based on criteria developed by HCD.
3.5.2.C	Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and its website.	Ongoing	Creating Equal Opportunity for Every Community posters were prominently displayed in the HCD lobby. HCD's website included a link to the Fair Housing and Equal Opportunity website, which contains a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month.
3.5.2.D	Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update.	Ongoing	HCD participated in discussions leading to the preparation of the Regional Analysis of Impediments (AI) to Fair Housing Choice. The Regional AI was a joint effort of each local city and the County. The next AI is expected to be adopted in 2015.
3.5.3	Coordination and Implementation			
3.5.3.A	Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies.	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.
3.5.3.B	Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	Ongoing	The PDS Housing Coordinator is responsible for facilitating and improving interdepartmental efforts.

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Number	Program	Objective	Timeframe in H.E.	Status of Program Implementation
3.5.4	Implementation Progress Monitoring			
3.5.4.A	Annual Report to State HCD	Prepare annual report to State HCD on the implementation of the Housing Element.	Ongoing	The PDS Housing Coordinator is responsible for preparing the Housing Element submittal requirements in the General Plan Annual Progress Report for submission to State HCD by April 1.
3.5.4.B	Review Land Use Issues	Meet with County HCD at least once a year to review land use issues that affected the production of affordable housing during the prior year.	Ongoing	The PDS housing coordinator meets with County HCD on a regular basis to discuss land use issues.
3.5.4.C	Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	Ongoing	The PDS Building Division maintains data used to develop annual reports. The Housing Coordinator is investigating ways of tracking additional information.
3.5.4.D	Computerized Monitoring System	Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and will track projects that develop land identified in the Housing Element Available Sites Inventory.
3.5.4.E	Building Permit Tracking System	Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	1-2 years	Housing construction is tracked by type (single-family, mobile home, attached units) but condominium conversions are not. Condo conversions have not occurred in several years. This item will be addressed when resources are available.
3.5.4.F	Data Collection Systems	Use the PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	Ongoing	The PDS Building Division maintains data and is able to develop reports to provide the appropriate data for the General Plan Annual Progress Report.
3.5.4.G	Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the Housing Element	Ongoing	The PDS Housing Coordinator participated in the project to develop the design review checklists and during that process was responsible for ensuring their consistency with the Housing Element.
3.5.5	Provision of Sewer and Water for Affordable Housing			
3.5.5.A	Information on Sites	Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	Ongoing	Water and sewer districts serving the unincorporated county participated in the review of the General Plan Update and provided comments concerning their ability to supply services based on the land use map densities. These agencies are also contacted as partners to work with communities and the County on developing form-based code.

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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.	Ongoing	In September 2011, the County revised its Building and Consolidated Fire Codes, which included ignition-resistive construction standards and defensible space requirements to minimize structural loss during wildfire events. A newly revised state code became effective in 2014 and the County will be revising our local code.
3.5.6.B	General Plan Distribution	The County will provide copies of the General Plan to all fire protection districts that may be required to provide service to developments within the unincorporated area.	Completed	In 2012, a copy of the General Plan was provided to all fire protection districts required to provide service to developments within the unincorporated County. This program has been completed and has been removed from the Implementation Plan prepared for the fifth revision of the Housing Element.
3.5.6.C	Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Ongoing	Generally, fire protection equipment in the unincorporated county is sufficient to serve two-story construction; however, it is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles appropriate to serve multi-story construction.
3.5.7	Future Legislation			
3.5.7.A	Housing Legislation Revision	Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	Ongoing	The Housing Coordinator reviews pending housing legislation and coordinates with SANDAG and the State on any proposed changes, when applicable.
3.5.7.B	Funding for Workforce and Affordable Housing	See Program 3.1.2.D. Legislation for Workforce and Affordable Housing	Already listed	See Program 3.1.2.D
3.5.8	Training and Procedures for Staff			
3.5.8.A	Staff Training	Conduct staff training bi-annually on the Housing Element requirements and County offerings.	Ongoing	The PDS Housing Coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Sites Inventory.
3.5.8.B	Planning Commission Workshops	Conduct workshop with the Planning Commission on Housing Element policies and programs.	1-2 years	This program has yet to be accomplished. Conducting a workshop with the Planning Commission on Housing Element policies and programs is included in the PDS Advance Planning workplan and will be accomplished when staff resources are available.

