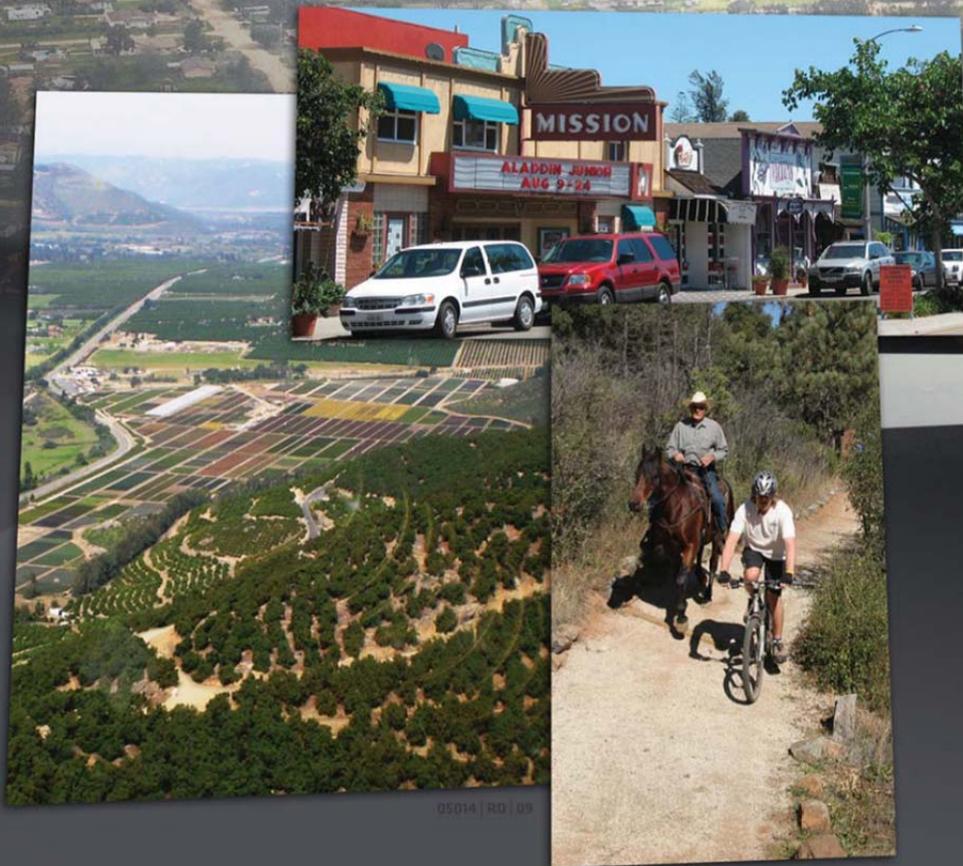


San Diego County General Plan

A Plan for Growth, Conservation and Sustainability



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Adopted:
August 3, 2011



County of San Diego

2016 GENERAL PLAN ANNUAL PROGRESS REPORT

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TABLE OF CONTENTS

1 EXECUTIVE SUMMARY 1

1.1 Purpose 1

1.2 Agency Collaboration 1

1.3 Primary Planning Activities and Awards 2

 1.3.1 Key Planning Efforts Accomplished 2

 1.3.2 Key Awards Received 3

1.4 Housing Element Update 3

2 GENERAL PLAN OVERVIEW 5

2.1 State General Plan Guidelines 5

2.2 County of San Diego General Plan 6

 2.2.1 Land Use Element 6

 2.2.2 Mobility Element 7

 2.2.3 Conservation and Open Space Element 7

 2.2.4 Housing Element 12

 2.2.5 Safety Element 13

 2.2.6 Noise Element 14

2.3 General Plan Implementation 14

3 PLANNING AND DEVELOPMENT ACTIVITIES 15

3.1 Major Projects 15

 3.1.1 General Plan Amendments 15

 3.1.2 Zoning Ordinance Amendments 16

 3.1.3 Discretionary Development Applications 16

 3.1.4 Tentative Maps 17

 3.1.5 Tentative Parcel Maps 18

 3.1.6 Site Plans 18

3.2 Capital Improvements Program 19

 3.2.1 Roads and Infrastructure 19

 3.2.2 County Facilities 20

 3.2.3 Park and Recreation Facilities 21

Appendix 1 – Annual Housing Element Progress Report

Appendix 2 – Housing Successors to Redevelopment Agencies

Appendix 3 – Implementation Plan and Accomplishments



1 Executive Summary

1.1 Purpose

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

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

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

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

This report summarizes the planning activities for the unincorporated portions of the County from January 1 to December 31, 2016. In addition to the required above-listed information, Planning & Development Services (PDS) has included ongoing and completed relevant planning activities, programs, and permits.

1.2 Agency Collaboration

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

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



- Departments of Public Works
- Environmental Health
- Parks and Recreation
- Community Services Group
 - Department of General Services
- Since the General Plan was comprehensively updated in August 2011, the County has made significant progress in its implementation. This APR highlights accomplishments in completing both discretionary and County-initiated planning activities during calendar year 2016.

1.3 Primary Planning Activities and Awards

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

1.3.1 Key Planning Efforts Accomplished

- Housing Permitting and Construction – In 2016, 582 residential units were permitted and 642 residential units were constructed.
 - General Plan Amendments Approved include:
 - Grand Tradition – approved May 2016
 - Forest Conservation Initiative – approved December 2016
 - Campo/Lake Morena Community Plan – approved December 2016
 - Pine Valley Community Plan – approved December 2016
 - Zoning Ordinances Approved include:
 - Winery Ordinance Amendment – approved April 2016
 - Landscape Ordinance – approved April 2016
 - The Purchase of Agricultural Conservation Easements (PACE) Program is intended to promote the long term preservation of agriculture in the County. In 2016, the County acquired 272 acres of agricultural conservation easements, which exceeded the County's Strategic Plan goal of 230 acres of annual PACE acquisitions. To date, a total of 1,468 acres of agricultural conservation easements have been acquired through the PACE Program.
 - As part of the Climate Action Plan (CAP), County staff began an extensive public outreach and engagement process. In March 2016, the County released a Public Outreach and Engagement Plan for the CAP. The goals of the County's outreach efforts are to raise awareness and inform the public about the CAP; provide multiple opportunities for input at various stages of the CAP development; provide opportunities to influence decision-making on the CAP; and meet the requirements of California Environmental Quality Act (CEQA).
 - The Comprehensive Renewable Energy Program (CREP) – CREP identifies potential opportunities for renewable technology and systems within the County. On October 14, 2016, the Planning Commission received a presentation from staff, considered the CREP Phase One Report and
-



public comment letters, and heard public testimony before voting to recommend that the Board consider the 11 prioritized options with two modifications.

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

1.3.2 Key Awards Received

- Association of Environmental Professionals – Outstanding Public Involvement for Climate Action Plan Outreach and Engagement

The Public Outreach and Engagement Plan for the CAP was awarded the “Outstanding Public Involvement” award at the Association of Environmental Professionals San Diego Chapter Awards and Scholarship Banquet on October 6, 2016. Ascent Environmental, Inc. assisted County staff in developing and implementing the outreach plan. This recognition illustrates the County’s commitment to collaborating with regional partners, stakeholders and members of the community throughout the climate planning process.

- California State Association of Counties – Merit Award for Land Development Process Reorganization

PDS was established in September 2012 by the Board to centralize and consolidate land use services that were spread amongst three departments, and put into place a new culture focused on providing a more seamless and improved experience for our customers. The County’s effort in the development and support of the PDS department was recognized in 2016.

1.4 Housing Element Update

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

The County did not meet the requirements of Government Code Section 65588e(2)(B) and is, therefore, subject to the four-year revision requirement until at least two consecutive revisions are adopted by the applicable completion deadlines. Provided the County adopts a compliant Housing Element on or before April 30, 2017, it will meet the first four-year update requirement.

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

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

The County will be presenting a mid-cycle update to the Housing Element at hearing in early 2017.



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

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



2 GENERAL PLAN OVERVIEW

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

2.1 State General Plan Guidelines

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

- Date of presentation to the Board of Supervisors

The APR will be presented to the Board on March 15, 2017. Additional details for the hearing are available on the Clerk of the Board web site at:

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

- Measures associated with the implementation of the General Plan

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

- Housing Element reporting requirements

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

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

The General Plan was prepared using mandatory elements and associated community and subregional plans. The Board also approved a separate Implementation Plan for the General Plan. The seven mandatory elements of the General Plan include Land Use, Mobility, Housing, Conservation and Open Space (COS) (combined as a single element), Noise, and Safety. The Implementation Plan is included in Appendix 3 and highlights what measures were employed in 2016.

- The last update to the General Plan

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

On November 18th, the 2015 General Plan Clean-up was adopted by the Board. The second bi-annual Clean-up included changes to the Land Use, Mobility, COS Elements, Implementation Plan and certain zoning changes when necessary for consistency.

A General Plan Clean-up is scheduled to take place for calendar year 2017.



- Priorities for land use decision making established by the Board

The Board adopted an interim emergency moratorium on the establishment of medical marijuana collector facilities on March 16, 2016.

- Identify and monitor customer service improvements

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

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

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

In 2016, 5,655 residential roof-mounted solar photovoltaics were approved. Roughly 86% of these applications were submitted online. The total number of permits issued for roof-mounter solar photovoltaic systems decreased in 2016 as compared to 2015. However, of the permits issued, 2016 saw a relative increase in the number of permits applied for on-line.

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

- Technology review: Implementation of Geographic Information Systems (GIS)

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

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

2.2 County of San Diego General Plan

2.2.1 Land Use Element

A primary component of the Land Use Element is the community development model, which consists of a compact village surrounded by semi-rural and/or rural lands and is used to define communities. The



core concept for the County's Land Use Element is to direct future growth to areas where existing or planned infrastructure and services can support that growth and to locations within or adjacent to existing communities. Central to this land use concept for unincorporated San Diego County is a development pattern that balances the land requirements of residential growth with those of commerce, agriculture, recreation, and wildlife habitats.

The Land Use Element provides maps, goals, and policies that guide decision makers, planners, property owners, developers, and the general public as to how to accommodate future development in an efficient and sustainable manner. The desired outcome is development that is compatible with the character of unincorporated communities and protects and sensitive natural resources. During 2016, the County continued to implement planning efforts that facilitate development in accordance with the community development model. Planning and development activities associated with the Land Use Element are discussed in Section 3.

2.2.2 Mobility Element

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

During 2016, the County continued to implement planning efforts to facilitate a safe and multi-modal road network. Primary accomplishments associated with the implementation of the Mobility Element include capital projects and progress on an active transportation plan.

2.2.2.1 Capital Improvement Program (CIP)

Twenty-three road and infrastructure projects totaling more than \$12.95 million were completed. A list of these projects is provided in Section 3.

2.2.2.2 Active Transportation Plan

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

2.2.3 Conservation and Open Space Element

The primary objective of the COS Element is to preserve the diverse range of visual, natural and cultural resources that exemplify the County. The COS Element strives to minimize the impact of future development in areas with significant visual, natural and cultural resources; and supports the creation and enhancement of important habitat preserves and open space areas that are well managed and



maintained. The COS Element further encourages and supports land use development patterns and transportation choices that reduce pollutants and greenhouse gases. In addition, the COS Element encourages renewable energy production, along with efficient energy use in buildings and infrastructure; and minimizes the impacts of projects that can generate air pollutants. The COS Element sets goals and polices that minimize agricultural land use conflicts and support the long-term presence and viability of the County's agricultural industry; and establishes goals, policies, and programs that protect natural resources to ensure they are available for future generations.

Key accomplishments associated with the implementation of the COS Element during 2016 include:

2.2.3.1 Purchase of Preserve Lands

In 2016, the County of San Diego acquired a total of 195 acres of preserve land as part of the Multiple Species Conservation Program (MSCP), as follows:

- South County MSCP - 23 acres
- Draft North County MSCP Preserve - 172 acres

2.2.3.2 Purchase of Agricultural Conservation Easements (PACE) Program

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

In 2016, the County acquired 272 acres of agricultural conservation easements, which exceeded the County's Strategic Plan goal of 230 acres of annual PACE acquisitions. To date, a total of 1,468 acres of agricultural conservation easements have been acquired through the PACE Program. All agricultural lands permanently protected under the PACE Program on or after September 17, 2014 (686 acres), combine to form the County's PACE Mitigation Bank.

The PACE Mitigation Bank and Credits are an expanded component of the PACE Program. With this expanded component, easement lands acquired by the County under the PACE Program can be utilized as off-site mitigation for agricultural impacts resulting from private development projects. Discretionary applicants may purchase PACE Mitigation Credits to mitigate for agricultural impacts at a 1:1 ratio, as required by the County's CEQA Significance Guidelines for Agricultural Resources. One credit is equal to one acre of agricultural land. In 2016, the County sold 5.41 mitigation credits, lowering the number of available mitigation credits to 680. The acquisition of PACE mitigation lands is an on-going process.

2.2.3.3 CAP

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



The CAP will be a comprehensive Plan that will outline the specific activities that the County will undertake to reduce GHG emissions in the unincorporated communities of San Diego County. The CAP will also aid the County in meeting State mandated GHG reduction targets. The CAP will focus on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated by the winter of 2018.

2.2.3.4 CAP Public Outreach and Engagement Plan

The project team has conducted extensive public outreach and engagement process. In March 2016, the County released a Public Outreach and Engagement Plan for the CAP. The goals of the County's outreach efforts are to raise awareness and inform the public about the CAP; provide multiple opportunities for input at various stages of the CAP development; provide opportunities to influence decision-making on the CAP; and meet the requirements of CEQA. Throughout the summer of 2016, PDS staff met individually and held four visioning sessions with business groups, environmental nonprofits, representatives of academia, and climate planning professionals to understand the climate planning priorities of each industry. A visioning session was also held with the Community Planning/Sponsor Group Chairs in August 2016. In September 2016, PDS held two public workshops to inform attendees of the input provided during the stakeholder meetings and visioning sessions, and to solicit feedback on potential GHG reduction strategies/measures. Two study sessions were held with the Planning Commission (April 2016 and November 2016). CAP information was distributed at over 60 community events in partnership with DPR, DPW, the County's Health and Human Services Agency (HHS), and the County's Air Pollution Control District (APCD).

2.2.3.5 CREP

In 2016, the technical report and executive summary for Phase One of the CREP project were posted for public review. The CREP Phase One Report includes a macro-level assessment of the benefits of supporting and investing in renewable energy programs and identifies 17 best management practices and programs for the County to consider as part of a long-range renewable energy strategic plan. The team conducted four public meetings with the Technical Advisory Committee, two public workshops in Valley Center and Boulevard, and two meetings with the Chairs of the Community Planning and Sponsor Groups to solicit input on the report. Representatives from environmental, business, and community groups were also engaged on the project during outreach conducted for the County's CAP, which is a separate, but related, effort. Staff, with input from the Technical Advisory Committee and stakeholders, identified 11 of the recommendations for the Board to consider. On October 14, 2016, the Planning Commission received a presentation from staff, considered the CREP Phase One Report and public comment letters, and heard public testimony before voting to recommend the Board consider the 11 prioritized options with two modifications.

2.2.3.6 LCP

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



unincorporated county, the Coastal Zone is adjacent to the cities of Encinitas and Solana Beach to the west and the City of San Diego to the south.

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

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

Currently, the County LCP has not been certified by the Coastal Commission. Until the County has a certified LCP, projects within the Coastal Zone require permits from both the County and the Coastal Commission. The Board adopted the Land Use Plan on January 25th, 2017. Following the Coastal Commission's certification of the Land Use Plan, the Board will be requested to consider adoption of the Implementation Plan.

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

2.2.3.7 Energy Conservation

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

In 2016, 5,655 residential roof-mounted solar photovoltaics were approved. Roughly 86% of these applications were submitted online. Although 2016 saw a decrease compared to 2015, Table 1 shows the substantial increase in permits issued since adoption of the comprehensive update of the General Plan. The increase in permits issued is greatly attributable to the online permitting process established in 2013. Additionally, 48 commercial solar photovoltaic permits were issued, along with 16 electric vehicle charging stations.



Table 1. Approved Residential Solar Panel Permits

Years	Online	Bldg. Counter	Total
2011 (Aug. – Dec.)	0	593	593
2012	0	1,768	1,768
2013	660	2,914	3,574
2014	3,061	1,577	4,638
2015	5,820	1,147	6,967
2016	4,838	817	5,655
Total	14,379	8,816	23,195

2.2.3.8 Recycling

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

In January 2015, the Board directed DPW to develop a strategy for increasing diversion of solid waste from landfills from 62% to 75% by 2020, and Zero Waste (90%) by 2040. In response, staff managed the development of a Strategic Plan that addresses waste reduction in unincorporated communities and in the County's internal operations. Staff carried out a stakeholder engagement program to develop its Strategic Plan to Reduce Waste. From April to December 2016, the project team sought input and support from stakeholders across 47 departments, over 3,000 square miles, and half a million residents. Stakeholders provided input through two online surveys and over 30 meetings with the public and key stakeholders.

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

DPW and PDS are also working together to address the region's need for additional organics management infrastructure due to new state goals set in AB 341 and SB 1383 to divert organics from landfills, and AB 876 which requires counties to determine 15 years processing capacity for organic materials.



2.2.3.9 Watershed Protection

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

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

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

2.2.3.10 Park Improvements

DPR completed ten park improvement projects at seven parks totaling over \$10.9 million. These projects included synthetic turf conversions, Americans with Disabilities Act (ADA) improvements, basketball court resurfacing, and construction of a playground structure, and trails.

2.2.4 Housing Element

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

State law further requires that local governments update their Housing Elements 18 months following the adoption of the Regional Transportation Plan. SANDAG adopted a new Regional Transportation Plan in October 2011, requiring an update to Housing Elements by April 30, 2013. The County adopted an update to its Housing Element on April 24, 2013, meeting this requirement. In May, 2013, the California State Housing and Community Development Department found the San Diego County Housing Element to be in compliance with State Housing Element law.

The County's General Plan Land Use Plan provides adequate housing capacity to meet the fifth cycle's overall RHNA of 22,412 residential units. The fifth cycle RHNA for this update forecasts future housing needs for the projection period of 2010 through 2020, a total of 11 years. The RHNA is allocated to the following income categories: very low, low, moderate, and above moderate households. For this projection period, the County allocated its RHNA as shown in Table 2. Table 3 shows that 582 units were permitted and 642 units were constructed in 2016.



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

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

Table 3. Dwelling Units Permitted and Constructed (2016)

Permitted	Constructed
582	642

The County’s progress in meeting the Housing Element goals is presented in the County’s Annual Housing Element Progress Report (Appendix 1). This report provides details on the County’s progress in meeting regional housing needs, as well as removing governmental constraints to the development of affordable housing. Table B of Appendix 1, shows a total of 3,757 housing units have been permitted from 2010 through 2016. This equates to an average 537 units per year.

2.2.5 Safety Element

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

PDS continues to implement regulations in accordance with the goals and policies of the Safety Element when processing discretionary project applications. Key accomplishments associated with the implementation of the Safety Element during 2016 include:

- The draft Hazard Mitigation Plan was sent to the State for review in November 2015. The State forwarded the plan to the Federal Emergency Management Agency (FEMA) in August 2016 for review. It is currently still under review by FEMA. Once FEMA approves the plan it will be taken to the Board for adoption.
- The \$6 million project for the new Pine Valley Fire Station was advertised as a Design-Build construction bid.
- Construction began on the new 158,000 square foot, \$83.3 million Crime Lab facility.



2.2.6 Noise Element

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

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

2.3 General Plan Implementation

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

The General Plan’s Implementation Plan is organized into six categories, each of which contains subcategories that further refine and group programs into related areas and topics. Each policy in the General Plan has associated implementation measure(s), with some measures implementing multiple policies. Appendix 3 provides a summary of implementation measure accomplishments during 2016.



3 PLANNING AND DEVELOPMENT ACTIVITIES

3.1 Major Projects

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

3.1.1 General Plan Amendments

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

3.1.1.1 Grand Tradition

(GPA 15-005, REZ 15-006)

On May 4, 2016 (1), the Board approved Grand Tradition (GPA 15-005) consisting of an amendment to the Land Use Map that assigns a General Commercial (C-1) designation to two parcels (106-410-59-00 and 106-410-61-00) in the Fallbrook CPA and an amendment to the Fallbrook Community Plan (Policy LU2.2a1). The Board adopted Resolution No. 16-042 and Ordinance No. 10428. Grand Tradition is an event and wedding venue consisting of eight parcels located in Fallbrook CPA.

3.1.1.2 Forest Conservation Initiative

(GPA 12-004)

On December 14, 2016 (1), the Board adopted CEQA Findings for the Forest Conservation Initiative, adopted Resolution No. 16-145 that adopted the Forest Conservation Initiative GPA 12-004, adopted Ordinance No. 10450 that changed zoning classifications for certain properties within the County and directed the Chief Administrative Officer to draft comprehensive amendments to Areas of Consideration (AOC) AL-5, AL-6 and AL-7 which will be studied as part of the future Alpine Community Plan update.

3.1.1.3 Campo/Lake Morena Community Plan

(GPA 16-002)

On December 14, 2016 (2), the Board approved GPA 16-002 through Resolution 16-146, which consists of an amendment to the Land Use Element, including the amendment of the Mountain Empire Sub-regional Plan and the adoption of the Campo/Lake Morena Community Plan.

3.1.1.4 Pine Valley Community Plan

(GPA 16-002)

On December 14, 2016 (5), the Board approved GPA 16-002 through Resolution 16-148, which consists of an amendment to the Land Use Element, including the amendment of the Central Mountain Sub-regional Plan and the adoption of the Pine Valley Community Plan.



3.1.2 Zoning Ordinance Amendments

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

3.1.2.1 Winery Ordinance Amendment

(POD-14-005)

On April 27, 2016 (1), the Board approved an amendment to the 2010 Wholesale Limited, Boutique and Small Wineries Ordinance that clarified the intent and resolved discrepancies. It further clarified the following: 1. Permitting of wine production facility structures and uses within those structures; 2. Importation of wine from outside sources; 3. Tasting/Retail sales area size and definition; 4. Defining events; and 5. Adding an allowance for fruit grown on a non-contiguous property, to be considered in the percentage of fruit grown “on the premises,” when it is owned or leased by the winery owner.

3.1.2.2 Landscape Ordinance

(POD 15-003)

On April 27, 2016 (6), the Board adopted Ordinance No. 10427, to amend Title 8, Division 6, Chapter 7 of the San Diego County Code of Regulatory Ordinances Relating to Water Conservation in Landscaping. This addresses the State’s Model Water Efficient Landscape Ordinance, which is a framework to increase water efficiency standards for new and modified landscapes. This increases water conservation efforts in the County that meet the State’s standards.

3.1.3 Discretionary Development Applications

Discretionary privately-initiated development applications vary from small-scale administrative permits and boundary adjustments, to large complex projects such as tentative maps and general plan amendments. For the purpose of this annual report, discretionary development applications were limited to those which related to land planning and development activities. This report does not include all administrative activities or permits not related to land planning or development. In 2016, PDS began processing 263 new applications. There were 191 applications approved in 2016, 6% less than were approved in 2015. It should be noted that these approved applications could have been submitted in 2016 or earlier. Additionally, 43 applications were denied or withdrawn in 2016, 17% less than were denied or withdrawn in 2015. Table 4 summarizes the number of applications submitted, approved, or denied/withdrawn since the 2011 adoption of the General Plan Update.