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General Comments:

None

Appendix 2
Implementation Plan Accomplishments

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Overview

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

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

1) Long Range Land Use Planning

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

Implementation Action 1.1.A – Regional Plans

Lead: PDS/DPW

GP Policy: LU-4.1

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

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

Implementation Action 1.1.B – Interjurisdictional Review Program

Lead: PDS

GP Policy: LU-4.2, 4.3, and 4.4

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

PDS continued to implement and lead the interjurisdictional review program. PDS staff reviewed projects and activities of other agencies and jurisdictions, distributed relevant project information to LUEG staff, and coordinated review and comments on outside agency projects in coordination with LUEG staff and Board offices.

Implementation Action 1.1.C – Interjurisdictional Reviews

Lead: PDS

GP Policy: LU-4.2 and 4.3

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

The PDS Interjurisdictional Review Coordinator led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents. During 2013, the County provided comments on 32 interjurisdictional projects. Of particular note, staff provided comments on two proposed SDG&E transmission line projects in addition to various water and sewer infrastructure projects.

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.

In 2013, PDS prepared a 2012 General Plan Annual Progress Report on the status and implementation of the General Plan. This Annual Progress Report was submitted to the Board of Supervisors, State Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) in accordance with Government Code Section 65400.

PDS initiated a General Plan “Clean-Up” amendment for consideration by the Board of Supervisors in 2014.

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 (GPAs) 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.D – Community Plans

Lead: PDS

LU-2.1, LU-9.1, LU-9.3, LU-9.4, LU-9.5, LU-10.1, LU-10.2, LU-11.2, LU-11.3, LU-11.4, LU-12.4, M-4.2

Maintain, and update as necessary, Community Plans to identify the individual community character for each community, along with community-specific planning and design issues such as local public and fire access road networks, town center and specific area plans, and design guidelines. Community Plans, adopted as an integral parts of the County’s General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County.

In 2013, PDS continued community plan updates. PDS prepared a GPA to update the San Dieguito Community Plan to correct inconsistencies between the General Plan Land Use Map, the San Dieguito Community Plan, and approved specific plans. The GPA addressed 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 GPA eliminated confusion regarding land use designations and density calculations in these areas. This allowed for an active development project in the Santa Fe Valley Specific Plan Area to proceed to hearing. The Board adopted this GPA in April 2013.

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 form-based codes for the village cores of Ramona and Alpine and will bring forward for consideration by the Board of Supervisors a project to incorporate these codes into the County Zoning Ordinance in 2014. In 2013, PDS received a \$150,000 grant from San Diego Gas & Electric Company to prepare a form-based code for the Valley Center South Village. Over the past year, a consultant was selected and the project is currently underway.

Implementation Action 1.2.1.F – Mixed Use Zone

Lead: PDS

GP Policy: LU-9.3 and 9.5

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

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

Implementation Action 1.2.1.G – Advisory Group

Lead: PDS

GP Policy: Comprehensive

Establish an advisory group that would review long range plans and revisions to implementing mechanisms in accordance with the goals and policies of the General Plan Update.

On April 24, 2013 the Board appointed a seven-member Land Development Performance Review Committee to help improve the land-use processes. This committee is working with County staff to develop ways to measure land-use performance to show that permitting-process improvements are occurring — making the system faster and less expensive without compromising quality.

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.

PDS is preparing a GPA to revise the land use map to ensure that the FCI lands are consistent with the General Plan and its guiding principles. This GPA was considered by the Planning Commission during two hearings in October and November 2013. The land use map for the GPA is anticipated for consideration by the Board of Supervisors in 2014.

Implementation Action 1.2.1.I – Alpine FCI Lands Plan

Lead: PDS

GP Policy: LU-1.3

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

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

2) Built Environment

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

Implementation Action 2.2.1.E – Park Design Manual

Lead: DPR

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

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

DPR 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.

In 2012, DPR prepared Healthy Edge Active Living Park Design Guidelines. These guidelines promote active living through the design process by considering certain factors or attributes (including accessibility, diversity, and innovative design).

In 2013, DPR completed assessments of how well the design of three existing parks encourages and provides opportunities for active use and used those assessments to develop recommendations for increasing active use. The Park Design Manual (see Implementation Action 2.2.1.E) will also incorporate by reference any applicable requirements of the Americans with Disabilities Act.

Implementation Action 2.2.3.D – Joint Powers Agreement

Lead: DPR

GP Policy: COS-21.2, COS-24.2

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

DPR amended or extended two JPA agreements in 2013 (Valley Center Parks and Recreation District and San Dieguito River Valley Regional Open Space Park).