Table 4. Summary of Discretionary Actions

Years	Number of Applications		
	New Submissions	Approved	Denied/Withdrawn
Aug. 2011 - 2012	442	299	97
2013	211	286	51
2014	319	213	42
2015	314	204	52
2016	263	191	43
Total	1,549	1,193	285

3.1.4 Tentative Maps

In 2016, six (6) TM applications were approved for 207 residential lots. Table 5 shows that the number of lots approved through the TM subdivision process totaled 163 fewer lots than full buildout allowed by the General Plan.

Table 5. Tentative Maps Approved in 2016

TM#	Project Name	Community	Number of Lots		
			TM	GP	Diff.
5460	Simpson Farm	Jamul/Dulzura	95 Res./1 Com.	124 Res./1 Com.	(29)
5510	Pacifica Estates	Fallbrook	21 Res.	34 Res.	(13)
5577	Berks Estates	Fallbrook	21 Res.	26 Res.	(5)
5585	Lone Oak	North County Metro	24 Res.	26 Res.	(2)
5593	Trinity Meadows	N. County Metro	22 Res.	51 Res.	(29)
5312	Hoskins Ranch	Julian	24 Res.	109 Res.	(85)
Total			207 Res./1 Com.	370 Res./1 Com.	(163) Res./ (0) Com.



3.1.5 Tentative Parcel Maps

In 2016, six (6) TPM applications were approved for 22 lots. Table 6 shows that the number of residential lots approved through the TPM subdivision process totaled 59 fewer lots than the full buildout allowed by the General Plan.

Table 6. Tentative Parcel Maps Approved in 2016					
TPM#	Project Name	Community	Number of Lots		
			TM	GP	Diff.
21221	Savage	N. County Metro	3	3	(0)
20951	Top of the Pines Lane	Central Mountain	4	35	(31)
21214	North Victoria Drive	Alpine	3	3	(0)
21213	McCune TPM	Fallbrook	4	5	(1)
21080	Bongiovni Montana Serena TPM	Crest/Dehesa	4	16	(12)
21144	Hagerty / Grajek	Fallbrook	4	19	(15)
Total			22	81	(59)

3.1.6 Site Plans

In 2016, one residential site plan was approved for 60 lots. Table 7 shows that the number of residential lots approved through the site plan process totaled 26 fewer lots than full buildout allowed by the General Plan. Single family residences have been excluded from this table.

Table 7. Site Plans Approved in 2016					
STP#	Project Name	Community	Number of DUs		
			TM	GP	Diff
14-013	Winter Oak Apartment Homes	Lakeside	60	86	(26)
Total			60	86	(26)



3.2 Capital Improvements Program

The County of San Diego has completed 35 CIP projects, totaling in excess of \$57M.

3.2.1 Roads and Infrastructure

In 2016, 23 road and infrastructure projects were completed totaling more than \$12.95 million. CIP projects are reviewed for General Plan conformance and presented to community planning and sponsor groups for vetting and scope refinement. A list of the projects completed in 2016 is provided in Table 8.

Table 8. Infrastructure Projects in 2016

Project Name	Cost	Community
Agua Caliente Springs Airport Rehabilitation Runway 11/29	\$640,804	Backcountry/Desert
Alpine Creek Drainage Improvements	\$646,641	Alpine
Bancroft Elementary School Sidewalk Improvements	\$620,000	Spring Valley
Bonita Road AC Resurfacing	\$552,337	Sweetwater
Borrego Valley Airport Rehabilitation of Runway 8-26, Taxiways, Transient Apron and Blast Pad.	\$1,377,505	Borrego Springs
Buckman Springs Road at Oak Drive Intersection	\$848,800	Campo/Lake Morena
Clemmens Lane Sidewalk Improvements in Fallbrook	\$116,491	Countywide
Countywide ADA Curb Ramp Compliance FY 15/16	\$90,156	Countywide
Countywide Asphalt Concrete Overlay FY 14-15	\$2,621,385	Countywide
Creelman Lane Resurfacing	\$81,911	Ramona
Culvert Repair And Replacement, FY 14-15	\$273,909	Countywide
Culvert Replacement	\$396,485	Countywide
Dehesa Road and Sycuan Road Traffic Signal Improvements	\$297,900	Crest / Dehesa
Dehesa Road Resurfacing	\$1,687,317	Crest / Dehesa
Fallbrook Street and Stage Coach Lane Intersection Improvements	\$32,389	Fallbrook
Fallbrook Street At Stage Coach Lane Traffic Signal	\$309,274	Fallbrook
Jacumba Airport Rehabilitation of Runway 7/25	\$509,040	Jacumba



Table 8. Infrastructure Projects in 2016

Project Name	Cost	Community
Jamacha Blvd./Whitestone Road.-Removal of Existing 18" Cmp Pipe Phase II	\$47,122	Spring Valley
Lining & Replacement of Drainage Facilities In Various Locations, FY 13-14	\$1,020,051	Countywide
Metal Beam Guardrail Maintenance Countywide FY 15-16	\$219,973	Countywide
Potrero Elementary School Traffic Calming	\$84,536	Potrero
Repair, Replacement and Construction of Concrete Sidewalks, Curbs and Gutter For FY 15-16	\$443,715	Countywide
Storm Drain Inlet Filters In Creek Hills Road	\$36,301	El Cajon
Total	\$12,954,042	

3.2.2 County Facilities

In 2016, the County completed two major facility projects serving the unincorporated County, as shown in Table 9. The Alpine Library became the County's first Zero Net Energy building.

Table 9. County Facility Projects Approved in 2016

Project Name	Cost	Community
County Operations Center Fleet Facility / Parking Structure B	\$23,500,000	San Diego
Alpine Library	\$10,200,000	Alpine
Total	\$33,700,000	



3.2.3 Park and Recreation Facilities

In 2016, ten park and recreation projects totaling more than \$10.9 million were completed. A list of the projects completed in 2016 is provided in Table 10.

Table 10. Park and Recreation Facilities		
Project Name	Cost	Community
Felicita Regional Park ADA Improvements	\$50,000	North County Metro
Felicita Regional Park Turf & Playground Improvements Project	\$807,236	North County Metro
Guajome Regional Park Playground Improvements	\$798,709	City of Oceanside
Lamar Park Fitness Path	\$249,575	Spring Valley
Pine Valley Ballfield Improvements	\$1,952,450	Pine Valley
Spring Valley Park Basketball Court and Playground Improvements	\$428,250	Spring Valley
Sweetwater Regional Park Equestrian Trail Phase 3	\$609,439	Sweetwater
Tijuana River Valley Regional Park Dairy Mart Ponds Overlook Deck	\$158,330	City of San Diego
Tijuana River Valley Regional Park Pathways to Play - Nature Based Play Pockets	\$200,000	City of San Diego
Tijuana River Valley Regional Park Trails (22 miles)	\$5,680,573	City of San Diego
Total	\$10,934,562	



APPENDIX 1 – ANNUAL HOUSING ELEMENT PROGRESS REPORT

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

Jurisdiction County of San Diego
 Reporting Period 1/1/2016 - 12/31/2016

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	
1521 WINTERWARM DR, #2ND D.U., FALLBROOK, CA 92028	SU	R		1							
15552 CREEK HILLS RD, EL CAJON, CA 92021	SU	R		1							
16985 SKY VALLEY DR, RAMONA, CA 92065	SU	R		1							
25230 JESMOND DENE HEIGHTS PL, #2ND DU, ESCONDIDO, CA 92026	SU	R		1							
30686 SADDLEBACK RD, VALLEY CENTER, CA 92082	SU	R		1							
17124 VIA BARRANCA DEL ZORRO, #2ND D.U., RANCHO SANTA FE, CA 92067	SU	R		1							
3410 HOLLYBERRY DR, VISTA, CA 92084	SU	R		1							
2584 ROYAL CREST DR, #2ND D.U., ESCONDIDO, CA 92025	SU	R		1							
3049 DEGEN DR, #2ND D.U., BONITA, CA 91902	SU	R		1							
2848 STEELE CANYON RD, #2ND D.U., EL CAJON, CA 92019	SU	R		1							
14167 HILLSIDE DR, #2ND D.U., JAMUL, CA 91935	SU	R		1							
13452 HILLDALE RD, #2ND D.U., VALLEY CENTER, CA 92082	SU	R		1							
6192 SAN ELIJO, #2ND D.U., RANCHO SANTA FE, CA 92067	SU	R		1							
3574 PAR FOUR DR, #2ND D.U., EL CAJON, CA 92019	SU	R		1							
23408 OAKLEY PL, #2ND D.U., RAMONA, CA 92065	SU	R		1							
16820 CIRCA DEL SUR, RANCHO SANTA FE, CA 92067	SU	R		1							
318 PALOMINO RD, #2ND D.U., FALLBROOK, CA 92028	SU	R		1							
17808 CAMINO DE LA MITRA, #2ND D.U., RANCHO SANTA FE, CA 92067	SU	R		1							
12390 LAKESIDE AVE, #2ND D.U., LAKESIDE, CA 92040	SU	R		1							

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

1360 EL NIDO DR, #2ND D.U., FALLBROOK, CA 92028	SU	R		1						
10758 ANAHEIM DR, #2ND D.U., LA MESA, CA 91941	SU	R		1						
4101 1/2 S TROPICO DR, #2ND D.U., LA MESA, CA 91941	SU	R		1						
10696 BURRELL WAY, #2ND D.U., DESCANSO, CA 91916	SU	R		1						
2141 SOUTH GRADE RD, #2ND D.U., ALPINE, CA 91901	SU	R		1						
(9) Total of Moderate and Above Moderate from Table A3 ▶ ▶ ▶				177	381	558				
(10) Total by income Table A/A3 ▶ ▶				0	24	177	381	582		
(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 1/1/2016 - 12/31/2016

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		22	97		58	177	
No. of Units Permitted for Above Moderate	377	4				381	

* Note: This field is voluntary

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

Jurisdiction County of San Diego
Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2010	2011	2012	2013	2014	2015	2016	2017	2018	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	2,085	16	0	0	0	0	0			16	2,061
	Non-deed restricted		2	1	3	1	0	1	0		8	
Low	Deed Restricted	1,585	63	0	0	0	0	0			63	1,366
	Non-deed restricted		19	22	20	21	25	25	24		156	
Moderate	Deed Restricted	5,864	0	0	0	0	0	0				5,145
	Non-deed restricted		9	90	36	65	114	228	177		719	
Above Moderate		12,878	268	304	260	393	576	613	381		2,795	10,083
Total RHNA by COG. Enter allocation number:		22,412	377	417	319	480	715	867	582		3,757	18,655
Total Units ▶▶▶												
Remaining Need for RHNA Period ▶▶▶▶▶												

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

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

Jurisdiction County of San Diego
Reporting Period 1/1/2016 - 12/31/2016

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Residential Sites Inventory.	Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	Ongoing	A GIS Mapping Application, available to both staff and members of the public identifies parcels included in the Housing Element Residential Sites Inventory.
Project Review for Inventory Sites	Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	Ongoing	Procedures for planners reviewing discretionary project applications include the use of the GIS Mapping Application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.
Zoning Ordinance Consistency with RHNA	Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Allocation (RHNA), should the Sites Inventory not be approved by State 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.	2-7 years	The Fifth Revision of the Housing Element, as approved by County HCD, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.
Publicly-Available Sites Inventory	Make the inventory of very low, low and moderate income residential sites (2,085 Very Low, 1,585 Low and 5,864 Moderate) publicly available on the County website and at the zoning counter.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html
Affordable Housing Component for Large Developments	Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	2-7 years High Priority	This program is included in the PDS Advance Planning pending work program, when staff and resources become available.
Constraints to Development in Standards / Guidelines	Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	Ongoing	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.
Zoning Ordinance Consistency with RHNA	N/A	N/A	This measure turned out to be unnecessary because the Fourth Revision of the Housing Element was adopted and certified by State HCD before the end of the planning period.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

RHNA Allocation for next HE Cycle	Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	2-7 years High Priority	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element must be adopted by April 2017 (midway through the planning period).
Housing Element Update	Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	2-7 years High Priority	The Fifth Revision of the Housing Element was adopted and approved by HCD in 2013. The implementation programs were reviewed and revised with the update and will be reviewed each year for this annual report.
Residential Sites Inventory Analysis	Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	2-7 years High Priority	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element must be adopted by April 2017 (midway through the planning period).
Residential Sites Inventory	Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	2-7 years High Priority	Sites identified in the Fifth Revision of the Housing Element were added to the GIS layer in 2013.
Transit Nodes	Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	Ongoing	The County's Traffic Impact Fees are discounted in village core areas to facilitate development in transit nodes. PDS Advance Planning is also developing a Form-based code for the Ramona Village, Alpine Town Center, and Valley Center South Village. This code will enable development applications to process through an administrative permit and will also facilitate development in the village transit nodes.
Transit Node Planning Principles	Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-7 years High Priority	This measure has not yet started. The development of a focus area plan for the area around the Buena Creek light rail station is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
Mixed Use Zoning	Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. (See also measure 1.2.1.F Mixed Use Zone)	2-7 years High Priority	Mixed Use Zoning is considered as part of the Community Planning Process. The communities of Alpine, Valley Center and Twin Oaks have been identified to begin the development of new Community Plans in 2017.
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.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Achievement of Maximum Density	Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided.	2-7 years High Priority	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
Multi-family Housing Design Guidelines	Seek grant funding to develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	0-2 years High Priority	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
Multi-family Housing on Lower Density Designated Lands	Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or to facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consistent with Multi-family Housing Design Guidelines (see implementation measure 3.1.2.F).	2-7 years High Priority	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
Amenities in Large Developments	Establish development standards and design guidelines for large developments to encourage amenities, such as tot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	2-7 years High Priority	This program is yet to be completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
Redevelopment Districts	N/A	N/A	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Facilitating Revitalization	Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to Redevelopment activities or zoning incentives.	2-7 years Medium Priority	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
80 Percent Gross Density	Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	0-2 years High Priority	The Housing Coordinator works with applicants who propose development on parcels identified in the Housing Element Available Sites Inventory to achieve a minimum yield of 80 percent. This program is part of the PDS work plan and the need for zoning changes will be evaluated further when staff and resources become available.
Multi-family Building Types	Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile Home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	0-2 years High Priority	The building types allowed by zoning were revised with the General Plan update to ensure that properties with densities ranging from 10.9 to 30 units per acre are able to achieve maximum density.
Smaller Single-family Lots	Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	0-2 years High Priority	This program is part of the PDS Work plan and will be accomplished in coordination with community planning groups when staff and resources become available.
Decouple Minimum Lot Size from Density	N/A	Ongoing	This measure was completed in August 2011 with the adoption of the General Plan Update.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Maximum Planned Yield	Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. This process will be coordinated through community planning and sponsor groups. (Refer to the Conservation Subdivision Program, measure 5.1.2.D.)	0-2 years High Priority	This program has been partially completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011), which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources.
Design Guidelines in Semi-Rural and Rural Lands	Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	Ongoing	In May, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. These Guidelines are used by staff reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands.
Second Unit Construction	Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	Ongoing	During 2016, 24 permits were issued. The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf .
Streamline Approval of Second or Accessory Units	Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Ongoing	Revisions to the Zoning Ordinance were completed April 2009 to facilitate the development of second dwelling units.
Encouraging Second and Accessory Units	Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	April 2009 revisions to the Zoning Ordinance streamlined permitting procedures for second dwelling units, which are currently being implemented.
Mobile/Manufactured Homes	Implement procedures to that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	Ongoing	Single mobile/manufactured dwelling units are a by-right use on lots zoned for single family residential use. During 2016, a total of 58 permits were issued.
Mobile Home Park Lots	N/A	N/A	This program was completed. The issue was addressed in revisions to the County's Subdivision Ordinance.
Special Occupancy Park	Review time restrictions on major use permits issued for Special Occupancy Parks (recreational vehicle parks, etc. — see California Health and Safety Code Section 18862.43), when requested, to lengthen the period allowed for occupancy.	Ongoing	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Energy Efficiency Improvements	Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	Ongoing	In 2016, the County HCDS offered the Home Repair Loan Program, a residential rehabilitation program, that provided assistance to 27 qualified homeowners with low-interest loans or grants for home improvements. 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.
Energy Conservation Features	Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2016, the Home Repair Loan Program assisted 27 qualified homeowners. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCD funded affordable housing development projects.
Build Green Program	Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings. (Build Green Program)	Ongoing	This program has been implemented.
Landscape Design Standards	Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	Ongoing	San Diego County's previous ordinance required all new commercial projects with over 1,000 square feet and single family residences with over 5,000 square feet of landscaping to create water budgets for their landscapes. The new ordinance, which took effect on May 27, 2016, will now require any new construction for which the County issues a building permit or a discretionary review where the aggregate landscaped area is 500 square feet or more to obtain outdoor water use authorization. For those projects between 500 and 2,500 square feet, the County now has a more streamlined process call the Prescriptive Compliance Option.
Low Impact Development Standards	Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	Ongoing	The County continues to implement its Low Impact Development Standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.
SDG&E Conservation Programs	Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website and maintaining an informational display in the PDS Lobby.	Ongoing	PDS maintains an Energy Efficiency Standards web page, along with an information display in its lobby. http://www.sdcounty.ca.gov/pds/bldg/energy-stds.html
Renewable Energy Systems	Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	Ongoing	In 2016, 5,655 residential roof-mounted solar photovoltaics were approved. 48 commercial solar photovoltaic permits were issued, along with 16 electric vehicle charging stations.
Density Bonus for Senior Housing	Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	Ongoing	PDS continued to implement density bonus provisions to encourage senior housing in Village areas and Transit Nodes.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Density Bonus Incentives	Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	2-7 years High Priority	Information about the Density Bonus Program is included on the County HCD and PDS websites.
Review of Density Bonus Provisions	Review local density bonus provisions on an annual basis for State compliance.	Ongoing	The density bonus provisions are reviewed annually by the Housing coordinator for compliance with State law.
State and Federal funding Opportunities	Explore funding opportunities available at the state and federal levels.	Ongoing	HCD received federal entitlement grant funding for housing opportunities: \$3,685,803 in Community Development Block Grant (CDBG) funds, \$2,315,777 in Home Investment Partnerships (HOME) funds, \$326,919 in Emergency Solutions Grant (ESG) funds, and \$2,855,967 in Housing Opportunities for People With AIDS (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region.
Additional Funding Opportunities	Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	Developers are encouraged through HCD's Notice of Funding Availability (NOFA) process to leverage other funding sources, such as private equity loans from lending institutions; funds from federal, state or local programs, such as Low-Income Housing Tax Credits, Tax- Exempt Multi-family Housing Revenue Bonds, the U.S. Department of Housing and Urban Development's (HUD) Senior Preservation Rental Assistance Contracts; or the State of California's Multi-family Housing Program, Affordable Housing and Sustainable Communities Program or Veteran Housing and Homeless Prevention Program.
Inventory of Surplus Sites	Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	Ongoing	Reviewed potential for development of the vacated East Valley Parkway, Escondido, HHSA FRC Sote for affordable housing.
Bond Funding for New Infrastructure	Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	2-7 years Medium Priority	HCD did not receive developer requests to assist with bond funding for affordable housing infrastructure in areas planned for higher density development.
Housing Choice Vouchers	Continue to provide Housing Choice Vouchers to 2,000 extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions.	Ongoing	The Housing Authority of the County of San Diego has continued to administer the Housing Choice Voucher program for the unincorporated area and most jurisdictions in the County. In 2016, 1,571 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego, based on available funding and participant choice.
Tenant Based Rental Assistance (TBRA)	Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	Ongoing	The Housing Authority of the County of San Diego administered six (6) Tenant-Based Rental Assistance (TBRA) programs to 250 participants using HOME, HOPWA, Supportive Housing Program (S+C), and Redevelopment Housing Set Aside funds. Twenty five (25) TBRA vouchers were used in the unincorporated area, based on participant choice.
Outreach Programs for Voucher Acceptance	Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	HCD conducted three (3) landlord/owner workshops in 2016. In addition, HCD implemented a Landlord Incentive program to provide monetary incentives to landlords willing to rent to veterans and persons experiencing homelessness. HCD presented two Landlord Engagement Breakfasts and co-chaired a bi-weekly Opening Doors Landlord Engagement Committee developed to engage landlords interested in renting to Veterans.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Mortgage Credit Certificate Goal	Provide 100 MCCs to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	Ongoing	Qualified homebuyers obtain Mortgage Credit Certificates (MCC) through the California Housing Finance Agency (CalHFA). CalHFA issued 68 MCC's in 2016 in the unincorporated area.
Homebuyer Education Courses	Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	A total of 44 persons received counseling/orientation in 2016. First time homebuyers who attended any HUD approved homebuyer counseling session were eligible to be reimbursed for the cost of the class if they received funding through the CalHome Program.
Household Assistance Goal	Assist 50 – 75 lower-income households between in the unincorporated area.	Ongoing	Between 2010 and 2016, a total of 150 low-income households were assisted in the unincorporated area; 23 of those households were assisted in 2016 through the County's First Time Homebuyer Assistance Program. In December 2014, HCD collaborated with partner agencies in the region to implement a new program design that resulted in process efficiencies for lenders, prospective homebuyers, and program administrators.
Housing Resources Directory Update	Update directory at least biannually.	Ongoing	The Housing Resource Directory was last fully updated in October 2016. The Directory is on the County's website at: http://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/housing_resource.pdf .
Shared Housing Programs	Investigate any opportunities that may provide shared housing programs.	Ongoing	HCD met with a shared housing service provider in June 2015 and discussed the potential for a home share program. Program design, estimated outcomes, and a request for funding proposals have not been received by HCD. HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity.
Shared Housing Program Outreach	N/A	N/A	HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. Therefore, there were no shared housing outreach activities in 2016.
Continuum of Care Program Funding	Apply annually, through the Regional Continuum of Care, for funding under the Continuum of Care (COC) Program to preserve and pursue new resources to increase the number of beds and services for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	Ongoing	The Regional Continuum of Care Council (RCCC) applied for \$18,229,194 in federal funds for homeless housing projects and planning activities in 2016. As part of the application, HCD applied for \$1,427,216 to support permanent supportive housing beds. In 2016, 55 shelter beds were provided in the unincorporated area towards the goal of 500 shelter beds during the Housing Element cycle.
Farm worker Housing Outreach	Distribute farm worker housing information to the public through brochures and the County website.	Ongoing	To satisfy Affirmative Fair Housing Marketing Plan requirement, Firebird Manor, (USDA funded farmworker housing) distributes informational brochures, and when vacancy's occur or applications are being accepted, information is advertised in local newspaper and distributed to local community partners.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Permit Process Streamlining	Implement streamlined permit process procedures for farm worker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farm worker housing inquires and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right".	Ongoing	Based on available data, no farmworker housing permits were issued in 2016.
Universal Design Principles	Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	0-2 years High Priority	In April 2014, a brochure explaining universal design principles was completed and is available in a kiosk at the PDS Zoning Counter and on the County web site at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf
Senior and Disabled-Person Housing	Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	0-2 years Medium Priority	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.
Parking for Senior and Disabled-Person Housing	Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	Ongoing	PDS continues to implement parking regulations in the Zoning Ordinance for senior housings, as amended in 2013 providing a separate category for senior housing.
At-Risk Housing Projects	Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	Ongoing	In 2016, one Notice of Funding Availability (NOFA) was released and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.
Nonprofit Housing Organizations	Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	Ongoing	HCD continually updates its affordable housing list with interested non-profits.
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 2016 in the unincorporated area.
Single-Family Housing Upgrade Goal	Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, a total of 125 housing units were upgraded in the unincorporated area (24 in 2016). The County is on track to meet this objective.
Multi-Family Housing Upgrade Goal	Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, a total of 146 multi-family units were funded for construction/acquisition/rehabilitation. In 2016, HCD issued Notice of Funding Availability (NOFAs) for \$2.7 million for affordable housing developments. The County is on track to meet this objective.
Neighborhood Cleanup Programs	Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, HCD funded a total of eight (8) Community Clean-Up events. The County has met this objective.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Neighborhood Committee Meetings	Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Ongoing	In 2016, HCD conducted one (1) presentation and one (1) online informational presentation to solicit applications for community improvement and affordable housing projects. Ten (10) Regional Continuum of Care Council (RCCC) Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, four (4) San Diego Regional Alliance for Fair Housing meetings, ten (10) Revitalization Committee meetings and five (5) HIV Housing Committee meetings were held during the year.
Ministerial Procedures for Special Needs Housing	Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	0-2 years Medium Priority	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.
Reasonable Accommodation	Make information on reasonable accommodation available to the public.	Ongoing	Reasonable Accommodation information is available to the public via the County of San Diego web site: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf
Emergency Shelters	N/A	N/A	HCD implemented a Hotel/Motel Voucher Program for persons experiencing homeless during periods of inclement weather. In 2016 45 persons were saved through this program.
Definition in Zoning Ordinance	N/A	N/A	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units.
Outreach Materials	Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	0-2 years High Priority	This information is being made available to the public on the PDS web site: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all
Affordable Housing Projects	Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	Ongoing	Board Policy A-68 establishes expedited permit processing for affordable housing projects. Further revisions to expedite processing procedures are ongoing efforts by the PDS.
Customer Service	Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	Ongoing	PDS provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for Tentative Maps, Major Use Permits, Specific Plans, Rezones, and General Plan Amendment applications. PDS has also trained staff to be solution-oriented and to emphasize customer service. PDS staff receive customer service training on an ongoing basis.
Permit Streamlining Act	Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	Ongoing	PDS emphasizes improvements to project processing and customer service. In 2013, a ministerial process to approve site plans was adopted as well as updated parking requirements. See also responses to 3.4.7.A and 3.4.7.B above.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Water and Sewer Purveyors	Work with water and sewer purveyors to assure that affordable housing projects are given priority.	Ongoing	When applicable, project applicants are required to provide a will-serve letter that water and sewer services are available. When necessary, PDS staff coordinate with water and sewer purveyors to ensure that the necessary services will be available to housing projects.
Residential Permitting Process	Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	Ongoing	PDS continues to implement changes identified in the BPR study, which includes utilizing CEQA Guidelines for Determining Significance when reviewing projects.
Infill Development	Provide clear guidance on CEQA requirements for infill development.	Ongoing	PDS continues to utilize CEQA Guidelines for Determining Significance when reviewing projects. PDS staff periodically review the CEQA Guidelines for Determining Significance by subject area to ensure the most appropriate guidance for infill development is provided.
Streamline Regulations	Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.	Ongoing	PDS meets with building industry representatives on a regular basis to respond to current needs and industry changes that may require updates to County regulations and/or processes.
Design Review Compliance Checklists	Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	Ongoing	In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.
Housing Stock Conditions	Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	0-2 years Medium Priority	The Housing Coordinator will work with other County departments to consolidate information on substandard housing.
Public Education Programs	Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	Ongoing	HCD networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. HCD continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Regional Continuum of Care Council meetings were held quarterly to identify gaps in homeless services. Twelve (12) Landlord Engagement Committee were held to increase landlord/owner participation in subsidized housing.
Notification of Funding Opportunities	Notify nonprofit developers when funding is available.	Ongoing	In May 2016, HCD released a Notice of Funding Availability for affordable housing development in the amount of \$2.7 million. Four viable projects have been identified for potential funding.
Community Workshops	Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	Ongoing	In 2016, HCD conducted one (1) CDBG Community presentation and released a new online informational community presentation. Four (4) Regional Continuum of Care Council (RCCC) and ten (10) RCCC Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

Emergency/Disaster Preparedness	Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html
Fair Housing Resources Board	Participate in the Fair Housing Resources Board to coordinate regional solutions to fair housing issues.	Ongoing	HCD provided funding support for fair housing services and participated in events organized by fair housing service providers. HCD also participated in the San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues.
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 until June 30, 2016. North County Lifeline also conducted fair housing testing in the San Diego urban areas of the county based on criteria developed by HCD. As of August 25, 2016, Legal Aid Society of San Diego, Inc. was procured to support fair housing tenant/landlord services.
Information Displays	Prominently display information on fair housing rights and services at the County's public service counters and website.	Ongoing	Creating Equal Opportunity for Every Community posters were prominently displayed in the HCD lobby. HCD's website included a link to the San Diego Regional Alliance for Fair Housing and the Fair Housing and Equal Opportunity websites, which contain a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month. A Fair Housing Exhibit was displayed at County Administration Center, Family Resource Centers located in Escondido, Chula Vista, and Lemon Grove, and HCD Lobby during April to inform the public of Fair Housing Month. In addition, County HCDS posted a Fair Housing presentation on YouTube.
Regional Analysis Update	Participate in the Regional Analysis of Impediments to Fair Housing Choice update due 2010.	Ongoing	HCD participated with their regional partners in the funding, creation and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice. The AI was adopted in June 2015 and continues to be in effect.
Housing Coordinator	Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.
Interdepartmental Efforts	Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	0-2 years High Priority	The PDS Housing Coordinator is responsible for facilitating and improving interdepartmental efforts.
Annual Report to State HCD	Prepare annual report to State HCD on the implementation of the Housing Element.	Ongoing	The PDS Housing Coordinator is responsible for preparing the Housing Element submittal requirements in the General Plan Annual Progress Report for submission to State HCD by April 1. In 2016, the 2015 APR was received by the County Board of Supervisors on March 16 and submitted to State HCD on March 21.

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

Jurisdiction County of San Diego

Reporting Period 1/1/2016 - 12/31/2016

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.	0-2 years High Priority	HCD and PDS met on several occasions to work on updating Board Policy A-68 Expediting Permit Processing for Lower Income Housing Developments
Tracking and Reporting System	Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	0-2 years High Priority	The PDS Building Division maintains data used to develop annual reports. The Housing Coordinator is investigating ways of tracking additional information.
Computerized Monitoring System	Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.
Building Permit Tracking System	Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	0-2 years High Priority	Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.
Data Collection Systems	Use the PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	Ongoing	The PDS Building Division maintains data and is able to develop reports to provide the appropriate data for the General Plan Annual Progress Report.
Review of Design Guidelines	Housing Coordinator will review design guidelines for consistency with the Housing Element.	0-2 years High Priority	The PDS Housing Coordinator participated in the project to develop the design review checklists and during that process was responsible for ensuring their consistency with the Housing Element.
Information on Sites	Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	0-2 years High Priority	Water and sewer districts serving the unincorporated county participated in the review of the General Plan Update and provided comments concerning their ability to supply services based on the land use map densities. These agencies are also contacted as partners to work with communities and the County on developing form-based code. Copies of the General Plan are now available on the County's web site and accessible by all water and sewer districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html
General Plan Distribution	N/A	N/A	In 2012, a copy of the General Plan was provided to all fire protection districts required to provide service to developments within the unincorporated County. This program has been completed and has been removed from the Implementation Plan prepared for the fifth revision of the Housing Element. Copies of the General Plan are now available on the County's web site and accessible by all fire protection districts at http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html
Fire Suppression Upgrades	The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Ongoing	Generally, fire protection equipment in the unincorporated county is sufficient to serve two-story construction; however, it is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles appropriate to serve multi-story construction.

ANNUAL ELEMENT PROGRESS REPORT***Housing Element Implementation***

(CCR Title 25 §6202)

Jurisdiction County of San DiegoReporting Period 1/1/2016 - 12/31/2016

Housing Legislation Revision	Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	Ongoing	The Housing Coordinator reviews pending housing legislation and coordinates with SANDAG and the State on any proposed changes, when applicable.
Funding for Workforce and Affordable Housing.	N/A	Ongoing	See Legislation for Workforce and Affordable Housing
Staff Training	Conduct staff training bi-annually on the Housing Element requirements and County offerings	0-2 years High Priority	The PDS Housing Coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Sites Inventory.
Planning Commission Workshops	Conduct workshop with the Planning Commission on Housing Element policies and programs.	0-2 years High Priority	This program has yet to be accomplished. Conducting a workshop with the Planning Commission on Housing Element policies and programs will be accomplished when staff resources are available.

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

Jurisdiction County of San Diego
Reporting Period 1/1/2016 - 12/31/2016

General Comments:



APPENDIX 2 – HOUSING SUCCESSORS TO REDEVELOPMENT AGENCIES



County of San Diego

NICK MACCHIONE, FACHE
AGENCY DIRECTOR

HEALTH AND HUMAN SERVICES AGENCY
HOUSING AND COMMUNITY DEVELOPMENT SERVICES
780 BAY BLVD., SUITE 200, MAIL STOP O-231
CHULA VISTA, CA 91910
(858) 694-4801 • FAX (858) 467-9713

TODD HENDERSON
DIRECTOR, HOUSING AND COMMUNITY
DEVELOPMENT SERVICES

December 14, 2016

TO: Supervisor Ron Roberts, Chair
Supervisor Dianne Jacob, Vice Chair
Supervisor Greg Cox
Supervisor Bill Horn
Supervisor Dave Roberts
Tenant Commissioner Sandra Marsh
Tenant Commissioner Francisco Penalosa

FROM: Nick Macchione
Agency Director of Health and Human Services

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

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

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

Please refer to pages 127, 128, 148, 149 and 171 of the enclosed Comprehensive Annual Financial Report for the County of San Diego (Attachment C), which outlines the financial activity for the Low- and Moderate-Income Housing Fund, as required by law.

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

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

Respectfully,

A handwritten signature in blue ink, appearing to read 'Nick Macchione', with a stylized flourish at the end.

NICK MACCHIONE, Agency Director
Health and Human Services Agency

TH/KS/MM

Attachments (4):

A: SB 341 Compliance Report – County Housing Successor for the former San Diego Redevelopment Agency

B1: Balance Sheet for the County Housing Successor for the Gillespie Asset

B2: Balance Sheet for the County Housing Successor for the USDRIP Asset

C: Comprehensive Annual Financial Report for the County of San Diego for the period ended June 30, 2016

ATTACHMENT A

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

	Questions:	Answers
1	The amount deposited to the Low and Moderate Income Housing Asset Fund, distinguishing any amounts deposited for items listed on the Recognized Obligation Payment Schedule from other amounts deposited.	The total deposit made to this fund in FY 2015-16 was: \$197,751.88 (\$108,372.77 was deposited in Gillespie Fund 12020 and \$89,379.11 was deposited in USDRIP Fund 12022).
2	A statement of the balance in the fund as of the close of the fiscal year, distinguishing any amounts held for items listed on the Recognized Obligation Payment Schedule from other amounts.	The cash on hand balances at the end of FY 2015-16 are as follows: Gillespie Fund 12020 balance is \$30,240.41 and USDRIP Fund 12022 balance is \$90,093.21. No funds are being held for items listed on the Recognized Obligation Payment Schedule.
3	A description of expenditures from the fund by category, including, but not limited to, expenditures (A) for monitoring and preserving the long-term affordability of units subject to affordability restrictions or covenants entered into by the redevelopment agency or the housing successor and administering the activities described in paragraphs (2) and (3) of subdivision (a), (B) for homeless prevention and rapid rehousing services for the development of housing described in paragraph (2) of subdivision (a), and (C) for the development of housing pursuant to paragraph (3) of subdivision (a).	The FY 2015-16 expenditure for administration, monitoring and preserving the long-term affordability of units was \$8,246.50. No other expenditures from the fund were incurred.
4	As described in paragraph (1) of subdivision (a), the statutory value of real property owned by the housing successor, the value of loans and grants receivable, and the sum of these two amounts.	The Housing Successor does not own any real property. The total loans receivable as of the end of FY 2015-16 from Villa Lakeshore and SilverSage is \$3,417,073. Villa Lakeshore's portion is \$1,000,000 (\$575,000 from Gillespie and \$425,000 from USDRIP). SilverSage's portion is \$2,417,073 (\$1,891,449 from Gillespie and \$525,624 from USDRIP).
5	A description of any transfers made pursuant to paragraph (2) of subdivision (c) in the previous fiscal year and, if still unencumbered, in earlier fiscal years and a description of and status update on any project for which transferred funds have been or will be expended if that project has not yet been placed in service.	N/A. The Housing Successor did not enter into any agreements to transfer any funds during FY 2015-16.
6	A description of any project for which the housing successor receives or holds property tax revenue pursuant to the Recognized Obligation Payment Schedule and the status of that project.	The Housing Successor did not receive or hold any property tax revenue during FY 2015-16.
7	For interests in real property acquired by the former redevelopment agency on or after February 1, 2012, a status update on compliance with Section 33334.16. For interests in real property acquired on or after February 1, 2012, a status update on the project.	N/A. No interests in real property were acquired on or after 2/1/12.
8	A description of any outstanding obligations pursuant to Section 33413 that remained to transfer to the housing successor on February 1, 2012, of the housing successor's progress in meeting those obligations, and of the housing successor's plans to meet unmet obligations. In addition, the housing successor shall include a report posted on its Internet Web Site the implementation plans of the former redevelopment agency.	N/A. The Housing Successor has no unmet relocation or displacement obligations.
9	The information required by subparagraph (B) of paragraph (3) of subdivision (a).	N/A. The Housing Successor is only expending the funds pursuant to 34176.1(a)(1).
10	The percentage of units of deed-restricted rental housing restricted to seniors and assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the previous 10 years in relation to the aggregate number of units of deed-restricted rental housing assisted individually or jointly by the housing successor, its former redevelopment agency, and its host jurisdiction within the same time period?	There are no units of deed-restricted rental housing restricted to seniors. Therefore the percentage of units is 0%.
11	The amount of any excess surplus, the amount of time that the successor agency has had excess surplus and the housing successor's plan for eliminating the excess surplus.	The amount of excess surplus at the end of FY 2015-16 is as follows: Fund 12020 Gillespie balance is \$30,240.41 and Fund 12022 USDRIP balance is \$90,093.21. The Housing Successor plans to use this surplus for administration, monitoring, and preserving the long-term affordability of units.
12	An inventory of homeownership units assisted by the former redevelopment agency or the housing successor that are subject to covenants or restrictions or to an adopted program that protects the former redevelopment agency's investment of moneys for the Low and Moderate Income Housing Fund pursuant to subdivision (f) of Section 33334.3.	N/A. The Housing Successor has no homeownership units.

Attachment B1

COSD
 Trial Balance - Total Currency
 Period: ADJ-16
 Currency: USD
 Balance Type: Year to Date
 FUND Range: 12020
 Report Date: 30-NOV-2016 12:59
 Page: 1 of 3

Ledger: COSD
 FUND: 12020 CSHAF GILLESPIE HOUSING

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	2,701.23	108,372.77	78,624.77	32,449.23
10901	ADVANCES-LOANS FROM OTHER FUNDS	0.00	672,641.00	86,748.88	585,892.12
11039	INTEREST RECEIVABLE	471,982.54	80,567.69	0.00	552,550.23
12310	NOTES RECEIVABLE	2,466,449.00	0.00	0.00	2,466,449.00
14200	PREPAID EXPENSE	0.00	146,829.79	136,972.26	9,857.53
24766	MTB-T_DART DUE TO OTHER FUNDS	(272.14)	272.14	2,208.82	(2,208.82)
26573	DEF INFL (REV) INTEREST	(471,982.54)	0.00	80,567.69	(552,550.23)
26601	UNEARNED REVENUE	(2,429.09)	218.14	20,379.09	(22,590.04)
31223	NONSPENDABLE PREPAID	0.00	136,972.26	146,829.79	(9,857.53)
31243	NONSPEND REDEV LOANS	0.00	0.00	0.00	(2,466,449.00)
33100	NONSPEND ADVANCE OTHER FND	(2,466,449.00)	0.00	585,892.12	(585,892.12)
34100	FUND BALANCE AVAILABLE - ACTUAL	0.00	595,749.65	0.00	595,749.65
37100	FUND BALANCE-OTHER	0.00	732,721.91	732,721.91	0.00
47535	MISC REVENUE OTHER	0.00	73,633.14	73,633.14	0.00
47540	OTHER MISCELLANEOUS	0.00	2,254.08	3,717.02	(1,462.94)
47549	REPAYMENT OF HOUSING LOANS	0.00	18,125.01	18,125.01	0.00
48117	OPER TRSFR OTHER/SP DIST	0.00	0.00	672,641.00	(672,641.00)
52304	MISCELLANEOUS EXPENSE	0.00	7,165.20	0.00	7,165.20
53666	CONTR TO OTHER AGENCIES	0.00	117,172.51	53,633.79	63,538.72
		0.00	2,692,695.29	2,692,695.29	0.00

Attachment B2

COSD

Trial Balance - Total Currency

Report Date: 30-NOV-2016 12:59

Period: ADJ-16

Page: 2 of 3

Currency: USD

Balance Type: Year to Date
FUND Range: 12022

Ledger: COSD
FUND: 12022 CSHAF USDRIP HOUSING

ACCOUNT	Description	Beginning Balance	Debits	Credits	Ending Balance
10100	CASH IN TREASURY	1,996.55	89,379.11	1,150.72	90,224.94
11039	INTEREST RECEIVABLE	247,510.46	17,096.54	26,673.80	237,933.20
12310	NOTES RECEIVABLE	950,624.00	0.00	0.00	950,624.00
14200	PREPAID EXPENSE	120,435.10	127,048.79	229,742.17	17,741.72
24766	MTB-T DART DUE TO OTHER FUNDS	(201.15)	201.15	131.73	(131.73)
26573	DEF INFL (REV) INTEREST	(247,510.46)	26,673.80	17,096.54	(237,933.20)
26601	UNEARNED REVENUE	(1,795.40)	161.23	15,062.79	(16,696.96)
31223	NONSPENDABLE PREPAID	(120,435.10)	229,742.17	127,048.79	(17,741.72)
31243	NONSPEND REDEV LOANS	(950,624.00)	0.00	0.00	(950,624.00)
34100	FUND BALANCE AVAILABLE - ACTUAL	0.00	0.00	102,693.38	(102,693.38)
37100	FUND BALANCE-OTHER	0.00	229,742.17	229,742.17	0.00
47535	MISC REVENUE OTHER	0.00	161.23	161.23	0.00
47540	OTHER MISCELLANEOUS	0.00	1,666.05	2,747.35	(1,081.30)
47549	REPAYMENT OF HOUSING LOANS	0.00	13,396.74	13,396.74	0.00
52304	MISCELLANEOUS EXPENSE	0.00	1,081.30	0.00	1,081.30
53660	CONTRIBUTIONS TO OTHERS	0.00	73,415.00	73,415.00	0.00
53666	CONTR TO OTHER AGENCIES	0.00	136,546.17	107,249.04	29,297.13
		0.00	946,311.45	946,311.45	0.00

SDCERA Financial Report

SDCERA issues a publicly available financial report that includes financial statements and required supplementary information for the SDCERA-RHP. The financial report may be obtained by writing to San Diego County Employees Retirement Association, 2275 Rio Bonito Way, Suite 200, San Diego, California 92108-1685 or by calling (619) 515-6800.

NOTE 29**Fund Deficit**

Table 53

Fund Deficit At June 30, 2016	
Internal Service Fund:	
Employee Benefits Fund	\$ (38,400)
Facilities Management Fund	(20,721)
Purchasing Fund	(64)

The Employee Benefits Fund deficit of \$38.4 million, (a decrease of \$4.2 million from the 2014-2015 fund deficit of \$42.6 million) resulted primarily from the accrual of the estimated liability and costs associated with the reported and unreported workers' compensation claims as prepared by an actuary for the reporting period ending June 30, 2016. The liability increased to \$175.3 million from the prior year's estimate of \$166.9 million. The County will continue to reduce the deficit through increased premium rate charges to County departments by \$5 million per year in excess of projected operating expenses beginning in fiscal year 2015-2016 for a 10 year period.

The Facilities Management Fund and Purchasing Fund deficits of approximately \$20.7 million and \$64 thousand, respectively, resulted from adjustments attributed to reporting the County's proportionate share of the SDCERA-PP net pension liability.

NOTE 30**County of San Diego Successor Agency Private Purpose Trust Fund for Assets of Former San Diego County Redevelopment Agency**

On December 29, 2011, the California Supreme Court upheld Assembly Bill x1 26 ("the Bill") that provided for the dissolution of all redevelopment agencies in the State of California. This action impacted the reporting

entity of the County that previously had reported the San Diego County Redevelopment Agency (SDCRA) as a blended component unit.

The Bill provided that upon dissolution of a redevelopment agency, either the County or another unit of local government would agree to serve as the "successor agency" to hold the assets until they are distributed to other units of state and local government. On January 24, 2012, via Minute Order 14, the County Board of Supervisors designated the County as the successor agency to the SDCRA; in accordance with the Bill.

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

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

In accordance with the timeline set forth in the Bill (as modified by the California Supreme Court on December 29, 2011) all redevelopment agencies in the State of California were dissolved and ceased to operate as a legal entity as of February 1, 2012.

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

Due To Other Funds

The County of San Diego Successor Agency Private Purpose Trust Fund's "Due To Other Funds" consists of outstanding loans owed to the General Fund for the Upper San Diego River Project (\$1.035 million), to the Airport Enterprise Fund (AEF) for the Airport Projects (\$3.790 million) and to the County Low and Moderate Income Housing Asset Fund (CLMIHAF) (\$591 thousand). The loans were originally made from the General Fund and AEF to the former San Diego County Redevelopment Agency (SDCRA) but were transferred to the County of San Diego Successor Agency Private Purpose Trust Fund upon dissolution of the SDCRA on February 1, 2012. Additionally, in fiscal year 2016, twenty percent of the then outstanding amount owed to the AEF was transferred from the AEF to the CLMIHAF, as mandated by California Health and Safety Code 34191.4. As of June 30, 2016, the interest earned on the General Fund loan accrues on the average quarterly outstanding balance, at a rate equal to the average County earned investment rate as determined by the County Treasurer. Interest earned on the AEF and CLMIHAF loans accrue at the rate mandated by Health and Safety Code 34191.4. Under California Assembly Bills ABx1 26 and AB 1484, it is expected that the County Successor Agency will pay principal and interest on the loans outstanding when funds are available for this purpose. The timing and total amount of any repayment is subject to applicable law.