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*

The County Strategic Energy Plan for 2013-2015 was adopted by the Board of Supervisors in July 2013 and is available on the DGS web site at: http://www.co.san-diego.ca.us/reusable_components/images/dgs/Documents/Energy_StrategicEnergyPlan.pdf. In November 2013, the County received two Institute for Local Government (ILG) Beacon Awards for local leadership towards solving climate change (Sustainability Best Practice Activities and Energy Savings at Facilities). The Plan includes the following goals for County facilities:

1. Energy Efficiency and Utilization
2. Energy Efficiency New Construction
3. Energy Supply
4. Renewable Energy
5. Demand Reduction
6. Utility Monitoring and Reporting
7. Fleet Fuel Efficiency and Utilization
8. Communications and Training

Implementation Action 2.3.2.D – Design Standards

Lead: DGS

GP Policy: COS-4.1 & 15.3

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

In 2013, DGS accomplished the following to implement Board Policy G-15 design standards:

- Building retrofit commissioning projects for East Mesa Detention Facility, North County Regional Center, and Health Services Complex;
- Applied for over \$900K in on-bill financing loans to fund lighting retrofit projects at several facilities; and

- Explored the feasibility of achieving a zero net energy building at the Alpine Library.

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.

A water retrofit project at the Vista Detention Facility project is underway and a second similar project is being analyzed for feasibility at the Juvenile Detention Center. The expected water savings is over 21 million gallons of water per year.

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. Administers the Commingled Recycle Program, begun in 2010, which is currently active at 130 County facilities.
2. Collects an estimated 156 tons of recycled material per month, which are diverted from local landfills.
3. Administers a recycle contract with EDCO Waste and Recycling to supply all bins, signage, posters, and flyers.
4. Requires all current landscape vendors under contract to recycle green waste at green waste composting facilities or self-compost.
5. Implements a new food waste composting program 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. The County recycled 39 tons of food waste to composting in 2013.

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: PDS

GP Policy: LU-13.1 and 14.1

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

PDS and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. During 2013, the County provided comments on multiple interjurisdictional projects, including a number of water and wastewater projects. Written comments were provided on one.

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.

The State Water Resources Control Board completed the development of the statewide performance and design standards for conventional and alternative onsite wastewater treatment systems (OWTS). These standards became effective on May 13, 2013, but implementation will not occur until such time as the San Diego Regional Water Quality Control Board modifies its Basin Plan requirements, which is not expected to occur until May 13, 2014.

Implementation Action 2.5.1.A – Education Programs

Lead: DPW

GP Policy: COS-17.8

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

In 2013, DPW's composting public outreach and education program reached 14,516 residents in the unincorporated area through workshops, blogs, newsletters, and public events. In addition, 5,274 phone calls and online queries were made to the Recycling and Household Hazardous Waste Database. DPW also conducted 50 recycling presentations at schools and community centers to 3,848 young people, and 484 presentations, trainings, and inspections to businesses and multifamily complexes reaching 2,136 employees and residents.

Implementation Action 2.5.1.B – Interjurisdictional Reviews

Lead: PDS

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

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

During 2013, DPW participated in the County interjurisdictional review program and reviewed a number of water and wastewater projects and provided written comments on one.

Implementation Action 2.5.1.C – Recycling Program

Lead: DPW

GP Policy: COS-17.1, COS-17.2

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

DPW continues to administer a recycling program funded by the hauler franchise fee; however, available funds are declining because they are tied to decreasing landfill disposal resulting from increased recycling. In February 2013, the Board of Supervisors updated the Solid Waste Ordinance to reflect State law AB 341, Mandatory Commercial Recycling. Rigid plastic items were added to the list of designated recyclable materials. Through franchise hauler customer lists, affected unincorporated businesses, schools and multifamily complexes were informed of state and local recycling requirements. Facilities are offered assistance and resources to start recycling programs. Non-compliant facilities may be subject to enforcement action.

Implementation Action 2.5.1.F – Diverting Organic Materials

Lead: DPW/PDS/AWM/DEH

GP Policy: COS-17.4

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

The Diversion of Organic Materials from Landfill Program is underway. DPW Recycling Division continues to provide compost workshops for residents as well as commercial landscapers to increase diversion of organic materials. Horse-owning residents are encouraged to compost or properly manage manure. Efforts with farmers involve AWM and PDS. DPW continues to administer and participate in the Recycling Market Development Zone (RMDZ) program, which offers low-interest loans to purchase processing equipment including to El Corazon Composting which expanded in 2013 as a result of an RMDZ loan. Zoning Ordinance revisions to allow the construction of environmentally sound facilities would be required before more aggressive programs can be implemented.