NOTE 31

San Diego County Redevelopment Agency (SDCRA) Revenue Refunding Bonds

In December 2005, the San Diego County Redevelopment Agency (SDCRA) issued \$16 million Revenue Refunding Bonds Series 2005A that mature in fiscal year 2033. The SDCRA has pledged property tax increment revenues generated within the Gillespie Field Project Area to pay for the bonds. Gillespie Field Airport revenues may also be used to fund debt service payments if there are insufficient property tax increment revenues to cover a particular fiscal year's debt service requirement. Bonds are also payable from funds held under the indenture, including earnings on such funds. Pursuant to California Assembly Bill ABx1

26, the responsibility for the payment of this debt was transferred to the County of San Diego Successor Agency Private Purpose Trust Fund.

SDCRA revenue refunding bonds outstanding at June 30, 2016 were the following:

Table 54
SDCRA Revenue Refunding Bonds

Issuance	Original Amount	Interest Rate	Final Maturity Date	Outstanding Balance at June 30, 2016
Revenue Refunding Bonds Series 2005A	\$ 16,000	3.65 - 5.75%	2033	12,210
Total	\$ 16,000			12,210

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

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

Fiscal Year	Principal	Interest	Total
2017	\$ 475	662	1,137
2018	500	637	1,137
2019	525	611	1,136
2020	555	583	1,138
2021	580	553	1,133
2022-2026	3,405	2,247	5,652
2027-2031	4,475	1,138	5,613
2032-2033	1,695	91	1,786
Total	12,210	\$ 6,522	\$ 18,732
Less:			
Unamortized issuance discount	(27)		
Total	\$ 12,183		

SDCRA pledged revenue for the year ended June 30, 2016 was as follows:

Table 56
SDCRA Revenue Refunding Bonds - Pledged Revenues

Debt Pledged	Final Maturity Date	Pledged Revenue To Maturity	Fiscal Year 2016	
			Debt Principal & Interest Paid	Pledged Revenue Received
Revenue Refunding Bonds Series 2005A	2033	\$ 18,732	\$ 1,142	\$ 1,142

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

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

Air Pollution Fund

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

Asset Forfeiture Program Fund

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

County Library Fund

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

County Low and Moderate Income Housing Asset Fund

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

County Service District Funds

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

Edgemoor Development Fund

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

Flood Control District Fund

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

Harmony Grove Community Facilities District Fund

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

Housing Authority - Low and Moderate Income Housing Asset Fund

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

Housing Authority - Other Fund

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

In Home Supportive Services Public Authority Fund (IHSSPA)

This authority was established for the administration of the IHSSPA registry, investigation of the qualifications and background of potential registry personnel,

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

Inactive Wastesites Fund

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

Inmate Welfare Program Fund

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

Lighting Maintenance District Fund

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

Other Special Revenue Funds

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

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

County Low and Moderate Income Housing Asset Fund

For the Year Ended June 30, 2016
 (In Thousands)

	Original Budget	Final Budget	Actual
Revenues:			
Revenue from use of money and property	\$		6
Other			3
Total revenues			9
Expenditures:			
Current:			
Public assistance:			
CSHAF Gillespie housing	83	799	71
CSHAF USDRIP housing	72	72	30
Total public assistance	155	871	101
Total expenditures	155	871	101
Excess (deficiency) of revenues over (under) expenditures	(155)	(871)	(92)
Other financing sources (uses):			
Transfers in	43	759	673
Total other financing sources (uses)	43	759	673
Net change in fund balances	(112)	(112)	581
Fund balances at beginning of year	3,538	3,538	3,538
Fund balances at end of year	\$ 3,426	3,426	4,119



APPENDIX 3 – IMPLEMENTATION PLAN AND ACCOMPLISHMENTS

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
1.0	<p>LONG RANGE LAND USE PLANNING</p> <p>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.</p>		
1.1	<p>Regional Planning</p>		
1.1.A	<p><u>Regional Plans</u>. Participate in the preparation of the Regional Plans to ensure the land use issues of the unincorporated areas are addressed.</p>	Ongoing	PDS, DPW, and Air Pollution Control District (APCD) staff are ongoing participants in various San Diego Association of Governments (SANDAG) committees, such as the Regional Planning Technical Working Group, Transportation Advisory Committee, and the Active Transportation Working Group. These groups provide input during the preparation of the regional comprehensive and transportation plans.
1.1.B	<p><u>Interjurisdictional Review Program</u>. Conduct interjurisdictional reviews and maintain procedures to guide staff to share information on County planning document updates and to review and provide comments on proposed plans of incorporated jurisdictions, military installations, and public agencies in the region.</p>	Ongoing	PDS Interjurisdictional Review Coordinators led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents. In 2016, PDS staff initiated an effort to streamline processes related to interjurisdictional notices.
1.1.C	<p><u>Interjurisdictional Reviews</u>. Coordinate with adjacent cities and other agencies regarding planning efforts and resource protection. Additional on-going consultations include coordination with state, federal, and local agencies regarding energy infrastructure, tribal casinos, etc.</p>	Ongoing	During 2016, PDS submitted 63 comment letters to lead agencies related to interjurisdictional notices. PDS Interjurisdictional Review Coordinators led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents. Cooperation and coordination with stakeholders provides insight and better cooperation to plan for the future of the region. IJN projects reviewed included tribal projects, annexations, development proposals immediately adjacent or within close proximity to County jurisdictional boundary, infrastructure projects as well as state and federal planning/policy documents.
1.2	<p>Planning in the Unincorporated County</p>		
1.2.1	<p>General Plan, Community Plans, and Area Plans</p>		
1.2.1.A	<p><u>General Plan Review</u>. Conduct annual progress reviews and prepare an annual status report on the implementation of the General Plan. Initiate "maintenance" amendments to the General Plan, as necessary, to resolve problems as they arise during implementation of the General Plan.</p>	0-10 years	County staff prepares the General Plan Annual Progress Report, this includes the County's progress in meeting its share of regional housing needs and local efforts to encourage the development of housing.
1.2.1.D	<p><u>Community Plans</u>. Maintain, and update as necessary, Community Plans to identify the individual community character for each community, along with community-specific planning and design issues such as local public and fire access road networks, town center and specific area plans, and design guidelines. Community Plans, adopted as an integral parts of the County's General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County.</p>	Ongoing	The County adopted updated community plans for the areas of Pine Valley and Campo/Lake Morena.
1.2.1.H	<p><u>Forest Conservation Initiative (FCI) Lands Plan</u>. Prepare a revised land use map for lands subject to the FCI, coordinate with community planning groups for public outreach and consensus and prepare General Plan Amendment for Board adoption to coincide with expiration of the FCI.</p>	0-2 years	The Board of Supervisors received and adopted land use plans under the FCI GPA in December.
1.2.1.I	<p><u>Alpine FCI Lands Plan</u>. Prepare a land use map for lands subject to the FCI in eastern Alpine, as directed by the Board of Supervisors. Coordinate with area property owners and the Alpine community planning group for public outreach and consensus and prepare a General Plan Amendment for Board adoption to coincide with expiration of the FCI.</p>	0-2 years	The Board of Supervisors received and adopted land use plans under the FCI GPA in December.
2.0	<p>BUILT ENVIRONMENT</p> <p>Implementation of the General Plan in terms of the built environment includes programs and actions that relate to the management of the physical development that sustains growth and economic vitality, and provides public services within the County. These include discretionary development review and other community development activities such as parks and recreation, public buildings, infrastructure, solid waste, and paleontological resources or unique geologic features.</p>		
2.1	<p>General Development</p>		
2.1.1	<p>Project Review</p>		
2.1.1.A	<p><u>Project Review Procedures</u>. Review, and revise as necessary, project review procedures to ensure that discretionary development is consistent with the goals and policies of the General Plan and applicable community plans. Project review provides a procedure to review discretionary development proposals to address physical design, siting, and accessibility issues.</p>	Ongoing	Review procedures are under constant evaluation and revision by project planning managers and staff.
2.1.1.C	<p><u>Pipelining Policy</u>. Implement procedures that allow Tentative Maps and Tentative Parcel Maps whose applications are still valid and were deemed complete prior to August 6, 2003 to be subject to densities identified in the General Plan in effect prior to the adoption of this General Plan Update.</p>	Ongoing	A handful of tentative maps are still pending completion under the current pipeline. Staff adheres to the pipelining policy, when applicable.
2.2	<p>Park & Recreation</p>		
2.2.1	<p>Park Planning and Development</p>		
2.2.1.C	<p><u>Park and Recreation Needs Assessment</u>. Coordinate with communities, agencies, and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues.</p>	Ongoing	<p>DPR conducted a Needs Assessment in 2016. Key areas of exploration in the 2016 Needs Assessment Survey included identifying and rating household priorities with regard to park and recreation facilities and amenities, programs & services, and key community issues that DPR should focus on positively impacting.</p> <p>DPR requested park development and recreational programming priority lists from all Community Planning/Sponsor Groups, County Service Areas # 26, 81, 83/83A, and 128, and the Jess Martin Park Landscape Maintenance District Advisory Committee. The priority lists define community recommendations for use of Park Lands Dedication Ordinance funds. A total of 18 responses were received.</p>
2.2.1.E	<p><u>Park Design Manual</u>. Prepare a design manual to provide concepts for typical park and recreation facility components to meet local population needs.</p>	2-7 years	DPR has created and now implements a Green Checklist, a Healthy Edge Design Guideline, and other design checklists while continuing DPR's efforts to further develop the Park Design Manual. The checklists and guidelines serve as a reference to applicants while developing park site plans.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
2.2.1.F	<u>Development Standards</u> . Modify development standards and design guidelines to use universal design features that accommodate both able-bodied and disabled individuals, for common park amenities such as tot lots and restrooms.	2-7 years	DPR is continuing efforts on the creation of universal park development standards that provide design features and amenities that are inclusive for all park patrons.
2.2.2	Park Acquisition		
2.2.2.A	<u>Park Lands Dedication Ordinance (PLDO)</u> . Implement the PLDO to attain funding for land acquisition and construction of local park and recreational facilities. PLDO requires new discretionary residential development projects pay a fee and/or construct parks as a condition of project approval.	Ongoing	\$2,606,885 in PLDO revenue was collected in FY15-16 from residential development projects. Capital Projects completed in FY15-16 using PLDO Funds included: <ul style="list-style-type: none"> • Felicita Park Improvements: \$738,507 • Guajome Regional Park Playground Improvements \$750,000 • Steam Academy Field Improvements \$600,000 • Barnett Elementary Playground Improvements \$92,000 • Fallbrook Sports Association Roller Hockey Arena Conversion to Soccer Fields \$125,000.
2.2.2.B	<u>Discretionary Development Projects</u> . Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs.	Ongoing	DPR participated in the review of 85 discretionary development projects to identify park facility needs and ensure compliance with the PLDO.
2.2.3	Programs, Operations, and Maintenance		
2.2.3.A	<u>Recreational Programs</u> . Support the Park Advisory Committee and community center user surveys to solicit input on park and recreation program and facility needs and issues.	Ongoing	DPR conducted ten (10) meetings of Parks Advisory Committee (PAC) to solicit input on park and recreation programs and facility needs and issues.
2.2.3.B	<u>Grants and Bonds</u> . Solicit grants and bonds to fund the operation and maintenance of park and recreation facilities.	Ongoing	DPR completed ADA improvements at Felicita County Park which included ADA parking and pathways, ramps, guardrails, and stage enhancements. The project was funded with \$50,000 from the Federal Community Development Block Grant program. DPR completed the Lamar Park Exercise Trail Project which included a pedestrian bridge to provide access to an unused portion of the park, and construction of an ADA compliant loop trail and fourteen outdoor exercise stations. Funding of \$250,000 was provided for this project through a FY 15/16 Community Development Block Grant. DPR completed construction of the Helix - Flume Trail, an 0.8 mile long project created a trailhead off El Monte Road and a switchback trail up to the existing trails surrounding Lake Jennings. The trail is on an easement over Helix Water District land and includes interpretive signs describing the history of San Diego's first water flume. The Helix Flume trail project was funded through a \$325,000 Proposition 40 grant from the San Diego River Conservancy. DPR completed construction of Pathways to Play - Nature Based Play Pockets within Tijuana River Valley Regional Park. This project was funded by a \$200,000 grant from First 5 San Diego.
2.2.3.C	<u>Improvement and Service Districts</u> . Encourage and support Landscape and Lighting Maintenance Districts and County Service Areas to fund park maintenance.	Ongoing	DPR staff attended eleven (11) meetings for the Jess Martin Landscape Maintenance District Advisory Committee, which was formed to provide funding for the operation and maintenance of Jess Martin Park. DPR staff also attended twelve (12) meetings of the County Service Areas No. 26 Rancho San Diego Local Park District Citizen Advisory Board, twelve (12) meetings of the County Service Area No. 128 San Miguel Local Park District Citizen Advisory Committee; and nine (9) meetings of the County Service Area No. 81 Fallbrook Local Parks Advisory Committee.
2.2.3.D	<u>Joint Power Agreements</u> . Conduct partnerships with other jurisdictions, agencies, non-profits, and school districts to share use, operation, and maintenance costs for facilities via joint powers agreements.	Ongoing	DPR continues to establish partnerships and maintains 23 existing agreements with other jurisdictions, agencies, non-profits, and school districts to share use, operation and maintenance costs for facilities.
2.3	Civic and Institutional Buildings		
2.3.2	County Facilities		
2.3.2.A	<u>Strategic Energy Plan</u> . 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: <ul style="list-style-type: none"> • 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. • Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles. 	0-2 years	In 2016, the County increased the renewable energy systems on county facilities by 108,000 KWh and completed the first Zero net Energy county building.
2.3.2.B	<u>Resource-Efficient Guidelines</u> . Implement, and revise as necessary, Board Policies F-50, Voluntary Resource-Efficient Guidelines on New Construction and Building Renovation Projects, to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Board Policy F-50 establishes voluntary resource-efficient guidelines (Sustainable Building Projects and/or Green Building Programs) on County new construction and building renovation projects.	0-2 years	Board Policy F-50 was consolidated into a revised Board Policy G-15, Design Standards for County Facilities and Property, and F-50 deleted.
2.3.2.C	<u>Site Planning of County Facilities</u> . Implement, and revise as necessary, Board Policy G-16, Capital Facilities and Space Planning, which requires the preparation of minimum location and design standards for County-owned and leased facilities, to require the County to: <ul style="list-style-type: none"> • Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability, to site facilities to enhance community centers and places, and to locate near transit services, when available • Require government contractors to use low emission construction vehicles and equipment • Avoid hazardous areas when siting County facilities 	0-2 years	A zero net energy feasibility assessment was implemented as part of planning for new capital facilities. There was continued site search for Probation Ohio Street and Southeast FRC, and the Northeast FRC. There was continued planning efforts with departments for opportunities for consolidation and shared services.
2.3.2.D	<u>Design Standards</u> . Implement and revise as necessary Board Policy G-15, Design Standards for County Facilities and Property, to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems, including water conservation features at County facilities.	0-2 years	In June 2016, the County completed the Alpine Library, the first county Zero Net Energy building and began construction of the Imperial Beach Library, the second Zero Net Energy building, in January 2016. The County advertised Borrego Springs Library and North Coastal HHS Facility projects to be Zero Net Energy and LEED Gold.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
2.3.2.F	<u>Water Conservation Plan</u> . Develop and implement a County Water Conservation Plan for County operations to reduce water consumption and use recycled water where feasible for County operations.	0-2 years	AWM enhanced the current submeter testing lab by the installation a new 800 gallon recirculation tank and new test benches to recirculate meter test water in response to California's executive order for water savings. The majority of in-building water usage for AWM is from water and gas meter testing with a yearly water usage of approximately 260,000 gallons. The AWM meter lab implemented smart use of water and reduced waste of potable water which immediately raised the County's commitment to water conservation.
2.4	Infrastructure		
2.4.1	General Infrastructure		
2.4.1.A	<u>Community Plan Consistency</u> . Review infrastructure projects to ensure adherence to Community Plans and to guide infrastructure planning in the individual and unique communities of the County.	Ongoing	DPW reviewed private infrastructure projects and public road improvement projects to ensure consistency and adherence to Community Right-of-Way Development Standards, Public Road Standards, and General Plan Mobility Element consistency.
2.4.1.C	<u>Interjurisdictional Reviews</u> . Review and comment on water and wastewater projects undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.	Ongoing	PDS, DPR and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies. During 2016, the County provided comments on multiple interjurisdictional projects, including a number of water and wastewater projects.
2.4.2	Water Supply		
2.4.2.A	<u>Land Use Mapping</u> . Review GPAs and implement the General Plan Land Use Map for consistency with the goals and policies of the General Plan to locate commercial, office, civic, and industrial development in villages, town centers or at transit nodes; and to ensure that adequate water supply is available for development projects that rely on imported water.	Ongoing	Land use review for General Plan consistency is incorporated within the discretionary permitting process.
2.4.4	Telecommunication Facilities		
2.4.4.A	<u>Telecommunication Facility Permitting</u> . Implement the Zoning Ordinance to ensure wireless telecommunication facilities are appropriately sited and designed. The Zoning Ordinance regulates wireless telecommunication facilities and establishes preferred sites for cell towers.	Ongoing	Conformance with the wireless section of the zoning ordinance is required as part of telecommunication permitting.
2.5	Solid Waste		
2.5.1	Reduction and Recycling of Solid Waste		
2.5.1.A	<u>Education Programs</u> . Implement recycling and composting public education programs for residents, schools, and businesses.	Ongoing	DPW's composting public outreach and education program reached 36,714 residents in the unincorporated area through workshops, blogs, newsletters, and public events, including 22 composting workshops and 3 informational booths at community events. DPW also gave 83 recycling presentations at schools and community centers to 6,338 young people, and 660 presentations, trainings, and inspections to businesses and multifamily complexes reaching 1,178 employees and residents. In addition, 4,928 phone calls and online queries were made to the Recycling and Household Hazardous Waste Database and 100,522 guides, billing inserts, or flyers were distributed to residents.
2.5.1.B	<u>Interjurisdictional Reviews</u> . Participate in interjurisdictional reviews to gather information and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to locate recycling facilities.	Ongoing	PDS in coordination with, DPR and DPW are continuing efforts for interjurisdictional review of water and wastewater projects undertaken by other public agencies.
2.5.1.C	<u>Recycling Program</u> . Implement and expand County-wide recycling and composting programs for residents and businesses. Require commercial and industrial recycling. County Department of Public Works implements a diverse solid waste management program to manage the local solid waste stream in the unincorporated County to meet waste diversion requirements under the Integrated Waste Management Act and enforces mandatory recycling ordinances of the County Code of Regulatory Ordinance Title 6, Division 8, Chapter 5.	Ongoing	DPW continues to administer a recycling program funded by the hauler franchise fee; however, available funds are declining because they are tied to landfill disposal rates, which have been decreasing as a result of increased recycling. The County program continues to comply with the State and local Mandatory Commercial Recycling requirements. Through franchise hauler customer lists, affected unincorporated businesses, schools and multifamily complexes were informed of recycling requirements. Facilities are offered assistance and resources to start recycling programs. Non-compliant facilities may be subject to enforcement action. At the direction of the Board of Supervisors to determine the resources and programs needed to reduce waste 75% by 2020 and 90% or greater by 2040 for the unincorporated areas and internal County operations, staff and its consultant prepared a draft Strategic Plan to Reduce Waste. Formed in cooperation with industry and community stakeholders throughout 2016, this plan will be brought forward for Board consideration in early 2017.
2.5.1.E	<u>Recycling in Construction</u> . Encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition and land clearing debris.	Ongoing	DPW's recycling staff continue to work with building projects with at least 40,000 square feet to ensure their compliance with construction and demolition recycling requirements. Primarily implemented through the LEED Certification process, the County require high levels of demolition material recycling and promotes the use of recycled content materials in new facility projects. These programs are tracked through the LEED verification process. DGS is coordinating with DPW on developing the Strategic Plan to Reduce Waste which would expand recycling and waste diversion in unincorporated areas and internal County operations.
2.5.1.F	<u>Diverting Organic Materials</u> . Develop programs to assist farmers, residents, and businesses to divert organic materials.	0-2 years	AWM has continued its support for the Recycling Market Development Zone (RMDZ) program through its continued participation in the Food System Initiative Working Group.
2.5.2	Management of Solid Waste Service Providers		
2.5.2.A	<u>Onsite Materials Diversion</u> . Work with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging onsite materials diversion options.	Ongoing	DPW continued to participate in the Reuse and Repair Network to share best practices and foster collaborations between reuse and repair organizations, jurisdictions, and solid waste facilities to promote these practices and to reduce waste. Miramar, Sycamore, and Olay Landfills offer drop-off areas for donation of usable products and textiles. A mid-scale composting training program intended for businesses, schools, community gardens and farms was created and provided for those wishing to compost onsite. Tours of existing sites were included in the training program to facilitate a peer network for ongoing training and assistance.
2.5.2.B	<u>Refuse Hauling</u> . Regulate refuse hauling companies through County Franchise Hauler Agreement permits. County Department of Public Works permits and regulates refuse hauling companies to ensure compliance with County Franchise Haulers' Agreements and Ordinances.	Ongoing	Under the solid waste franchise agreements, DPW continues to require reporting of customer service levels of trash and recycling from all franchised solid waste haulers. Hauler reporting allows the County to quickly identify and take appropriate action with non-recycling customers.
2.5.3	Landfills		
2.5.3.B	<u>Development of Solid Waste Management Facilities</u> . Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse, and composting businesses.	0-2 years	DPW received one-time funding to assist in the evaluation of potential revisions to the Zoning Ordinance to increase the opportunities for composting on agricultural or other sites. DPW will work with closely with PDS on this multi-year project.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
3.0	HOUSING Housing addresses affordable and special needs housing, financial assistance, and the reduction of government constraints related to affordable housing. It also includes long-range programs to guide development planning beyond the horizon of the current housing cycle.		
3.1	Community Development		
3.1.1	Regional Housing Needs		
3.1.1.A	<u>Residential Sites Inventory</u> . Implement computerized tracking to identify parcels that are included in the Residential Sites Inventory on a GIS mapping application designed for staff and public use.	Ongoing	A GIS Mapping Application, available to both staff and members of the public identifies parcels included in the Housing Element Residential Sites Inventory.
3.1.1.B	<u>Project Review for Inventory Sites</u> . Implement regulatory procedures for new projects to determine whether the lots were included in the Residential Sites Inventory.	Ongoing	Procedures for planners reviewing discretionary project applications include the use of the GIS Mapping Application for preliminary analysis to identify if the proposed project is located within a parcel identified on the Residential Sites Inventory.
3.1.1.C	<u>Zoning Ordinance Consistency with RHNA</u> . Amend Zoning Ordinance for consistency with the Fifth Revision of the Housing Element to meet the County's Regional Housing Needs Allocation (RHNA), should the Sites Inventory not be approved by State 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.	2-7 years	The Fifth Revision of the Housing Element, as approved by County HCD, was consistent with the Zoning Ordinance and did not require a Zoning Ordinance amendment.
3.1.1.D	<u>Publicly-Available Sites Inventory</u> . Make the inventory of very low, low and moderate income residential sites (2,085 Very Low, 1,585 Low and 5,864 Moderate) publicly available on the County website and at the zoning counter.	Ongoing	The Available Sites Inventory from the Fifth Revision of the Housing Element is available on the County website: http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html
3.1.1.E	<u>Affordable Housing Component for Large Developments</u> . Develop criteria for privately-initiated amendments to the General Plan for large scale developments to include an affordable housing component.	2-7 years High Priority	This program is included in the PDS Advance Planning pending work program, when staff and resources become available.
3.1.1.F	<u>Constraints to Development in Standards / Guidelines</u> . Implement and annually assess development standards and design guidelines and modify, as appropriate, to remove constraints to the development of affordable housing.	Ongoing	The Zoning Ordinance and other regulatory codes are reviewed on an annual basis to identify streamlining opportunities for discretionary development applications.
3.1.1.G	<u>Zoning Ordinance Consistency with RHNA</u> .	N/A	This measure turned out to be unnecessary because the Fourth Revision of the Housing Element was adopted and certified by State HCD before the end of the planning period.
3.1.1.H	<u>RHNA Allocation for next HE Cycle</u> . Work with SANDAG to determine County's share of Regional Housing Needs Assessment for the next Housing cycle.	2-7 years High Priority	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).
3.1.1.I	<u>Housing Element Update</u> . Review and revise goals and policies. Analyze success of HE implementation programs, make adjustments, and devise programs to achieve goals and implement policies of updated HE.	2-7 years High Priority	The Fifth Revision of the Housing Element was adopted and approved by 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	<u>Residential Sites Inventory Analysis</u> . Identify sites for the next Housing Element Sites Inventory that are available and suitable to provide housing opportunities to satisfy the County's RHNA allocation.	2-7 years High Priority	Because the County did not adopt the Fourth Revision of the Housing Element by the statutory deadline, the next update to the Housing Element must be adopted by April 2017 (midway through the planning period).
3.1.1.K	<u>Residential Sites Inventory</u> . Update GIS layer that identifies parcels included in the Residential Sites Inventory for the next Housing Element cycle.	2-7 years High Priority	Sites identified in the Fifth Revision of the Housing Element were added to the GIS layer in 2013.
3.1.2	Village Development		
3.1.2.A	<u>Transit Nodes</u> . Work with transit agencies, SANDAG and developers to facilitate development within identified transit nodes.	Ongoing	The County's Traffic Impact Fees are discounted in village core areas to facilitate development in transit nodes. PDS Advance Planning 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	<u>Transit Node Planning Principles</u> . Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.	2-7 years High Priority	This measure has not yet started. The development of a focus area plan for the area around the Buena Creek light rail station is included in the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.C	<u>Mixed Use Zoning</u> . Establish mixed-use zoning that is compatible with General Plan designations used within the Village category and, in particular, within town centers. (See also measure 1.2.1.F Mixed Use Zone)	2-7 years High Priority	Mixed Use Zoning is considered as part of the Community Planning Process. The communities of Alpine, Valley Center and Twin Oaks have been identified to begin the development of new Community Plans in 2017.
3.1.2.D	<u>Legislation for Workforce and Affordable Housing</u> . Coordinate with the County's Office of Strategic and Intergovernmental Affairs (OSIA) to help improve the County's ability to obtain funding for workforce and affordable housing.	Ongoing	County PDS coordinates with the County's Office of Strategic and Intergovernmental Affairs when reviewing and commenting on proposed new legislation that would help improve the County's ability to obtain funding for workforce and affordable housing.
3.1.2.E	<u>Achievement of Maximum Density</u> . Evaluate and determine if changes are necessary to the Zoning Ordinance to encourage the achievement of maximum density by permitting new residential development in Villages to utilize nearby public amenities rather than providing the same amenities on-site. Particular attention should be given to ensure necessary amenities are provided. No changes will occur if these assurances cannot be provided.	2-7 years High Priority	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.F	<u>Multi-family Housing Design Guidelines</u> . Seek grant funding to develop a set of design guidelines and development standards for duplex, triplex, and other forms of multi-family housing which create units compatible in scale, design and character with the surrounding neighborhood.	0-2 years High Priority	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.G	<u>Multi-family Housing on Lower Density Designated Lands</u> . Evaluate and identify any necessary revisions to site zoning to permit appropriate types of multi-family housing on land designated at 7.3 dwelling units per acre when needed to achieve maximum yield or to facilitate the use of density bonus incentives. This will only be applied in appropriate places as specified by site zoning, and these requirements are not intended to remove requirements to conform to Land Use Map densities. Require coordination with the Community Planning Group to only accomplish these objectives where appropriate. Any multi-family housing provided must be consistent with Multi-family Housing Design Guidelines (see implementation measure 3.1.2.F).	2-7 years High Priority	In May 2012, Residential Design Guidelines were prepared that included guidelines for multi-family housing in single-family neighborhoods. The preparation of additional design guidelines for multi-family housing will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
3.1.2.H	<u>Amenities in Large Developments</u> . Establish development standards and design guidelines for large developments to encourage amenities, such as lot lots, community facilities and the use of universal design features that accommodate both able-bodied and disabled individuals.	2-7 years High Priority	This program is yet to be completed because it is scheduled for accomplishment 2-7 years after adoption of the General Plan Update. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.2.I	<u>Redevelopment Districts</u> .	N/A	Pursuant to AB 26, as of February 1, 2012, all California redevelopment agencies were dissolved.
3.1.2.J	<u>Facilitating Revitalization</u> . Explore opportunities to encourage development on underutilized sites and facilitate land assemblage for multi-family housing development. Programs could include, but are not limited to Redevelopment activities or zoning incentives.	2-7 years Medium Priority	This program has not yet started. The program will be added to the PDS Advance Planning work program for accomplishment when staff and resources become available.
3.1.3 Maximum Development Yield in Villages			
3.1.3.A	<u>80 Percent Gross Density</u> . Evaluate and determine if changes are necessary to zoning on specific multi-family sites and/or to County ordinances as needed to permit development to achieve a minimum of 80 percent gross density on residential sites designated for 15 to 30 units per acre. Potential changes may include revisions to restrictions on maximum height, number of stories, or private open space requirements. Potential changes may also include the elimination of zoning-level density restrictions or alternatively, the use of a minimum density requirement in town centers as specified in community plans.	0-2 years High Priority	The Housing Coordinator works with applicants who propose development on parcels identified in the Housing Element Available Sites Inventory to achieve a minimum yield of 80 percent. This program is part of the PDS work plan and the need for zoning changes will be evaluated further when staff and resources become available.
3.1.3.B	<u>Multi-family Building Types</u> . Evaluate and determine if changes are necessary to the Zoning Ordinance, as needed, to permit multi-family building types within all areas designated in the density range of 10.9 to 30 units per acre. This is not intended to apply to sites with a Residential Mobile Home (RMH) designation, which are given a building type A upon receiving RMH zoning (Zoning Ordinance section 6516). This building type only allows buildings per the use permit established under section 6500 and compliance with density regulations in section 4100.	0-2 years High Priority	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	<u>Smaller Single-family Lots</u> . Evaluate the site zoning to determine if rezoning is necessary to permit smaller single-family lots within Village categories in appropriate communities through coordination with community planning groups.	0-2 years High Priority	This program is part of the PDS Work plan and will be accomplished in coordination with community planning groups when staff and resources become available.
3.1.4 Efficient Development Patterns			
3.1.4.A	<u>Decouple Minimum Lot Size from Density</u> .	Ongoing	This measure was completed in August 2011 with the adoption of the General Plan Update.