Implementation Action 2.5.2.A – Onsite Materials Diversion

Lead: DPW

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

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

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

Implementation Action 2.5.2.B – Refuse Hauling

Lead: DPW

GP Policy: COS-17.3

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

In order to comply with State Mandatory Commercial Recycling law AB 341, on January 1, 2013, DPW amended the franchise agreements to include reporting requirements for customer service levels of trash and recycling. Hauler reporting allows the County to quickly identify and take appropriate action with non-recycling customers.

Implementation Action 2.5.3.E – Processing Organic Materials

Lead: DPW

GP Policy: COS-17.4

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

A significant amount of organic materials are landfilled, which leads to increased production of greenhouse gases. DPW continues to dialogue with landfill operators. Otay Landfill has begun composting on a limited scale and Sycamore Landfill is chipping and grinding green waste. Additional state or local incentives, such as grants, may also be needed to encourage further processing infrastructure at landfills.

3) Housing

Housing addresses affordable and special needs housing, financial assistance, and the reduction of government constraints related to affordable housing. It also includes long-range

programs to guide development planning beyond the horizon of the current housing cycle. Accomplishments related to housing are addressed in the Housing Element Annual Report in Appendix 1.

4) Mobility

Mobility programs address maintenance, improvement, and development of a comprehensive multi-modal transportation network for unincorporated county areas, such as the regional network of freeways, state highways, and transit systems; the public and private road network; parking; and bicycle, pedestrian, and trail networks and facilities that are needed to sustain projected growth and development. The Mobility Element road network provides a guide for the construction of future roads to accommodate development in accordance with the General Plan Land Use Map. http://www.sdcountry.ca.gov/pds/gpupdate/docs/BOS_Aug2011/C.1-10_Mobility_Element_Draft_General_Plan_appendix_3.pdf

Implementation Action 4.1.4.B – High Speed Rail

Lead: DPW

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

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

DPW regularly attends and monitors potential impacts of the High Speed Rail project through meetings with the San Diego Association of Governments (SANDAG).

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 in 2012 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.B – Context-Sensitive Design

Lead: DPW

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

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

DPW procedures for designing and constructing roads require consideration of input from the General Plan, community context, and community input.

Implementation 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 2013, 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 continues to look for grant funding opportunities.

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: PDS

GP Policy: LU-12.2, M-3.2

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

In 2013, PDS established an online TIF calculator for customers and staff to easily estimate TIF rates, which were significantly lowered with the update of the General Plan in 2011 and TIF program update in 2012. Customer can simply plug in their Assessor Parcel Number, the type of land use to be developed (e.g., Single Family Dwelling, Commercial, etc.), the number of units to be built and the square footage. The website automatically calculates the estimated TIF amount. This new calculator gives PDS customers an idea of what the TIF amount will cost depending on the project and location, allowing them to perform their due diligence before acquiring development or proposing a project.

Implementation Action 4.3.1.C – Parking Lot Design

Lead: PDS

GP Policy: M-10.2, M-10.7

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

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

PDS prepared a new Parking Design Manual that the Board of Supervisors approved in February 2013. The new manual facilitates development of projects that comply with planning principles such as enhancing pedestrian activity and Low Impact Development (LID). The manual includes typical LID practices and projects are required to incorporate LID practices and strategies to the extent feasible.

Implementation Action 4.4.2.A – Context-Sensitive Design

Lead: DPW

GP Policy: M-11.7

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

DPW procedures for designing road improvements require bicycles and pedestrians to be incorporated in all plans.

Implementation Action 4.3.2.B – Shared Parking

Lead: PDS

GP Policy: M-10.4

Revise the Off-Street Parking Design Manual to include concepts for providing shared parking facilities. When multiple facilities share parking, generally the overall requirements are reduced when compared to separate parking facilities for each use.

PDS prepared a new Parking Design Manual that the Board of Supervisors approved in February 2013. The Manual allows for a reduction in the required number of parking spaces where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods.