3.1.4.B	<u>Maximum Planned Yield</u> . Prepare a process and procedures that allow developers to achieve maximum planned yield while preserving environmental resources. This process will be coordinated through community planning and sponsor groups. (Refer to the Conservation Subdivision Program, measure 5.1.2.D.)	0-2 years High Priority	This program has been partially completed by the development of the Conservation Subdivision Program and the Residential Subdivision Design Guidelines (2011), which provide direction on how to best design a residential subdivision that meets the objectives of the General Plan, while preserving environmental resources.
3.1.4.C	<u>Design Guidelines in Semi-Rural and Rural Lands</u> . Implement the minimum design guidelines and/or development standards for development in Semi-Rural and Rural Lands to facilitate compact development patterns and smaller lots.	Ongoing	In May, 2012, the Board of Supervisors adopted the residential subdivision design guidelines as a reference document providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of unincorporated communities in San Diego County. These Guidelines are used by staff reviewing discretionary development applications proposing to develop in Semi-rural and Rural Lands.
3.1.5 Second Unit and Accessory Apartments			
3.1.5.A	<u>Second Unit Construction</u> . Publicize the permitting process and requirements for second unit construction through information made available on the County website and at the zoning counter with the goal of achieving an average of 50 second units per year.	Ongoing	During 2016, 24 permits were issued. The permitting process is available on the County web site at: http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-611.pdf .
3.1.5.B	<u>Streamline Approval of Second or Accessory Units</u> . Review and implement revised permitting procedures that streamline the process to approve second or accessory units.	Ongoing	Revisions to the Zoning Ordinance were completed April 2009 to facilitate the development of second dwelling units.
3.1.5.C	<u>Encouraging Second and Accessory Units</u> . Implement Zoning Ordinance section 6156.x Second Dwelling Unit, which was revised to facilitate second and accessory units.	Ongoing	April 2009 revisions to the Zoning Ordinance streamlined permitting procedures for second dwelling units, which are currently being implemented.
3.1.6 Mobile and Manufactured Homes			
3.1.6.A	<u>Mobile/Manufactured Homes</u> . Implement procedures to that offer mobile/manufactured homes as a by-right use with a goal of permitting an average of 50 mobile and manufactured units per year.	Ongoing	Single mobile/manufactured dwelling units are a by-right use on lots zoned for single family residential use. During 2016, a total of 58 permits were issued.
3.1.6.B	<u>Mobile Home Park Lots</u> .	N/A	This program was completed. The issue was addressed in revisions to the County's Subdivision Ordinance.
3.1.6.C	<u>Special Occupancy Park</u> . Review time restrictions on major use permits issued for Special Occupancy Parks (recreational vehicle parks, etc. — see California Health and Safety Code Section 18862.43), when requested, to lengthen the period allowed for occupancy.	Ongoing	The Zoning Ordinance currently allows for extended occupancy at a recreational vehicle park with a conditional use permit.
3.1.7 Energy Conservation			
3.1.7.A	<u>Energy Efficiency Improvements</u> . Encourage weatherization improvements and installation of energy efficient systems through assistance programs such as the Single-Family Home Repair Loan Program and Multi-Family Rehabilitation Program.	Ongoing	In 2016, the County HCDS offered the Home Repair Loan Program, a residential rehabilitation program, that provided assistance to 27 qualified homeowners with low-interest loans or grants for home improvements. 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	<u>Energy Conservation Features</u> . Encourage use of energy conservation features through the HOME- and CDBG-funded residential rehabilitation and development programs.	Ongoing	In 2016, the Home Repair Loan Program assisted 27 qualified homeowners. Homeowners were encouraged to use funds for energy conservation improvements. Developers were also encouraged to include energy-efficient features in all County HCD funded affordable housing development projects.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
3.1.7.C	<u>Build Green Program</u> . Offer reduced plan check times and plan check and building permit fees for projects that use resource efficient construction materials, water conservation measures and energy efficiency in new and remodeled residential and commercial buildings. (Build Green Program)	Ongoing	This program has been implemented.
3.1.7.D	<u>Landscape Design Standards</u> . Implement the revised Landscape Ordinance that established landscape design standards for property owners to conserve water.	Ongoing	San Diego County's previous ordinance required all new commercial projects with over 1,000 square feet and single family residences with over 5,000 square feet of landscaping to create water budgets for their landscapes. The new ordinance, which took effect on May 27, 2016, will now require any new construction for which the County issues a building permit or a discretionary review where the aggregate landscaped area is 500 square feet or more to obtain outdoor water use authorization. For those projects between 500 and 2,500 square feet, the County now has a more streamlined process call the Prescriptive Compliance Option.
3.1.7.E	<u>Low Impact Development Standards</u> . Implement the revised low impact development standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.	Ongoing	The County continues to implement its Low Impact Development Standards to reduce urban runoff and reduce heat produced by paved and impervious surfaces.
3.1.7.F	<u>SDG&E Conservation Programs</u> . Support San Diego Gas and Electric conservation programs by providing a link to program information on the County's website and maintaining an informational display in the PDS Lobby.	Ongoing	PDS maintains an Energy Efficiency Standards web page, along with an information display in its lobby. http://www.sdcounty.ca.gov/pds/bldg/energy-stds.html
3.1.7.G	<u>Renewable Energy Systems</u> . Support the installation of photovoltaic/solar electric and solar water heating systems on new construction through incentives and improving regulations.	Ongoing	In 2016, 5,655 residential roof-mounted solar photovoltaics were approved. 48 commercial solar photovoltaic permits were issued, along with 16 electric vehicle charging stations.
3.2 Lower-Income Housing Development			
3.2.1.A	<u>Density Bonus for Senior Housing</u> . Modify and implement density bonus provisions to provide additional incentives and concessions for senior housing developments that include amenities and are located in Village areas and, more specifically, Transit Nodes.	Ongoing	PDS continued to implement density bonus provisions to encourage senior housing in Village areas and Transit Nodes.
3.2.1.B	<u>Density Bonus Incentives</u> . Publicize density bonus incentives to developers with the objective of creating 100 affordable units by 2020.	2-7 years High Priority	Information about the Density Bonus Program is included on the County HCD and PDS websites.
3.2.1.C	<u>Review of Density Bonus Provisions</u> . Review local density bonus provisions on an annual basis for State compliance.	Ongoing	The density bonus provisions are reviewed annually by the Housing coordinator for compliance with State law.
3.2.2 Affordable Housing Resources			
3.2.2.A	<u>State and Federal funding Opportunities</u> . Explore funding opportunities available at the state and federal levels.	Ongoing	HCD received federal entitlement grant funding for housing opportunities: \$3,685,803 in Community Development Block Grant (CDBG) funds, \$2,315,777 in Home Investment Partnerships (HOME) funds, \$326,919 in Emergency Solutions Grant (ESG) funds, and \$2,855,967 in Housing Opportunities for People With AIDS (HOPWA) funds that are administered on behalf of the City of San Diego for the San Diego region.
3.2.2.B	<u>Additional Funding Opportunities</u> . Pursue additional federal, state, and local funding for affordable housing including non-governmental sources.	Ongoing	Developers are encouraged through HCD's Notice of Funding Availability (NOFA) process to leverage other funding sources, such as private equity loans from lending institutions; funds from federal, state or local programs, such as Low-Income Housing Tax Credits, Tax- Exempt Multi-family Housing Revenue Bonds, the U.S. Department of Housing and Urban Development's (HUD) Senior Preservation Rental Assistance Contracts; or the State of California's Multi-family Housing Program, Affordable Housing and Sustainable Communities Program or Veteran Housing and Homeless Prevention Program.
3.2.2.C	<u>Inventory of Surplus Sites</u> . Coordinate with the DGS Real Estate Services Division to update and maintain an inventory of surplus sites suitable for affordable housing development.	Ongoing	Reviewed potential for development of the vacated East Valley Parkway, Escondido, HNSA FRC Sote for affordable housing.
3.2.2.E	<u>Bond Funding for New Infrastructure</u> . Assist affordable housing developers seeking bond funding for the provision of new infrastructure in areas planned for higher density development.	2-7 years Medium Priority	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	<u>Housing Choice Vouchers</u> . Continue to provide Housing Choice Vouchers to 2,000 extremely low- and very low-income households. These vouchers are not restricted to specific jurisdictions.	Ongoing	The Housing Authority of the County of San Diego has continued to administer the Housing Choice Voucher program for the unincorporated area and most jurisdictions in the County. In 2016, 1,571 vouchers were administered in the unincorporated areas by the Housing Authority of the County of San Diego, based on available funding and participant choice.
3.2.3.B	<u>Tenant Based Rental Assistance (TBRA)</u> . Continue to provide TBRA to 45 extremely low- and very low-income households in the unincorporated area.	Ongoing	The Housing Authority of the County of San Diego administered six (6) Tenant-Based Rental Assistance (TBRA) programs to 250 participants using HOME, HOPWA, Supportive Housing Program (S+C), and Redevelopment Housing Set Aside funds. Twenty five (25) TBRA vouchers were used in the unincorporated area, based on participant choice.
3.2.3.C	<u>Outreach Programs for Voucher Acceptance</u> . Promote acceptance of Housing Choice Vouchers through outreach programs for rental property owners and managers.	Ongoing	HCD conducted three (3) landlord/owner workshops in 2016. In addition, HCD implemented a Landlord Incentive program to provide monetary incentives to landlords willing to rent to veterans and persons experiencing homelessness. HCD presented two Landlord Engagement Breakfasts and co-chaired a bi-weekly Opening Doors Landlord Engagement Committee developed to engage landlords interested in renting to Veterans.
3.2.4 Mortgage Credit Certificates			
3.2.4.A	<u>Mortgage Credit Certificate Goal</u> . Provide 100 MCCs to lower- and moderate-income households between 2010 and 2020 in the unincorporated area.	Ongoing	Qualified homebuyers obtain Mortgage Credit Certificates (MCC) through the California Housing Finance Agency (CalHFA). CalHFA issued 68 MCC's in 2016 in the unincorporated area.
3.2.5 Down Payment and Closing Cost Assistance			
3.2.5.A	<u>Homebuyer Education Courses</u> . Provide first-time homebuyer education courses and counseling sessions for lower-income residents.	Ongoing	A total of 44 persons received counseling/orientation in 2016. First time homebuyers who attended any HUD approved homebuyer counseling session were eligible to be reimbursed for the cost of the class if they received funding through the CalHome Program.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
3.2.5.B	<u>Household Assistance Goal.</u> Assist 50 – 75 lower-income households between in the unincorporated area.	Ongoing	Between 2010 and 2016, a total of 150 low-income households were assisted in the unincorporated area; 23 of those households were assisted in 2016 through the County's First Time Homebuyer Assistance Program. In December 2014, HCD collaborated with partner agencies in the region to implement a new program design that resulted in process efficiencies for lenders, prospective homebuyers, and program administrators.
3.2.6	Housing Resources Directory		
3.2.6.A	<u>Housing Resources Directory Update.</u> Update directory at least biannually.	Ongoing	The Housing Resource Directory was last fully updated in October 2016. The Directory is on the County's website at: http://www.sandiegocounty.gov/content/dam/sdc/sdhcd/docs/housing_resource.pdf .
3.3	Special Needs Housing		
3.3.1	Shared Housing		
3.3.1.A	<u>Shared Housing Programs.</u> Investigate any opportunities that may provide shared housing programs.	Ongoing	HCD met with a shared housing service provider in June 2015 and discussed the potential for a home share program. Program design, estimated outcomes, and a request for funding proposals have not been received by HCD. HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity.
3.3.1.B	<u>Shared Housing Program Outreach.</u>	N/A	HCD has not funded shared housing programs in the County unincorporated area in recent years due to lack of demand for this type of housing opportunity. Therefore, there were no shared housing outreach activities in 2016.
3.3.2	Continuum of Care for the Homeless		
3.3.2.A	<u>Continuum of Care Program Funding.</u> Apply annually, through the Regional Continuum of Care, for funding under the Continuum of Care (COC) Program to preserve and pursue new resources to increase the number of beds and services for homeless persons. It is anticipated that approximately 500 shelter beds will be funded in the unincorporated area.	Ongoing	The Regional Continuum of Care Council (RCCC) applied for \$18,229,194 in federal funds for homeless housing projects and planning activities in 2016. As part of the application, HCD applied for \$1,427,216 to support permanent supportive housing beds. In 2016, 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.B	<u>Farm worker Housing Outreach.</u> Distribute farm worker housing information to the public through brochures and the County website.	Ongoing	To satisfy Affirmative Fair Housing Marketing Plan requirement, Firebird Manor, (USDA funded farmworker housing) distributes informational brochures, and when vacancy's occur or applications are being accepted, information is advertised in local newspaper and distributed to local community partners.
3.3.3.C	<u>Permit Process Streamlining.</u> Implement streamlined permit process procedures for farm worker housing with a goal of permitting six farmworker housing units per year. The streamlined procedures include identifying a single point of contact to respond to farm worker housing inquires and Zoning Ordinance revisions to incorporate provisions which allows farmworker housing with limited occupancy in specified zones "by right".	Ongoing	Based on available data, no farmworker housing permits were issued in 2016.
3.3.4	Development Standards for Housing for Seniors and Persons with Disabilities		
3.3.4.A	<u>Universal Design Principles.</u> Prepare an informational brochure on universal design principles and features and make the brochure available to the public.	0-2 years High Priority	In April 2014, a brochure explaining universal design principles was completed and is available in a kiosk at the PDS Zoning Counter and on the County web site at: http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/UniversalDesignBrochure.pdf
3.3.4.B	<u>Senior and Disabled-Person Housing.</u> Review and, if necessary, revise development standards, incentives, and permitting requirements to better facilitate housing for seniors and persons with disabilities.	0-2 years Medium Priority	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.
3.3.4.C	<u>Parking for Senior and Disabled-Person Housing.</u> Review and implement the parking regulations in the Zoning Ordinance for senior housing and affordable housing.	Ongoing	PDS continues to implement parking regulations in the Zoning Ordinance for senior housings, as amended in 2013 providing a separate category for senior housing.
3.4	Housing Preservation		
3.4.1	Preservation of At-Risk Housing		
3.4.1.A	<u>At-Risk Housing Projects.</u> Explore targeting annual Notice of Funding Availability (NOFA) funds with the preservation of at-risk units.	Ongoing	In 2016, one Notice of Funding Availability (NOFA) was released and included language to encourage applications for preservation of unincorporated area affordable housing developments at-risk of conversion to market rate housing.
3.4.1.B	<u>Nonprofit Housing Organizations.</u> Identify and create a roster of nonprofit housing organizations that may be interested in preserving at-risk housing projects.	Ongoing	HCD continually updates its affordable housing list with interested non-profits.
3.4.1.C	<u>Funding for At-Risk Housing.</u> Pursue funding from state and federal programs to assist in preserving at-risk housing.	Ongoing	No new preservation vouchers were issued in 2016 in the unincorporated area.
3.4.2	Single-Family Residential Rehabilitation		
3.4.2.A	<u>Single-Family Housing Upgrade Goal.</u> Preserve and upgrade 150 single-family units and mobile homes between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, a total of 125 housing units were upgraded in the unincorporated area (24 in 2016). The County is on track to meet this objective.
3.4.3	Multi-Family Residential Rehabilitation		
3.4.3.A	<u>Multi-Family Housing Upgrade Goal.</u> Fund 150 multi-family units between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, a total of 146 multi-family units were funded for construction/acquisition/rehabilitation. In 2016, HCD issued Notice of Funding Availability (NOFAs) for \$2.7 million for affordable housing developments. The County is on track to meet this objective.
3.4.4	Neighborhood Cleanup and Revitalization		
3.4.4.A	<u>Neighborhood Cleanup Programs.</u> Sponsor five neighborhood cleanup programs between 2010 and 2020 in the unincorporated County.	Ongoing	Between 2010 and 2016, HCD funded a total of eight (8) Community Clean-Up events. The County has met this objective.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
3.4.4.B	<u>Neighborhood Committee Meetings.</u> Facilitate 10 – 12 committee meetings annually in the unincorporated area and assist in pursuing funding for improvements.	Ongoing	In 2016, HCD conducted one (1) presentation and one (1) online informational presentation to solicit applications for community improvement and affordable housing projects. Ten (10) Regional Continuum of Care Council (RCCC) Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness. In addition, four (4) San Diego Regional Alliance for Fair Housing meetings, ten (10) Revitalization Committee meetings and five (5) HIV Housing Committee meetings were held during the year.
3.4.5 Reasonable Accommodation			
3.4.5.A	<u>Ministerial Procedures for Special Needs Housing.</u> Establish ministerial procedures to accommodate reasonable requests related to the special needs of persons with disabilities.	0-2 years Medium Priority	On October 29, 2014 (1), the Board adopted an amendment to the County Code to add Chapter 8 to Title 8, Division 6, for Reasonable Accommodation that provides procedures to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures.
3.4.5.B	<u>Reasonable Accommodation.</u> Make information on reasonable accommodation available to the public.	Ongoing	Reasonable Accommodation information is available to the public via the County of San Diego web site: http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/Reasonable%20Accommodation.pdf
3.4.6 Emergency Shelters and Transitional Housing			
3.4.6.A	<u>Emergency Shelters.</u>	N/A	HCD implemented a Hotel/Motel Voucher Program for persons experiencing homeless during periods of inclement weather. In 2016 45 persons were saved through this program.
3.4.6.B	<u>Definition in Zoning Ordinance.</u>	N/A	The Board of Supervisors amended the Zoning Ordinance on January 27, 2010, to add definitions for Emergency Shelters, Transitional Housing, Supportive Housing, and Single Room Occupancy units.
3.4.6.C	<u>Outreach Materials.</u> Prepare and distribute a brochure that summarizes the Zoning provisions for various types of housing (e.g. supportive housing, transitional housing, emergency shelters, and single room occupancy units).	0-2 years High Priority	This information is being made available to the public on the PDS web site: http://www.sandiegocounty.gov/content/sdc/pds/bldgforms.html#all
3.4.7 Expedited Processing			
3.4.7.A	<u>Affordable Housing Projects.</u> Implement procedures to expedite the processing of affordable housing projects to reduce the holding costs associated with development.	Ongoing	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	<u>Customer Service.</u> Implement procedures to emphasize customer service for discretionary project applicants, using methods such as minimum response times, project managers, and pre-application meetings.	Ongoing	PDS provides pre-application meetings for all discretionary projects upon request and requires pre-application meetings for Tentative Maps, Major Use Permits, Specific Plans, Rezones, and General Plan Amendment applications. PDS has also trained staff to be solution-oriented and to emphasize customer service. PDS staff receive customer service training on an ongoing basis.
3.4.7.C	<u>Permit Streamlining Act.</u> Periodically review the County's permit processing procedures to ensure compliance with the Permit Streamlining Act.	Ongoing	PDS emphasizes improvements to project processing and customer service. In 2013, a ministerial process to approve site plans was adopted as well as updated parking requirements. See also responses to 3.4.7.A and 3.4.7.B above.
3.4.7.D	<u>Water and Sewer Purveyors.</u> Work with water and sewer purveyors to assure that affordable housing projects are given priority.	Ongoing	When applicable, project applicants are required to provide a will-serve letter that water and sewer services are available. When necessary, PDS staff coordinate with water and sewer purveyors to ensure that the necessary services will be available to housing projects.
3.4.7.E	<u>Residential Permitting Process.</u> Implement changes to the residential permitting process identified in the Business Process Reengineering (BPR) study, which include improvements to the environmental review process.	Ongoing	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	<u>Infill Development.</u> Provide clear guidance on CEQA requirements for infill development.	Ongoing	PDS continues to utilize CEQA Guidelines for Determining Significance when reviewing projects. PDS staff periodically review the CEQA Guidelines for Determining Significance by subject area to ensure the most appropriate guidance for infill development is provided.
3.4.7.G	<u>Streamline Regulations.</u> Collaborate with building industry representatives and when appropriate revise regulations to be less costly and onerous. Collaborations are held in monthly meetings with two industry groups, the Industry Advisory group and the Building Advisory Group. As issues are raised they are addressed as quickly as possible.	Ongoing	PDS meets with building industry representatives on a regular basis to respond to current needs and industry changes that may require updates to County regulations and/or processes.
3.4.7.H	<u>Design Review Compliance Checklists.</u> Establish design review procedures that provide a level of transparency that allows applicants to know exactly what is needed in order to secure approval of their permit.	Ongoing	In 2013, the County adopted new community design review checklist procedures that contain clear, objective design standards based on the adopted community design guidelines and are not subject to CEQA review.
3.4.8 Housing Stock Conditions			
3.4.8.A	<u>Housing Stock Conditions.</u> Conduct a review of locations in the County that have older housing stock, including consideration of current and future programs for rehabilitation.	0-2 years Medium Priority	The Housing Coordinator will work with other County departments to consolidate information on substandard housing.
3.5 Community Outreach			
3.5.1 Public Outreach			
3.5.1.A	<u>Public Education Programs.</u> Work with nonprofit organizations and other agencies in educating the public and community groups regarding the need for and benefits of affordable housing.	Ongoing	HCD networked with a variety of education/training, support services, and self-sufficiency agencies and programs to reduce participant dependence on rental assistance programs. HCD continued to work with a range of non-profit housing organizations to expand affordable housing opportunities throughout the unincorporated area. Regional Continuum of Care Council meetings were held quarterly to identify gaps in homeless services. Twelve (12) Landlord Engagement Committee were held to increase landlord/owner participation in subsidized housing.
3.5.1.B	<u>Notification of Funding Opportunities.</u> Notify nonprofit developers when funding is available.	Ongoing	In May 2016, HCD released a Notice of Funding Availability for affordable housing development in the amount of \$2.7 million. Four viable projects have been identified for potential funding.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
3.5.1.C	<u>Community Workshops</u> . Conduct community workshops every two to three years to solicit input regarding affordable housing needs and other housing concerns.	Ongoing	In 2016, HCD conducted one (1) CDBG Community presentation and released a new online informational community presentation. Four (4) Regional Continuum of Care Council (RCCC) and ten (10) RCCC Board meetings were held to prepare the annual Continuum of Care Program application, prioritize projects, and develop the region's vision for ending homelessness.
3.5.1.D	<u>Emergency/Disaster Preparedness</u> . Make information available to inform residents, businesses, and institutions within the County about hazards and emergency/disaster preparedness.	Ongoing	County Office of Emergency Services maintains a web site with information on disaster preparedness according to different hazards such as earthquakes, wildland fires, flooding, etc. http://www.sdcounty.ca.gov/oes/index.html
3.5.2 Fair Housing Services			
3.5.2.A	<u>Fair Housing Resources Board</u> . 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 San Diego Regional Alliance for Fair Housing to coordinate regional responses to housing discrimination issues.
3.5.2.B	<u>Annual Funding Allocation</u> . 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 until June 30, 2016. North County Lifeline also conducted fair housing testing in the San Diego urban areas of the county based on criteria developed by HCD. As of August 25, 2016, Legal Aid Society of San Diego, Inc. was procured to support fair housing tenant/landlord services.
3.5.2.C	<u>Information Displays</u> . Prominently display information on fair housing rights and services at the County's public service counters and website.	Ongoing	Creating Equal Opportunity for Every Community posters were prominently displayed in the HCD lobby. HCD's website included a link to the San Diego Regional Alliance for Fair Housing and the Fair Housing and Equal Opportunity websites, which contain a wealth of relevant information regarding fair housing laws that prohibit discrimination in housing. An annual educational event specifically designed for San Diego housing providers was held during Fair Housing Month. A Fair Housing Exhibit was displayed at County Administration Center, Family Resource Centers located in Escondido, Chula Vista, and Lemon Grove, and HCD Lobby during April to inform the public of Fair Housing Month. In addition, County HCDS posted a Fair Housing presentation on YouTube.
3.5.2.D	<u>Regional Analysis Update</u> . Participate in the Regional Analysis of Impediments to Fair Housing Choice update due 2010.	Ongoing	HCD participated with their regional partners in the funding, creation and adoption of the 2015-2019 Analysis of Impediments (AI) to Fair Housing Choice. The AI was adopted in June 2015 and continues to be in effect.
3.5.3 Coordination and Implementation			
3.5.3.A	<u>Housing Coordinator</u> . Provide a housing coordinator to work with other departments as needed to oversee coordination and implementation of housing programs and policies. (Program Completed and Ongoing)	Ongoing	PDS assigned a Housing Coordinator as a collateral duty responsible for overseeing implementation of the Housing Element.
3.5.3.B	<u>Interdepartmental Efforts</u> . Facilitate interdepartmental efforts to more effectively and proactively pursue affordable opportunities in the unincorporated area.	0-2 years High Priority	The PDS Housing Coordinator is responsible for facilitating and improving interdepartmental efforts.
3.5.4 Implementation Progress Monitoring			
3.5.4.A	<u>Annual Report to State HCD</u> . Prepare annual report to State HCD on the implementation of the Housing Element.	Ongoing	The PDS Housing Coordinator is responsible for preparing the Housing Element submittal requirements in the General Plan Annual Progress Report for submission to State HCD by April 1. In 2016, the 2015 APR was received by the County Board of Supervisors on March 16 and submitted to State HCD on March 21.
3.5.4.B	<u>Review Land Use Issues</u> . 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.	0-2 years High Priority	HCD and PDS met on several occasions to work on updating Board Policy A-68 Expediting Permit Processing for Lower Income Housing Developments
3.5.4.C	<u>Tracking and Reporting System</u> . Develop a tracking and reporting system to facilitate preparation of the annual report to State HCD.	0-2 years High Priority	The PDS Building Division maintains data used to develop annual reports. The Housing Coordinator is investigating ways of tracking additional information.
3.5.4.D	<u>Computerized Monitoring System</u> . Implement the Accela computerized monitoring system to track the use of residential land and to determine whether a proposed development will affect the County's inventory of potential sites for affordable housing.	Ongoing	PDS implemented a new tracking system (Accela) at the end of 2012 and continues to track projects that develop land identified in the Housing Element Available Sites Inventory.
3.5.4.E	<u>Building Permit Tracking System</u> . Modify and implement the building permit tracking system (Accela) to allow for tracking of condominium conversion and housing construction by type.	0-2 years High Priority	Housing construction is tracked by type (single-family, multi-family, mobile home, second dwelling units, etc.). The Accela tracking system includes a category for condominium conversions.
3.5.4.F	<u>Data Collection Systems</u> . Use the PDS data collection systems, as needed, to facilitate the production of data needed for the annual report and the Housing Element.	Ongoing	The PDS Building Division maintains data and is able to develop reports to provide the appropriate data for the General Plan Annual Progress Report.
3.5.4.G	<u>Review of Design Guidelines</u> . Housing Coordinator will review design guidelines for consistency with the Housing Element.	0-2 years High Priority	The PDS Housing Coordinator participated in the project to develop the design review checklists and during that process was responsible for ensuring their consistency with the Housing Element.
3.5.5 Provision of Sewer and Water for Affordable Housing			
3.5.5.A	<u>Information on Sites</u> . Provide copies of the General Plan, including information on sites used to meet the County's lower-income housing allocation, to all water and sewer districts that may be required to provide service to developments within the unincorporated area.	0-2 years High Priority	Water and sewer districts serving the unincorporated county participated in the review of the General Plan Update and provided comments concerning their ability to supply services based on the land use map densities. These agencies are also contacted as partners to work with communities and the County on developing form-based code. Copies of the General Plan are now available on the County's web site and accessible by all water and sewer districts at: http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html
3.5.6 Support Improvements to Fire Protection Capacity			
3.5.6.B	<u>General Plan Distribution</u> .	N/A	In 2012, a copy of the General Plan was provided to all fire protection districts required to provide service to developments within the unincorporated County. This program has been completed and has been removed from the Implementation Plan prepared for the fifth revision of the Housing Element. Copies of the General Plan are now available on the County's web site and accessible by all fire protection districts at http://www.sandiegocounty.gov/content/sdc/pds/generalplan.html
3.5.6.C	<u>Fire Suppression Upgrades</u> . The County will actively support appropriate upgrades to fire suppression equipment and procedures that enable the protection of multi-story buildings within Village areas.	Ongoing	Generally, fire protection equipment in the unincorporated county is sufficient to serve two-story construction; however, it is inadequate to support taller structures. Additional funding is required before fire service providers can expand their inventory with vehicles appropriate to serve multi-story construction.