Implementation Action 4.5.2.B – Purchase, Easements, and Dedications

Lead: DPR

GP Policy: M-12.8

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

New trails acquired in 2013 by DPR include:

- A 600-foot trail easement purchased across private property from two willing sellers formalizing an existing trail and providing a legal public trail connection in the Blossom Valley community of Lakeside.
- A trail was constructed within a trail easement dedicated to the County, adding one-half mile of trail to the San Diego River Regional Trail. The trail was constructed with a grant from the San Diego River Conservancy by Lakeside's River Park Conservancy.

5) Natural and Cultural Resources

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

Implementation Action 5.1.1.D – Acquisition of Preserve Lands

Lead: DPR

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

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

In 2013, 111 acres of land was purchased contributing to the South County Multiple Species Conservation Plan (MSCP) preserve. An additional 417 acres was purchased contributing to the draft North County Plan preserve.

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 assigned to coordinate interjurisdictional reviews for publicly-funded and discretionary projects. This review entails coordination with biologist specialists to minimize impacts to biological resources.

Implementation 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 Svstems which are anticipated to be adopted in March 2012.

DEH continues to coordinate with the Regional Water Quality Control Board (RWQCB) and stakeholders to develop local uniform performance standards and regulations for the permitting and operation of onsite wastewater treatment systems (OWTS). March 11, 2013 DEH developed a Draft Local Agency Management Program (LAMP), which will be the County's OWTS design and performance standards. The LAMP has been submitted to the RWQCB for review but approval will not be granted until after the RWQCB modifies its Basin Plan which is not expected to occur until May 13, 2014. DEH plans to have the LAMP and ordinance modifications ready for adoption by the Board of Supervisors at the same time.

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 has developed a Local Agency Management Program (LAMP) with a goal to have the LAMP and ordinance modifications, which will allow for the greater use of alternative onsite wastewater treatment systems, ready for adoption by May 13, 2014. However, DEH must first have approval of the LAMP from the Regional Water Quality Control Board (RWQCB). The LAMP has been submitted to the RWQCB for review but approval will not be granted until after the RWQCB modifies its Basin Plan, which is not expected to occur until May 13, 2014.

Implementation Action 5.3.1.F – Purchase of Agricultural Conservation Easements

Lead: PDS

GP Policy: (COS-6.4)

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

In July 2013, the Board of Supervisors approved the acquisition of five conservation easements totaling 782 acres under the County's PACE Pilot Program. The PACE program promotes long term preservation of agricultural land in the County. Under PACE, interested agricultural property owners are paid for placing a perpetual easement on their agricultural property that limits future uses that are at odds with agriculture and eliminates the property owner's ability to subdivide. In December 2013, the Board of Supervisors approved staff to move forward with the process to acquire up to an additional 16 conservation easements totaling 517 acres. These acquisitions are anticipated to be finalized in 2014. The December 2013 Board action also established PACE as a permanent program and directed the creation of a mitigation component to allow agricultural land purchase through the PACE program to serve as a mitigation bank for private development.

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). During 2013, the roof was repaired for a barn that is a part of the Historic Adobe Ranch House at Los Peñasquitos.

6) Safety, Health, and Welfare

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

Implementation Action 6.1.1.C – Interjurisdictional Review of Government Facilities

Lead: PDS/DPR

GP Policy: S-1.2

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

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

In 2013, DPR conducted an assessment in the field with the County's Trans County Trail partners for approximately 25 miles of the proposed alignment of the Trans County Trail from Torrey Pines State Park to Sycamore Canyon Preserve. The assessment will be incorporated into a work plan outlining the opportunities and constraints for the completion of the first 25 miles of the 110-mile trail.

Implementation Action 6.2.3.D – Adequate Fire and Emergency Services Facilities

Lead: PDS/Fire Authority

GP Policy: S-6.4, S-6.5

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

Streamlined plan reviews and reduced trips to the fire district are among the benefits of a new cooperative agreement signed July 2013 between the County of San Diego and San Diego Rural Fire Protection District (RFPD). Previously applicants had to shuttle plans between the County and the fire district to obtain the necessary approvals and stamp transfers. Now, the San Diego County Fire Authority performs fire code plan reviews of building and discretionary projects located within San Diego RFPD, which allows submittal of plan reviews at a single time and location. Applicants previously would shuttle plans themselves between the County and fire district to obtain the necessary approvals and stamp transfers.