APPENDIX 3 - IMPLEMENTATION PLAN			
No.	Program/Action Description	Timeframe	2016 Comments
3.5.7	Future Legislation		
3.5.7.A	<u>Housing Legislation Revision</u> . Work with SANDAG and the state to revise current housing legislation that treats the unincorporated area of San Diego County as equivalent to the incorporated jurisdictions.	Ongoing	The Housing Coordinator reviews pending housing legislation and coordinates with SANDAG and the State on any proposed changes, when applicable.
3.5.7.B	Funding for Workforce and Affordable Housing.		See Program 3.1.2.D
3.5.8	Training and Procedures for Staff		
3.5.8.A	<u>Staff Training</u> . Conduct staff training bi-annually on the Housing Element requirements and County offerings	0-2 years High Priority	The PDS Housing Coordinator attends PDS Project Planning meetings to discuss procedures for development applications that are on the Sites Inventory.
3.5.8.B	<u>Planning Commission Workshops</u> . Conduct workshop with the Planning Commission on Housing Element policies and programs.	0-2 years High Priority	This program has yet to be accomplished. Conducting a workshop with the Planning Commission on Housing Element policies and programs will be accomplished when staff resources are available.
4.0	MOBILITY		
	Mobility programs address maintenance, improvement, and development of a comprehensive multi-modal transportation network for unincorporated county areas, such as the regional network of freeways, state highways, and transit systems; the public and private road network; parking; and bicycle, pedestrian, and trail networks and facilities that are needed to sustain projected growth and development. The Mobility Element road network provides a guide for the construction of future roads to accommodate development in accordance with the General Plan Land Use Map.		
4.1	Regional Transportation		
4.1.1	Regional Transportation Planning		
4.1.1.A	<u>Regional Transportation Plan (RTP)</u> . Coordinate with SANDAG and adjacent cities during updates to the RTP to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, minimizes impacts when locating new freeways and State highways, and provides regional roads are properly planned, sited, and designed.	Ongoing	LUEG staff coordinated with SANDAG in the review and development of Measure A.
4.1.1.B	<u>RTP Implementation</u> . Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network. Caltrans is the design agency to finalize alignment, design, and construct freeways and State highways based on projects and funding priorities identified by the RTP.	Ongoing	DPW continued coordination with Caltrans on SR-76. DPW also coordinated with Caltrans and SANDAG on several regional projects including improvements to SR-78 and the SR-67 / Highland Road / Dye Road intersection.
4.1.1.C	<u>Regional Transportation Funding</u> . Coordinate with SANDAG for the County to receive its fair share of TransNet funds for transportation facilities in the unincorporated County.	Ongoing	PDS staff coordinated a TDM Workshop in conjunction with SANDAG which was attended by LUEG staff and representatives from Caltrans and NCTD. County staff continues to consider and evaluate TDM measures that could be implemented into County development projects.
4.1.2	Plans and Programs to Reduce Vehicle Miles Traveled		
4.1.2.C	<u>Transportation Demand Management</u> . Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.	0-2 years	As part of an ongoing program to update and maintain community plans, project specific impacts were considered to the local public road network. In 2016, the County of San Diego updated the Community Plans for the areas of Campo/Lake Morena and Pine Valley. PDS staff coordinated a TDM Workshop in conjunction with SANDAG which was attended by LUEG staff and representatives from Caltrans and NCTD. County staff continues to consider and evaluate TDM measures that could be implemented into County development projects.
4.1.3	Transit		
4.1.3.A	<u>Regional Transit Coordination</u> . Coordinate with SANDAG, Caltrans, and transit agencies to expand the transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a PDS transit coordinator to ensure land use issues are being addressed. Transit agencies (NCTD & MTS) plan, operate, and maintain transit systems.	0-2 years	County staff has engaged SANDAG and NCTD to consider transit opportunities for proposed County development projects. County staff plans to coordinate further with SANDAG, NCTD, & MTS staff in development of the next Regional Plan in order to development transit plans that will better serve the rural unincorporated area
4.1.3.B	<u>Transit-Dependent Populations</u> . Coordinate with SANDAG and Full Access & Coordinated Transportation, Inc. (FACT) to facilitate the FACT goal of establishing a Regional Mobility Center. The Consolidated Transportation Services Agency (CTSA) aims to function as a transportation brokerage for the public that books rides for passengers, that dispatches vehicles of participating private transportation programs, and that would be enabled by a billing and payment system. SANDAG, as the region's CTSA works to expand the availability and use of specialized transportation services by serving as an information resource for specialized transportation providers.	Ongoing	County HHSa participated on the SANDAG Social Services Transportation Advisory Council (SSTAC) helping to identify needs and prioritize funding, promoted policy to develop the CTSA into a Regional Mobility Center, attended FACT board meetings and participated in committee planning discussion in the role of advocating for the implementation of the brokerage model, and recommended FACT apply for SANDAG Senior Mini-Grant funding to facilitate and subsidize rides. As a result, FACT, through a brokerage known as RIDE FACT, arranges and dispatches rides where transportation vendors have been enlisted to serve. RIDE FACT has experienced steady growth in the volume of rides from inception through 2016.
4.1.4	Rail Facilities		
4.1.4.B	<u>High Speed Rail</u> . Coordinate planning efforts and resource protection issues with SANDAG and the High Speed Rail Authority to identify a right-of-way alignment for the high speed rail line through the unincorporated County. In 2008, voters approved Proposition 1A, (2008) to construct a high-speed rail between Los Angeles to San Francisco. Ultimately the plan includes connecting to San Diego and Escondido.	Ongoing	DPW and PDS regularly attend and monitor potential impacts of the High Speed Rail project through meetings with SANDAG when meetings occur. However, SANDAG has not conducted any significant High Speed Rail meetings in 2016.
4.1.5	Airports		
4.1.5.A	<u>Airport Operations</u> . Coordinate with the San Diego County Regional Airport Authority (SDCRAA) as required by the Airport Land Use Compatibility Plans.	Ongoing	County Airports continues to coordinate with the SDCRAA on individual project development within the Airport Influence Area, and on infrastructure improvements and airport master planning.
4.1.5.B	<u>Airport Master Plan</u> . Coordinate with the Airport Land Use Commission to ensure that Airport Master Plans are consistent with Airport Land Use Compatibility Plans.	Ongoing	McClellan-Palomar Airport is continuing the process of updating its 20-year Master Plan and representatives from the Airport Authority are on the technical advisory group and are actively engaged on key issues.
4.2	Roads		
4.2.1	Road Network Planning		
4.2.1.A	<u>Mobility Network Changes</u> . Ensure General Plan Amendments that propose changes to the mobility network are consistent with the General Plan goals and policies, and such proposals are also reviewed by the community planning groups.	Ongoing	PDS and DPW review several development projects to ensure they are consistent with the Public Road Standards and Flexibility Standards. During 2016, both departments reviewed proposed General Plan Amendment projects to ensure that the proposed changes to Mobility Element Plan are consistent with General Plan goals and policies, the Public Road Standards, and Flexibility in County Road Design Guidelines.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
4.2.1.C	<u>Local Public Road Network</u> . Prepare road master plans or update community plans, as necessary, to include local public road network plans to improve mobility, connectivity, and safety, in coordination with community planning groups to identify transportation deficiencies and provide a plan for preserving and enhancing local transportation facilities (see also 4.2.4.A Community Evacuation Routes).	0-2 years	As part of an ongoing program to update and maintain community plans, project specific impacts were considered to the local public road network. In 2016, the County of San Diego updated the Community Plans for the areas of Campo/Lake Morena and Pine Valley.
4.2.1.D	<u>Capital Improvement Program (CIP)</u> . Implement the CIP to require community input and General Plan conformance reviews on County road projects to ensure that County road planning and development is consistent with the General Plan. Implement procedures that minimize the need to widen roads by incorporating transportation system management techniques.	Ongoing	DPW completed construction of 23 projects totaling more than \$12.9 million. CIP projects are reviewed for General Plan conformance and presented to Community Planning Groups for vetting and scope.
4.2.2 County Road Design			
4.2.2.A	<u>Complete Streets</u> . Review the County Public and Private Road Standards to determine if they adequately address the "complete streets" requirements of SB 1358 and accommodate emergency vehicles. Develop procedures to facilitate enacting exemptions to the Standards, when minimum standards are insufficient to conform to the "complete streets" requirements. Review County Guidelines for Determining Significance for Transportation and Traffic and consider expanding the range of adverse effects to evaluate whether the project provides "complete streets". In 2008, SB 1358 amended Government Code to require Circulation Elements to plan for complete streets that meet the needs of bicyclists, children, persons with disabilities, motorists, movers of commercial goods, users of public transit, and seniors. In addition, roads must accommodate fire apparatus and other emergency vehicles.	0-2 years	Development of the Draft Active Transportation Plan includes creating a Complete Streets policy. The draft policy incorporates elements from the Public and Private Road Standards and will meet the intent of SB 1358.
4.2.2.B	<u>Context-Sensitive Design</u> . Design and construct roads in a safe manner consistent with the General Plan, community context, and community input. Prepare traffic calming toolbox and road design guideline manual for supplemental features that may be considered.	0-2 years	DPW procedures for designing and constructing roads require consideration of input from the General Plan, community context, and community input. In addition, DPW developed Sustainable Infrastructure Guidance that includes design guidelines, standards drawings and specifications for different LID strategies to be used on roads and parking lots. These include guidance on appropriate maintenance methods and frequencies. These guidelines are part of the Best Management Practice (BMP) Design Manual.
4.2.2.D	<u>Low Impact Design</u> . Implement the Low Impact Design (LID) Handbook to mitigate excessive surface water runoff impacts in new and expanded roadways. Low Impact Design (LID) Handbook encourages design techniques that reduce runoff and maximize infiltration for groundwater recharge.	Ongoing	DPW completed the pedestrian gap analysis and documented existing deficiencies, incorporated health centric data and developed a prioritized list of unfunded pedestrian facility improvements throughout the unincorporated County.
4.2.2.E	<u>Rural Roads</u> . Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.	Ongoing	County staff continues to coordinate with SANDAG on highways and freeways within the County.
4.2.2.H	<u>Review of Public Road Standards</u> . Report at the first annual review of the General Plan Update on the success of the updated Public Road Standards in achieving flexibility in road design.	Ongoing	DPW staff has begun implementation of the recently adopted Green Streets Guidelines and will assess their impacts in determining incorporation into the Public Road Standards.
4.2.3 Traffic Mitigation			
4.2.3.A	<u>Adverse Environmental Impacts</u> . Use the County Guidelines (Transportation and Traffic) to analyze potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA.	Ongoing	PDS and DPW staff reviewed all proposed development projects and processed design expectations to road standards to minimize environmental impacts where feasible. All projects subject to CEQA utilize the County's Transportation and Traffic Significance Criteria guidelines to identify significant traffic impacts and provide recommended mitigation measures. In addition, County staff are coordinating with other agencies in the region, including SANDAG and Caltrans, in developing a methodology for assessing CEQA/traffic impacts and incorporating SB 743 (Vehicle Miles Traveled replacing Level of Service as the new metric for assessing traffic impacts).
4.2.3.C	<u>County Transportation Impact Fee (TIF) Ordinance</u> . Revise the San Diego County TIF Ordinance to incorporate the adopted GP Update land use and roadway network plan. The TIF program mitigates the cumulative traffic impacts of future development throughout the County unincorporated areas and funds the improvement and/or construction of identified transportation facilities.	0-2 years	The TIF Ordinance is tentatively scheduled to be updated during 2017 to reflect General Plan Amendments approved since the August 2011 adoption of the General Plan Update.
4.2.3.D	<u>Adjacent Jurisdictions</u> . Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommended mitigation measures to evaluate and mitigate impacts.	Ongoing	PDS staff coordinated with Caltrans staff and City staff from adjacent jurisdictions in order to resolve issues related to proposed County development projects that resulted in significant impacts to City and Caltrans roadway facilities.
4.2.4 Emergency Access			
4.2.4.D	<u>Conformance with Standards</u> . Evaluate and revise as appropriate the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards at time of project approval and into the future.	Ongoing	The Subdivision Ordinance is under constant evaluation and revision by project planning managers and staff.
4.3 Parking			
4.3.1 Parking for New Development			
4.3.1.B	<u>Impacts of Inadequate Capacity</u> . Implement, and revise as necessary, County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects if a proposed project has inadequate parking capacity and consider expanding the typical adverse effects to evaluate effects when projects provide too much parking.	0-2 years	New CEQA guidelines as part of SB 743 will eliminate parking from Appendix G of Transportation, however, the final guidance has not been issued.
4.3.2 Other Parking			
4.3.2.B	<u>Shared Parking</u> . Revise the Off-Street Parking Design Manual to include concepts for providing shared parking facilities. When multiple facilities share parking, generally the overall requirements are reduced when compared to separate parking facilities for each use.	0-2 years	Zoning code has provisions for shared parking facilities with an AD permit.
4.3.2.C	<u>Park & Ride Facilities</u> . Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities. Review PDS project planning procedures to determine if revisions are necessary. Evaluate the feasibility of requiring developers of large projects to contribute to a fund for park and ride facilities.	0-2 years	For large new development projects, County staff explores the potential for new or enhanced Park & Ride facilities and coordinates with Caltrans and SANDAG.
4.4 Non-Motorized Transportation			
4.4.1 Bicycle and Pedestrian Facility Planning			
4.4.1.B	<u>County Bicycle Transportation Plan</u> . Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.	Ongoing	Draft Plan is under development; on time and schedule for BOS consideration in Fall 2017.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
4.4.1.C	<u>Pedestrian Area Plans</u> . Prepare community-level pedestrian area plans to evaluate deficiencies and recommend improvements to the pedestrian network and experience.	0-7 years	Pedestrian Gap Analysis (PGA) was completed in June 2016. PGA is existing conditions inventory for the Active Transportation Plan. DPW is correcting identified gaps in pedestrian network.
4.4.1.D	<u>Community Bicycle Infrastructure</u> . Address community bicycle facility needs and to consider expansion of community bicycle infrastructure during community plan updates. Incorporate this information into the County Bicycle Transportation Plan.	0-7 years	Draft Plan is under development, on time, and schedule for BOS consideration in Fall 2017.
4.4.1.E	<u>Caltrans Facilities</u> . Coordinate with Caltrans in the design of State highway facilities to ensure State facilities incorporate bicycle facilities identified in regional and County planning documents.	Ongoing	County staff continues to coordinate with Caltrans on highways and freeways within the County. County staff has coordinated with Caltrans for multiple proposed development project located near Caltrans facilities or which result in significant traffic impacts to Caltrans facilities. County staff also coordinates with Caltrans for regional highway improvement projects like the the SR-76 East, SR-11/OME POE, and SR-67/Dye Road/Highland Valley Road intersection improvement.
4.4.2	Bicycle and Pedestrian Facilities in New Development		
4.4.2.A	<u>Context-Sensitive Design</u> . Design and construct roads to accommodate bicycles. Provide bike lanes as designated on the County's General Plan. Obtain community input during design preparation.	0-2 years	PDS and DPW completed the Pedestrian Gap Analysis (PGA) study in June of 2016. The PGA collected and assessed data for 762 miles of the pedestrian network within the unincorporated County, 57% of which was identified to have no sidewalk. Points were assigned to street segments based on six ranking criteria: Condition of Sidewalk; Distance from a pedestrian generator Health Data (HHS); Socioeconomic data; Community and CIP Priority; and school proximity. The more points allocated to a street segment, the higher its priority for maintenance and improvement. Results of the PGA will be incorporated into the County's upcoming Active Transportation Plan. The Draft Plan includes new Class IV guidance as approved by Caltrans. It also includes additional flexibility in roadway design guidance fitting within frame work of Public Road Standards.
4.4.2.D	<u>Road Standards</u> . Implement and revise as necessary the Public Road Standards to establish pedestrian facility standards according to land use context such as Regional Category.	0-2 years	DPW completed the pedestrian gap analysis and documented existing deficiencies, incorporated health centric data and developed a prioritized list of unfunded pedestrian facility improvements throughout the unincorporated County.
4.4.3	Public Funding for Non-Motorized Networks		
4.4.3.A	<u>Non-County Funding Programs</u> . Seek federal, state, and regional funds, such as the Safe Routes to School and TransNet Smart Growth Opportunity Area funds, to improve bicycle and pedestrian facilities.	Ongoing	DPW was awarded \$7.8 million in federal Highway Safety Improvement Program (HSIP) funding for two projects: 1) Jamacha Boulevard / Spring Valley Shopping Center intersection - traffic signal and raised median; and 2) Woodside Avenue - sidewalks, bike lanes, and advanced dilemma zone detection. Total Project Cost for both projects is \$8.7 million (includes 10% County match).
4.5	Trails		
4.5.1	Trail Planning and Design		
4.5.1.A	<u>County Trails Program/Master Plans</u> . Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails.	Ongoing	DPR continues to coordinate with private property owners, other jurisdictions, agencies, non-profits, and school districts to acquire trail easements for implementation of the Community Trails Master Plan. DPW is coordinating with PDS in the development of a countywide Active Transportation Plan (ATP) which will update and incorporate the County Trail Network, Bicycle Transportation Plan, and assess the County's pedestrian network.
4.5.2	Acquisition of Trail Facilities		
4.5.2.A	<u>Subdivision Ordinance</u> . Implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or County Trails Master Plan.	Ongoing	PDS trails staff reviews projects for conformance with the CTMP and Subdivision Ordinance. Over 100 reviews completed in 2016.
4.5.3	Management of Trail Facilities		
4.5.3.C	<u>Coordination with Adjacent Roadways</u> . Develop procedures to coordinate the operations and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.	2-7 years	DPR staff has coordinated directly with DPW Field Operations staff and road crews on trail and pathway maintenance issues in 2016.
5.0	NATURAL AND CULTURAL RESOURCES		
	These programs and actions implement policies that seek to protect, conserve, and sustain the County's natural and cultural resources, including biological habitat, water, agricultural lands, minerals, open space, air quality, cultural, paleontological, and visual.		
5.1	Biological Resources		
5.1.1	Habitat Conservation Areas		
5.1.1.A	<u>Habitat Conservation Plans</u> . Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. Also prepare MSCP Plans for North County and East County.	Ongoing	The North County MSCP continues to be developed.
5.1.1.B	<u>Conservation Agreements</u> . Implement conservation agreements through Board Policy I-123, Conservation Agreement for the Multiple Species Conservation Program (MSCP) plan, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.	Ongoing	Annual RMP reports continued to be reviewed.
5.1.1.C	<u>Regional Coordination</u> . Plan and implement a habitat conservation plan through regional coordination and consultation with the appropriate agencies. Coordinate with water agencies, as appropriate, to evaluate the use of reservoir buffers for multiple uses, such as species protection, or other compatible uses.	Ongoing	Monthly meetings are held and coordinated as necessary.
5.1.1.D	<u>Acquisition of Preserve Lands</u> . Coordinate with nonprofit groups and other agencies to acquire preserve lands.	Ongoing	In 2016, DPR acquired 224 acres of preserve land to contribute to the Draft North County Multiple Species Conservation Program (MSCP) Preserve and 23 acres of preserve land to contribute to the South County MSCP.
5.1.1.E	<u>Public Involvement</u> . Implement procedures that ensure an open, transparent, and inclusive decision-making process by involving the public throughout the course of planning and implementation of habitat conservation plans and resource management plans.	Ongoing	Compliance with public hearings is on-going.
5.1.1.F	<u>Protection from Adverse Environmental or Manmade Effects</u> . Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.	Ongoing	Annual Resource Management Plan reports continued to be reviewed. DPR continues to monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects through implementation of 24 Resource Management Plans. DPR prepared and implemented stormwater management plans for each County park and preserve to protect these properties during major rain events.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
5.1.1.H	<u>Wildlife Agency Coordination.</u> Formalize coordination with Wildlife Agencies to discuss implementation of Habitat Conservation Plans through regularly scheduled meetings that address biological issues related to fires, staging areas and access, and other related issues.	0-2 years	Monthly meetings are held and coordinated as necessary. A PDS staff person is assigned to coordinate interjurisdictional reviews for publicly-funded and discretionary projects. This review entails coordination with biologists and other resource specialists to avoid and minimize impacts to biological resources.
5.1.2 Protecting Resources from Development			
5.1.2.B	<u>Resource Information Database.</u> Utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.	Ongoing	GIS records continue to be updated as necessary.
5.1.2.C	<u>Resource Protection.</u> Implement the Resource Protection Ordinance, Biological Mitigation Ordinance, and Habitat Loss Permit Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.	Ongoing	Staff continues to implement the Resource Protection Ordinance, Biological Mitigation Ordinance, and Habitat Loss Permit Ordinance as necessary and appropriate.
5.1.2.E	<u>Minimize Edge Effects from Development.</u> Implement the Noise Ordinance, Biological Mitigation Ordinance, Groundwater Ordinance, County Landscaping Regulations (currently part of the Zoning Ordinance), and the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to minimize edge effects from development projects located near sensitive resources.	Ongoing	These ordinances are considered and incorporated within the discretionary permitting process.
5.1.2.F	<u>Non-Invasive Plant Species.</u> Implement the revised Ordinance Relating to Water Conservation for Landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
5.1.2.G	<u>State Regulations Protecting Wetlands.</u> Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.	Ongoing	Concurrence is required by the County as part of the permitting process for Grading Plans.
5.1.3.H	<u>Interjurisdictional Reviews.</u> Conduct Interjurisdictional Reviews for publicly-funded and discretionary projects to minimize impacts to biological resources.	Ongoing	The PDS Interjurisdictional Review Coordinators led countywide-coordination efforts with other agencies and jurisdictions to ensure protection of County resources, facilities, and residents and to minimize impacts to biological resources.
5.1.2.I	<u>Protection of Wetlands Through Ordinances.</u> Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands.	Ongoing	Staff continues to implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance as necessary and appropriate.
5.1.2.J	<u>Wetlands Preservation.</u> Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.	Ongoing	Staff continues to ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.
5.2 Water Resources			
5.2.1 Groundwater Resources			
5.2.1.B	<u>Groundwater Availability.</u> Implement the Groundwater Ordinance and a GIS-database Hydrologic Inventory to balance groundwater resources with new development. The Groundwater Ordinance ensures that development will not occur in groundwater-dependent areas unless adequate groundwater supplies are available. The Hydrologic Inventory provides a summary of historic hydrologic conditions and is a programmatic screening tool to aid in scoping future groundwater investigations for development projects.	Ongoing	As of 2016, PDS maintains a monitoring network of 344 wells, 123 of which are monitored manually by PDS and 221 by other entities
5.2.1.C	<u>Borrego Valley Water Credits Program.</u> Coordinate with the Borrego Water District (BWD) to implement a water credits program to encourage an equitable allocation of water resources. The water credits program would allow farmers or any other owners of water-intensive uses in Borrego Valley to permanently fallow their land and in turn the BWD would issue "water entitlement certificates" in standard increments. The certificates may potentially be applied towards BWD and/or County projects that require groundwater mitigation.	2-7 years	The Borrego Valley Groundwater Sustainability Plan, which will be a two year effort commencing in March 2017, will include a cohesive water credits/entitlements program which is consistent with the new requirements of the Sustainable Groundwater Management Act of 2014.
5.2.1.D	<u>Water Credits Program in Groundwater Ordinance.</u> Revise the Groundwater Ordinance to incorporate groundwater offsetting measures such as the Borrego Valley Water Credits Program.	2-7 years	The Groundwater Ordinance will be updated in 2019/2020 to incorporate the water credits/entitlement program consistent with the Sustainable Groundwater Management Act of 2014.
5.2.2 Conservation of Water Resources			
5.2.2.A	<u>Landscaping.</u> Implement the revised Ordinance Relating to Water Conservation for Landscaping to further water conservation to: <ul style="list-style-type: none"> • Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Use reclaimed water for landscape irrigation. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. • Provide education about water conservation and available programs and incentives. 	Ongoing	The County's amended landscape regulations, found to be compliant with, and as effective as, the State's Model Water Efficient Landscape Ordinance, establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new construction and projects with modified landscapes. Regulations require the use of recycled water when available, and promote the use of graywater for irrigating landscapes. Conserving water by capturing and reusing rainwater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment is also provided in the updated Water Conservation in Landscaping Ordinance.
5.2.3 Water Quality and Watershed Protection			
5.2.3.A	<u>Urban Runoff Management Program.</u> Implement and update as necessary the County's Jurisdictional Urban Runoff Management Program to identify and address the highest priority water quality issues/pollutants in each watershed.	Ongoing	The Water Quality Improvement Plans for seven of the eight watershed management areas were completed and approved by the San Diego Regional Water Quality Control Board. The Santa Margarita River WQIP development began in coordination with Riverside County Co-permittees.
5.2.3.B	<u>Retaining Run-off.</u> Implement the Watershed Protection Ordinance (WPO) to maximize and conserve water resources. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.	Ongoing	Section 86.721 (Stormwater Management and Rainwater Retention) in the Water Conservation in Landscaping Ordinance requires compliance with the Watershed Protection Ordinance and BMP Design Manual in designing landscaped areas for capture and infiltration of stormwater and non-stormwater.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
5.2.3.E	<u>Restoration of Natural Drainage Systems</u> . Implement, and revise as necessary, the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration.	Ongoing	County staff have incorporated the use of Offsite Alternative Compliance into the BMP Design Manual that became effective on February 26, 2016. In addition, staff continue to coordinate with other Co-permittees on the development of additional program elements.
5.2.3.G	<u>Protection Against Erosion</u> . Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.	Ongoing	DPW has implemented the Grading and Clearing Ordinance through our inspections of active sites to ensure they comply with County Ordinances, including the Watershed Protection Ordinance and MS4 Permit. All DPW Inspectors are certified as Qualified Stormwater Pollution Prevention Plan Practitioners (QSP), which gives them the knowledge to ensure implementation of adequate erosion control measures.
5.2.3.I	<u>Stormwater Discharges</u> . Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources. This Manual prohibits polluted non-stormwater discharges to the stormwater conveyance system.	0-2 years	The County BMP Design Manual was completed, establishing the development requirements in the 2013 Permit, and became effective on February 26, 2016.
5.3	Agricultural Resources		
5.3.1	Preserve and Promote Agricultural Resources		
5.3.1.F	<u>Purchase of Agricultural Conservation Easements</u> . Develop and implement the Purchase of Agricultural Conservation Easement (PACE) program which compensates landowners for voluntarily limiting future development on their land.	0-2 years	In 2016, the County acquired 272 acres of agricultural easement, which exceeded the County's Strategic Plan goal of 230 acres of annual PACE acquisitions. To-date, a total of 1,468 acres of agricultural conservation easements have been acquired through the PACE program. All agricultural lands permanently protected under the PACE Program on or after September 17, 2014 (686 acres to-date), combine to form the County's PACE Mitigation Bank. The PACE Program Mitigation Bank and Credits are an expanded component of the PACE Program. With this expanded component, easement lands acquired by the County under the PACE Program can be utilized as off-site mitigation for agricultural impacts resulting from private development projects. Discretionary applicants may purchase PACE Mitigation Credits to mitigate for agricultural impacts at a 1:1 ratio, as required by the County's CEQA Significance Guidelines for Agricultural Resources. One credit is equal to one acre of agricultural land. In 2016, the County sold 5.41 mitigation credits, lowering the number of available mitigation credits to 680 credits. The acquisition of PACE mitigation lands is as on-going process.
5.4	Mineral Resources		
5.4.1	Land Use Compatibility		
5.4.1.A	<u>Protection of Mineral Resources</u> . Use the County Guidelines for Determining Significance for Mineral Resources to evaluate adverse environmental impacts of a proposed project on mineral resources.	Ongoing	When initial evaluation results in a potential impact, Project Planning staff utilizes these guidelines.
5.5	Air Resources		
5.5.1	New Development Review		
5.5.1.C	<u>Dust Control Measures</u> . Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.	Ongoing	In 2016, APCD carried out 46 dust complaint investigations to ensure dust control measures are properly implemented.
5.5.2	Regional Strategy		
5.5.2.B	<u>State Air Quality Standards for Ozone</u> . Implement procedure to comply with the County Regional Air Quality Strategy (RAQS) to attain air quality standards for Ozone.	Ongoing	The latest revision of the RAQS was approved by the Board on 12/14/2016.
5.6	Open Space		
5.6.1	Open Space Funding and Acquisition		
5.6.1.C	<u>Private Land Owners</u> . Acquire open space through negotiation with private land owners.	Ongoing	In 2016, DPR acquired 224 acres of preserve land to contribute to the Draft North County Multiple Species Conservation Program (MSCP) Preserve and 23 acres of preserve land to contribute to the South County MSCP.
5.6.2	Open Space Implementation and Management		
5.6.2.A	<u>Access Needs</u> . Coordinate with community groups to identify access needs to open space lands. Community groups are queried to identify access needs within sensitive resource constraints.	Ongoing	DPR has been coordinating access and to the Ramona Grasslands with the Ramona Trails Association. DPR has been coordinating with the San Diego Mountain Biking Association and the equestrian community to identify access needs to the County's open space areas.
5.6.2.B	<u>Resource Management Plans</u> . Operate and manage MSCP open space acquisitions by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area within the MSCP preserve.	Ongoing	PDS continues to review annual reports for RMP for private preserves. DPR continues to be responsible for managing the MSCP lands the County owns and acquires. Management activities include but are not limited to, trash removal, passive recreation, ranger patrol, signage and fencing, fire management, non-native plant species removal and cultural resource protection. DPR continues to implement 24 Resource Management Plans for open space areas within the MSCP preserve.
5.7	Cultural Resources		
5.7.1	Protection and Preservation of Cultural Resources		
5.7.1.A	<u>Require Appropriate Reviews</u> . Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant. Historic designation by the Historic Site Board or the Zoning Ordinance "H" Special Area Designator requires a site plan review.	Ongoing	Cultural review of discretionary projects was conducted to identify the presence of historic and archaeological resources, determine impacts and required appropriate mitigations. Six properties were designated historic by the Historic Site Board. No new properties were zoned with the "H" Special Area Designator during 2016.
5.7.1.B	<u>Qualified Archeologist Assessment</u> . Implement the RPO to require that a County-qualified archeologist assesses the proposed project area and issues a written report on findings during discretionary project review.	Ongoing	Cultural review of discretionary projects includes analysis to determine significance pursuant to the RPO. Cultural reports prepared were authored either by a cultural consultant on the County's CEQA List of Approved Consultants or by County staff archaeologists.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
5.7.1.C	<u>Minimize Adverse Impacts.</u> Implement, and update as necessary, the County's Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.	Ongoing	County Guidelines for Determining Significance for Cultural Resources were not updated during 2016.
5.7.1.D	<u>Identify and Catalog Resources.</u> Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation, such as Save Our Heritage Organization (SOHO), and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at a minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with an "H" Special Area Designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan Permit for proposed construction, which will be reviewed by the Historic Site Board.	2-7 years	An effort to identify and catalog resources in a region wide effort or communitywide effort was not undertaken during 2016. Resources were identified and cataloged as part of the cultural review of individual discretionary projects, and as part of historic designations. Inventories of historic resources for Fallbrook, Julian, La Mesa, Lakeside, Ramona and Sweetwater are identified in the County's Accela tracking system previously. This information alerts staff to the potential for significant cultural resources. In addition, staff are able to inform landowners about the benefits of historic preservation including participation in the Mills Act. No Site Plans were submitted for the "H" Special Area Designator review in 2016.
5.7.1.E	<u>Tribal Monitors.</u> Implement County Guidelines for Significance for Cultural Resources to ensure qualified tribal monitors are present during ground disturbing activities.	Ongoing	Discretionary permits that are conditioned with archaeological monitoring includes the requirement of Native American monitors.
5.7.1.F	<u>Monitor and Review.</u> Implement County Guidelines for Determining Significance to monitor and review projects through the CEQA process to ensure resources are appropriately identified, tested, recorded, and artifacts are curated at appropriate facilities that meet federal curation standards.	Ongoing	Cultural review of discretionary projects was conducted pursuant to CEQA. The evaluation requires cultural staff and consultants to identify the presence of historic and archaeological resources, determine site significance which may require testing and/or evaluation, impact determination and require appropriate mitigations. The disposition of prehistoric artifacts may be curated at an appropriate curation facility within San Diego county or repatriated to a culturally affiliated tribe. Historic artifacts may only be curated at an appropriate facility.
5.7.1.H	<u>Easements.</u> Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.	Ongoing	The dedication of open space easements is required for the preservation and protection of significant cultural resources.
5.7.1.I	<u>Consultation and Regional Collaboration.</u> Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies, and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.	Ongoing	Cultural studies required for discretionary review includes coordination with the SCIC and NAHC to determine whether resources are present onsite. Tribal governments are consulted with, as required pursuant to AB-52 and SB-18 for the identification of tribal cultural resources.
5.7.1.J	<u>Confidentiality of Resources.</u> Implement development review policies and procedures that avoid disclosure of sensitive cultural resource information such as site record forms and local, State, or National Register nominations marked "not for publication".	Ongoing	Cultural studies are reviewed for confidential information that should not be disseminated to the general public. All confidential information is located in a Confidential Appendix which is separate from the main cultural study. The Confidential Appendix is not available for review by the General Public pursuant to Government Code §6254(f).
5.7.1.K	<u>Treatment of Resources.</u> Implement development review procedures, when complete avoidance is not feasible, to establish guidelines that: (1) Promote and facilitate retaining important cultural resources on site for use in landscaping, gateways, and other appropriate areas; or (2) Identify when it is appropriate to move resources to another site. Implementation of guidelines requires coordination with appropriate Native American tribe(s) and/or affected communities.	Ongoing	Avoidance must be considered first before a finding of "not feasible" can be made. Standard County practice is to require the relocation of bedrock milling or other cultural features (BRM) when avoidance is not feasible. Consultation with affected tribes is conducted to determine whether different mitigation strategies are appropriate.
5.7.1.L	<u>Human Remains.</u> Include regulations and procedures for discovery of human remains in all land disturbance and archaeological related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.	Ongoing	County Guidelines for Determining Significance for Cultural Resources include requirements for when human remains are identified. Regulations that must be followed include the County's Grading Ordinance, Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5. Procedures that must be followed in the event that human remains are discovered are provided in section 2.3.6 of the Report Format and Content Requirements for Cultural Resources and includes coordination with the Most Likely Descendent (Native American tribe).
5.7.1.M	<u>Identifying and Documenting Historic Structures.</u> Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use property database. Identification will occur by compiling information from all available sources (e.g., County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.	0-2 years	Resources within the unincorporated County were identified and cataloged as part of the cultural review of individual discretionary projects, and as part of historic designations. Information is located in the Accela tracking system for the preservation and protection of significant historic structures. Inventories of historic resources for Fallbrook, Julian, La Mesa, Lakeside, Ramona and Sweetwater were previously prepared and are identified in the County's Accela tracking system. This information alerts staff to the potential for significant cultural resources. The database is updated on an ongoing basis.
5.7.1.N	<u>Protection of Historic Resources From Demolition and Alteration Projects.</u> Revise the Resource Protection Ordinance to apply to the demolition or alteration of identified significant historic structures.	0-2 years	The Resource Protection Ordinance has not been updated to apply to the demolition or alteration of identified significant historic structures. Historic resources identified as RPO significant must be preserved and protected. If they are identified during discretionary review, the resource must be protected in a dedicated easement.
5.7.2	Renovation and Adaptation of Historic Resources		
5.7.2.A	<u>Project Review of Historic Structures.</u> Implement procedures to require the restoration, renovation, or adaptive reuse of significant historic structures as a condition of approval during the discretionary project review process, as appropriate.	Ongoing	Although procedures have not been developed, standard County practice is to require the restoration, renovation or adaptive reuse of historic structures identified as significant during discretionary review.
5.7.2.B	<u>Mills Act.</u> Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources. Mills Act (2002) allows property tax incentives to owners of significant historic structures to encourage the protection and preservation of historic resources. The Mills Act is available to significant historic structures recommended by the Historic Site Board.	Ongoing	Property owners of properties identified as "potentially historic" are advised of the benefits of the Mills Act when they submit either a ministerial or discretionary permit for development. Properties identified in historic inventories for Fallbrook, Julian, La Mesa, Lakeside, Ramona and Sweetwater have been inputted into the Accela tracking system which alerts staff to the potential for a property to be historic.
5.7.2.C	<u>Secretary of the Interior Standards.</u> Implement procedures that require use of the Secretary of the Interior Standards when renovating County-owned historic structures and when approving Building Permits.	Ongoing	At this time, procedures are not in place requiring historic review for Building Permits. Secretary of Interior Standards are required for properties that have been designated historic or that are zoned with the "H" or "J" Special Area Designator. DGS is finalizing a Master Plan for restoration and enhancement of the nationally historic County Administration Center (CAC) building, and performs periodic historic restoration projects at the CAC and at park sites for DPR and other departments.
5.7.2.D	<u>Historic Resources Oversight.</u> Support the Historic Site Board in their efforts to provide oversight for historic and prehistoric resources.	Ongoing	Staff resources are provided to the Historic Site Board in their efforts to preserve historic and prehistoric resources.
5.7.2.E	<u>Historic Routes.</u> Develop and implement a plan and coordinate with Caltrans to provide appropriate signage on historic resources and along historic routes.	2-7 years	Signage is present on historic resources, within historic communities, and along historic routes.