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 areas subject to flooding are accurately mapped, the County:

- Continuously works with consultants and developers to process Federal Emergency Management Agency (FEMA) Letters of Map Revision (LOMRs) whenever work was proposed or completed within the mapped floodplain that would change or alter the mapping, or when any errors or inaccuracies are identified;
- Coordinates with FEMA to rectify areas of discrepancy between the mapping and the supporting modeling, and;
- Aids and assists property owners in obtaining FEMA Letters of Map Amendment (LOMAs) whenever a structure shown on the FEMA Flood Insurance Rate Map (FIRM) as being in the floodplain has been identified as being out of or above the floodplain.

Implementation Action 6.4.2.A – Flood Control for Watercourses

Lead: PDS/DPW

GP Policy: S-10.3

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

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

Implementation Action 6.4.2.B – Fiscal Responsibility

Lead: DPW

GP Policy: S-10.3

Implement Board Policies I-53, Cost Responsibility for the Construction of Flood Control and Drainage Facilities within Road Rights-of-Way, to ensure financial responsibility is defined and assigned for the construction of roads, General Plan flood control and drainage facilities, and maintained facilities constructed within maintained road rights-of-way.

DPW ensures the implementation of Board Policy I-53, which defines the cost-share of drainage facilities within the public road right-of-way, between the County Flood Control District and County Road Fund.

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.

PDS is monitoring the implementation of the Climate Action Plan (CAP). The 2013-2014 San Diego Gas & Electric (SDG&E) Partnership provided funding for implementation of climate and energy programs; particularly for monitoring and implementation of CAP goals related to energy efficiency and implementing updated Building Codes with the latest energy efficiency requirements. The first progress report documenting CAP progress, achievements and future implementation steps is planned for completion by Summer 2014.

Implementation Action 6.9.2.A – Climate Change CEQA Threshold

Lead: PDS

GP Policy: COS-14.1, COS-14.2, COS-14.3, COS-14.5, COS-14.8, COS-14.10, COS-15.6

Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.

Guidelines for Determining Significance and Report Format and Content Requirements for Climate Change were approved on November 7, 2013. The California Air Resources Board's (ARB's) recommendations for CEQA thresholds were never finalized; therefore, the County undertook the development of thresholds of significance pertinent to the San Diego region. The overarching threshold that a project needs to meet is compliance with the County's adopted Climate Action Plan, consistent with recommendations in the State CEQA Guidelines. In

addition, the Guidelines include four options for implementing thresholds that a project can choose from, providing flexibility for various project types. The Guidelines allow discretionary projects to choose from a menu of mitigation options referenced in the County's Climate Action Plan, including energy, waste, water, and transportation measures. The Guidelines are available online at:

http://www.sdcounty.ca.gov/pds/advance/Guidelines_for_Determining_Significance_Climate_Change.pdf.

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.

With the establishment of a central traffic center to monitor and optimize traffic flow improvements in real time, the County completed interconnecting seven traffic signals in Fallbrook and optimized traffic flows along roadway corridors in this community resulting in reduced stops, improved travel time, and over 17 percent reduction in fuel emissions. In addition, the County designed a traffic signal and interconnect for a road corridor in Ramona that will be under construction during the current fiscal year.

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.

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.

In July 2013, PDS streamlined permit procedures for residential roof-mounted solar photovoltaic (PV) projects not requiring a meter upgrade by allowing permit processing online. The roof-mounted solar PV projects represent the first PDS online permit type to include electronic plan review. The new online procedures save customers processing time. PDS issued approximately 3,700 permits for residential PV permits in 2013.

Implementation Action 6.9.4.B – Residential Wind Turbines

Lead: PDS

GP Policy: COS-14.4, COS-14.7

Implement the Zoning Ordinance to permit Meteorological Testing Facilities and residential wind turbines with approval of an Administrative Permit.

In May 2013, the Zoning Ordinance was amended to allow greater opportunities for Meteorological Testing facilities and Small Wind Turbine Systems for on-site energy use in conjunction with residential, commercial, or agricultural land uses.

Implementation Action 6.9.4.C – Renewable Energy Ordinance

Lead: PDS

GP Policy: COS-14.4, COS-14.7, COS-18.1, COS-18.3

Revise the Zoning Ordinance to provide a comprehensive alternative energy system ordinance for the design, construction, and maintenance of wind and solar renewable energy facilities.

In May 2013, the Zoning Ordinance was amended to establish a framework for Large Wind Turbine Systems for off-site energy use.