APPENDIX 3 - IMPLEMENTATION PLAN			
No.	Program/Action Description	Timeframe	2016 Comments
5.8	Paleontological Resources / Unique Geological Features		
5.8.1	Paleontological Resources		
5.8.1.B	<u>Minimize Adverse Impacts.</u> Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.	Ongoing	The County Guidelines for Determining Significance for Paleontological resources have not been updated since 2009. The current Guidelines require that during discretionary review, paleontological resources be identified and that appropriate mitigations be implemented to reduce impacts.
5.9	Visual Resources		
5.9.2	Visual Character		
5.9.2.C	<u>Underground Utilities.</u> Implement the Wireless Communications Ordinance and Board Policies I-92 (Undergrounding of Utilities) and J-17,(Undergrounding of Existing Overhead Utility Facilities) to encourage the undergrounding of utilities. Wireless Communications Ordinance restricts siting and development of wireless facilities; Board Policy I-92 sets standards for new development to place utilities underground; and Board Policy J-17 establishes a program and procedures to place existing utilities underground.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
5.9.2.D	<u>Billboards.</u> Implement the Zoning Ordinance to prohibit off-premise signs and billboards from scenic or historic areas and areas subject to community design review.	Ongoing	This ordinance is considered and incorporated within the discretionary permitting process.
5.9.2.E	<u>Community Compatibility.</u> Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guideline are updated pursuant to measures 5.9.2.A and 5.9.2.B.	Ongoing	This is considered and incorporated within the discretionary permitting process.
5.9.3	Dark Skies		
5.9.3.A	<u>Light and Glare Regulations.</u> Implement the Light Pollution Code and Zoning Ordinance to minimize light pollution. Light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies are found in the Light Pollution Code and Zoning Ordinance.	Ongoing	This is required within the discretionary permitting process.
5.9.3.B	<u>Project Review.</u> Implement the County Guidelines for Determining Significance for Dark Skies and Glare to identify adverse effects related to dark skies and glare. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County's CEQA guidelines.	Ongoing	This is required within the discretionary permitting process.
6.0	SAFETY, HEALTH, AND WELFARE		
	These program actions relate to policies that promote human health, safety, and welfare. This section addresses potential safety hazards and mitigation, including fire and flood protection, geologic hazards, law enforcement, and airport hazards. In addition, this chapter addresses health and welfare issues such as climate change, noise attenuation, and the preservation of cultural and visual resources.		
6.1	Hazard Mitigation and Emergency Response		
6.1.1	Hazard Mitigation		
6.1.1.B	<u>Hazard Mitigation Plan.</u> Implement, and revise every five years, the Hazard Mitigation Plan to assess natural hazards and provide a public awareness and response plan.	Ongoing	In November 2015, a draft HMP update was prepared and sent to the Governor's Office of Emergency Services for review. The State forwarded the plan to Federal Emergency Management Agency (FEMA) for review in August 2016. Once approved by FEMA the plan will be taken to the Board of Supervisors for adoption.
6.1.1.C	<u>Interjurisdictional Review of Government Facilities.</u> Participate in interjurisdictional reviews to gather information and review and provide comments on plans for new or expanded governmental facilities in the region and to ensure public facilities are located away from hazardous areas.	Ongoing	PDS Interjurisdictional Review Coordinators are assigned to coordinate interjurisdictional reviews. Staff gathers information and reviews and provides comments on plans for new or expanded governmental facilities in the region and ensures public facilities are located away from hazardous areas.
6.1.2	Emergency Response		
6.1.2.A	<u>Coordination and Training.</u> Implement County Office of Emergency Services (OES) procedures for alerting and notifying appropriate agencies when disaster strikes; coordinating all agencies that respond; ensuring resources are available and mobilized in times of disaster; developing plans and procedures for response to and recovery from disasters; and developing and providing preparedness materials for the public.	Ongoing	The Office of Emergency Services (OES) maintains the AlertSanDiego system for alerting Emergency Operations Center (EOC) Staff of disaster and emergencies that require activation of the EOC. Other County departments utilize it for recalling their staff or providing them with emergency information and instructions. OES uses the same system to provide emergency information and instructions to the public during times of disaster. OES also maintains the Operational Area emergency Operations Plan (OAEOP) that outlines the region's response to large scale disasters and emergencies. They provide preparedness information to the public in the form of pamphlets, brochures and on-line material.
6.1.2.B	<u>Community Protection Evacuation Plans (CPEPs).</u> Implement and revise as necessary CPEPs for each community as applicable. CPEPs establish emergency evacuation routes and procedures.	Ongoing	The Office of Emergency Services (OES) works with the fire safe councils for the unincorporated communities in the County to develop and revise local CPEPs.
6.2	Fire Hazards		
6.2.1	Development Review		
6.2.1.B	<u>High Threat Areas.</u> Maintain and use the County GIS and the County Guidelines for Determining Significant Impacts in order to identify fire prone areas during the review of development projects.	Ongoing	The County does not create the fire severity zones data. That information comes from CalFire and partners.
6.2.1.C	<u>Site Design.</u> Enforce and comply with Building and Fire Code to require site and/or building designs that incorporate features that reduce fire hazards. County Building and Fire Code requires ignition-resistive construction requirements for all new construction and that sufficient fire protection is available or will be available for all new construction in the wildland/urban interface.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.1.D	<u>County Fire Code.</u> Enforce the County Fire Code during development review by requiring sufficient fire protection systems for structures in accordance with state mandates and local regulations based on unique climatic, geological, and topographical concerns.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
6.2.1.E	<u>Minimizing Risks</u> . Implement County Guidelines for Determining Significance for Wildland Fires & Fire Protection, to ensure development projects do not unnecessarily expose people or structures to a significant risk of loss from wildland fires, and apply appropriate mitigation when impacts are significant.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.1.G	<u>Fire Prevention and Protection</u> . Implement development review procedures to refer projects subject to discretionary review to the appropriate fire protection agency for its comments and recommendations regarding fire prevention and fire protection measures. Review policies pertaining to water supply, water pressure and emergency standby water to ensure consistency in implementation and code adequacy.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.2 Fire Fuel Management			
6.2.2.B	<u>Weed Abatement Ordinance</u> . Implement the Combustible Vegetation and Other Flammable Materials Ordinance (Weed Abatement Ordinance) and require prudent brush management techniques to enforce proper techniques for maintaining defensible space around structures. The Weed Abatement Ordinance addresses the accumulation of weeds and rubbish on a private property in the unincorporated County outside fire districts' jurisdictions that is found to be a fire hazard and requires brush management around new and existing structures to protect life and structures from wildfires. The desire is to provide consistent weed abatement within all fire districts.	Ongoing	Compliance is assured through the requirement of fire protection plans for individual project planning projects.
6.2.3 Fire Protection Services			
6.2.3.A	<u>Facilities Planning</u> . Coordinate with the LFAHJ to ensure that development proposals do not require new/additional fire protection facilities; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.	Ongoing	This is considered and incorporated within the discretionary permitting process through availability letters and fire protection plans.
6.2.3.B	<u>Commitment for Services</u> . Implement, and revise as necessary, Board Policy I-84, Project Facility Availability and Commitment for Fire Services, requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.	Ongoing	The County requires will serve letters for new housing permits and/or discretionary permits.
6.2.3.C	<u>Fair Share Contribution</u> . Implement procedures to ensure new development projects fund their fair share toward fire services facilities and explore, including the development of a long-term financing mechanism, such as an impact fee program or Community Facilities District. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.	0-2 years	Fair-share contributions are considered when there is an identified new development project impact to a planned road improvement which is scheduled and funded through the County's Capital Improvement Program. The County is coordinating with several new development projects which are considering a CFD formation to primarily fund maintenance services.
6.2.3.D	<u>Adequate Fire and Emergency Services Facilities</u> . Implement, and revise as necessary, development review procedures that require, as a basis of approval, a finding that sufficient fire protection and emergency service facilities are available or will be available concurrent with need for all discretionary projects.	Ongoing	The San Diego Rural FPD was dissolved by Local Agency Formation Commission (LAFCO) and incorporated into the San Diego County Fire Authority (SDCFA). This action took affect on July 1, 2016. Efforts continued to process the LAFCO application to dissolve the Pine Valley FPD and incorporate the area within the SDCFA. This action is expected to be completed by the end of June 2017. In addition to maintaining the existing contracts to provide fire prevention services to the Julian-Cuyamaca FPD, Lakeside FPD and the Ramona MWD, the San Diego County Fire Authority executed a new contract to provide fire prevention services to the Deer Springs FPD. DGS is coordinating with San Diego County Fire Authority on potential facility needs in the annual Capital Improvements Needs Assessment and Major Maintenance programs.
6.2.3.E	<u>Emergency Response</u> . If the appropriate emergency travel time cannot be met for a proposed project, the discretionary project will be denied unless sufficient mitigation measures are included as a basis of approval based on the recommendations of the Director and the responsible agency providing fire protection.	Ongoing	This is required within the discretionary permitting process.
6.2.4 Regional Coordination			
6.2.4.A	<u>Regional Coordination</u> . Promote the coordination between fire districts and agencies to ensure uniform codes and standards between fire districts / agencies.	Ongoing	County Fire staff has ongoing coordination between fire districts/agencies.
6.3 Geologic Hazards			
6.3.1 Development Review Process			
6.3.1.A	<u>Setbacks from Faults</u> . Implement the Zoning Ordinance Fault Displacement Area Regulations to ensure adequate setbacks from known active faults. These Regulations implement the Alquist-Priolo Act which mitigates the hazard of surface faulting to life and structures.	Ongoing	When initial evaluation results in a potential impact, Project Planning staff utilizes the requirements of this ordinance.
6.4 Flood Hazards			
6.4.1 Flood Plains			
6.4.1.A	<u>Floodplain Mapping</u> . Implement procedures to update mapped floodways and floodplains annually in conformance with the National Flood Insurance Program. State Law AB 162 (enacted January 1, 2008) requires annual reviews of areas within mapped floodways and floodplains to ensure areas subject to flooding are accurately mapped.	Ongoing	To ensure areas subject to flooding are accurately mapped: • Continuously work with consultants and developers to process Federal Emergency Management Agency (FEMA) Letters of Map Revision (LOMRs) whenever work was proposed or completed within the mapped floodplain that would change or alter the mapping, or when any errors or inaccuracies are identified; • Coordinates with FEMA to rectify areas of discrepancy between the mapping and the supporting modeling, and; • Aids and assists property owners in obtaining FEMA Letters of Map Amendment (LOMAs) whenever a structure shown on the FEMA Flood Insurance Rate Map (FIRM) as being in the floodplain has been identified as being out of or above the floodplain.
6.4.1.E	<u>Runoff Discharges</u> . Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to reduce the adverse effects of polluted runoff discharges on waters.	Ongoing	In 2015, the County began implementation of the 2013 MS4 Permit requirements. This included updating the Watershed Protection Ordinance and the Jurisdictional Urban Runoff Management Plan and developing Water Quality Improvement Plans, in coordination with the other jurisdictions, for each of the eight (8) watershed management areas.
6.4.1.G	<u>Dam Inundation</u> . Review discretionary projects for dam inundation hazards through application of the County's Guidelines for Determining Significance for Hydrology and Guidelines for Determining Significance for Emergency Response Plans.	Ongoing	The County has a GIS overlay for dam inundation areas. If initial review of a project shows potential for potential hazards, County staff will utilize the guidelines and coordinate with the Sheriff Department.
6.4.2 Flood Control Facilities			
6.4.2.A	<u>Flood Control for Watercourses</u> . Implement Board Policy I-45, Definition of Watercourses in the County of San Diego Subject to Flood Control, which defines watercourses that are subject to flood control.	Ongoing	DPW and PDS staff review plans of proposed flood control facilities prior to construction to ensure that County Standards are met, and DPW staff regularly maintain existing County flood control facilities to ensure proper operation during flooding events.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
6.4.2.D	<u>Protection of Watercourses.</u> Implement the Grading Ordinance to limit activities affecting watercourses. This Ordinance prohibits acts in watercourses unless the appropriate permit is obtained.	Ongoing	DPW implements the Grading Ordinance as it relates to watercourses by effectively addressing any watercourse issues. PDC provides staff to investigate watercourse complaints and to serve as a resource for these regulations.
6.5 Hazardous Materials			
6.5.2 Development Review Process			
6.5.2.A	<u>Exposure of Hazardous Substances.</u> Implement the County Guidelines for Determining Significance for Hazardous Materials & Existing Contamination to identify adverse environmental effects of a proposed project from exposure of people or the environment to hazardous substances.	Ongoing	When initial evaluation of hazardous substance results in potential impacts, staff utilizes the County guidelines.
6.6 Law Enforcement			
6.6.1 Facilities and Services			
6.6.1.C	<u>Law Enforcement Services.</u> Coordinate with the Sheriff's Department on all major development projects to ensure adequate provision of law enforcement services.	Ongoing	The Sheriff is notified when MUPs and TMs are submitted to the County. If the Sheriff has comments or conditions, those are incorporated within any decision. Additionally, if the proposed project indicates any potential impact to law enforcement, staff will notify the Sheriff for input.
6.6.1.D	<u>Capital Improvement Plans (CIP).</u> Consider growth projections and new development trends when developing and implementing CIP plans for law enforcement facilities.	Ongoing	DGS coordinates with Sheriff on potential facility needs in the annual Capital Improvements Needs Assessment and Major Maintenance programs.
6.7 Airport Hazards			
6.7.1 Airport Land Use Compatibility			
6.7.1.A	<u>Database of Constraints.</u> Implement and revise as necessary the airport overlay in GIS database to facilitate new development project review.	Ongoing	The County has an Airport Overlay in GIS. This is considered during the initial evaluation of projects.
6.7.1.B	<u>New Development Projects.</u> Implement the County Guidelines for Determining Significance for Airport Hazards when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.	Ongoing	When initial evaluation identifies the potential for airport hazards, staff utilizes the County guidelines.
6.8 Noise Impacts			
6.8.1 Regional Noise			
6.8.1.A	<u>Noise Compatibility Guidelines.</u> Revise the County Guidelines for Determining Significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards.	0-2 years	When initial evaluation identifies the potential for noise hazards, staff utilizes the County guidelines.
6.8.1.B	<u>Ground-Borne Vibration Standards.</u> Implement and periodically review the County Guidelines for Determining Significance to incorporate standards for minimizing effects of ground-borne vibration during project operation or construction.	Ongoing	Geotechnical reports are required to consider this impact as part of the County's grading plan review process.
6.8.1.C	<u>Noise Sensitive Land Uses.</u> Review projects through the County Guidelines for Determining Significance and assess the impact of new development on noise sensitive land uses.	Ongoing	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis.
6.8.1.D	<u>Noise Mitigation Strategies.</u> Revise the County Guidelines for Determining Significance to prioritize the following noise mitigation strategies higher than the construction of noise barriers: avoid placement of noise sensitive uses within noisy areas; increase setbacks between noise generators and noise sensitive land uses; orient buildings such that the noise sensitive portions of a project are shielded from noise sources; and use sound-attenuating architectural design and building features.	0-2 years	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis.
6.8.1.E	<u>Noise Walls.</u> Revise the Guidelines for Determining Significance to reflect the following standards in areas where noise walls are necessary: use a combination of walls and earthen berms to reduce noise levels; and use vegetation or other screening methods to soften the visual appearance of the wall.	2-7 years	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis. This study will identify appropriate mitigation measures to reduce impacts to a less than significant level.
6.8.1.F	<u>Acoustical Analysis.</u> Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 CNEL or greater, or other land uses that may result in noise levels exceeding the "Acceptable" standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.1.G	<u>Identify Impacts During the Scoping Phase.</u> Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.	Ongoing	When initial evaluation identifies the potential for noise impacts, staff utilizes the County guidelines and requires a noise impact analysis.
6.8.2 Transportation Noise Generators			
6.8.2.A	<u>General Plan Amendments.</u> Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose an increase to the Average Daily Traffic due to trips associated with the project beyond those anticipated in the General Plan.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.B	<u>Traffic Impacts.</u> Revise the County Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.	2-7 years	PDS & DPW staff are participating in regional planning efforts to develop traffic guidelines that will help to implement the changes in CEQA impact and mitigation criteria as a result of SB 743. As part of the upcoming 2-year SB 743 implementation period, the County will update its CEQA traffic guidelines.
6.8.2.D	<u>Minimize Impacts Through Alternate Routes.</u> Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.	Ongoing	Noise in conjunction with potential traffic impacts are assessed as part of all development project planning review. Staff coordinates with Caltrans and SANDAG on an as needed basis if regional facilities are involved.
6.8.2.E	<u>Roadway Improvement Projects.</u> Coordinate with Caltrans and the PDS Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County. Ensure that for new County road improvement projects, either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed three decibels over existing noise levels.	Ongoing	All DPW Capital Improvement Projects consider noise impacts, both temporary and permanent as part of the CEQA analysis undertaken for each project. As necessary, impacts are mitigated.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
6.8.2.F	<u>Ground-Borne Vibration Study.</u> Establish procedures to require a ground-borne vibration technical study for specific defined land uses within the following distances from the Sprinter rail line right-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. If necessary, mitigation shall be required for land uses in compliance with the standards listed in Tables 2 and 3 of the County of San Diego Guidelines for Determining Significance for Noise.	0-2 years	Geotechnical reports are required to consider this impact as part of the County's grading plan review process.
6.8.2.G	<u>State Motor Vehicle Standards.</u> Coordinate with the California Highway Patrol (CHP) and local law enforcement as appropriate to assure compliance with the State Motor Vehicle Standards.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.H	<u>Railroad Operations.</u> Implement review, and revise as necessary, the County's screening criteria for evaluating noise impacts associated with railroad operations within the County.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.I	<u>Rail Impacts.</u> Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.2.J	<u>Airport Land Use Compatibility Plan.</u> Use the applicable Airport Land Use Compatibility Plan's (ALUCP) as guidance/reference during review of development projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the SDCRAA for review.	Ongoing	As part of an applicant's noise study, the SDCRAA will be contacted by County staff, if required.
6.8.2.K	<u>Private Airports and Heliports in unincorporated County.</u> Evaluate noise exposure impacts related to a private airport or heliport use for consistency with the Federal Aviation Administration (FAA) standards. Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.	Ongoing	As part of any application identified within an airport zone, County staff will coordinate with the FAA to ensure that the appropriate standards are incorporated, as required.
6.8.3	Non-Transportation Noise Generators		
6.8.3.A	<u>Noise Reduction Site Design.</u> Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine appropriate noise reduction site design techniques that include: • Orientation of loading/unloading docks away from noise sensitive land uses • Setbacks or buffers to separate noise generating activities from noise sensitive land uses • Design onsite ingress and egress access away from noise sensitive land uses	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.3.C	<u>Extractive Land Uses.</u> Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a "buffer zone" to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.	Ongoing	The County requires technical noise studies to determine mitigation measures, if necessary.
6.8.4	Temporary and/or Nuisance Noise		
6.8.4.B	<u>Enforcement.</u> Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.	2-7 years	The County Noise Enforcement Officer responds to noise related complaints within the community.
6.8.4.C	<u>Noise Complaint.</u> Review Noise Complaint Procedure to ensure that it is providing effective enforcement of the Noise Ordinance. Provide a phone number on County website for the public to report violations of the Noise Ordinance.	2-7 years	The County Code Compliance Division actively maintains a website with noise related information and contact numbers for citizens to utilize when necessary.
6.9	Climate Change		
6.9.1	Provide Education and Leadership (Strategy B-4)		
6.9.1.A	<u>Climate Change Action Plan.</u> Prepare a County Climate Change Action Plan no later than six months after adoption of the General Plan Update, with an update baseline inventory of greenhouse gas emissions from all sources; more detailed greenhouse gas emissions reduction targets and deadlines; and a comprehensive and enforceable GHG emissions reduction measures that will achieve a 16% reduction in emissions from County operations from 2006 by 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis.	0-2 years	On June 20, 2012, the County adopted a CAP as an implementation mechanism of the updated County General Plan. Following its adoption, the County's CAP was litigated and on April 8, 2015, per Court Order, the Board rescinded the 2012 CAP. In July 2015, PDS Staff initiated development of a new CAP for the County. Since project initiation, County staff established a Green Working Group composed of 11 County Departments that are assisting with the developing of the CAP. This internal group meets monthly to gather data, review best practices, review potential greenhouse gas (GHG) reduction measures, and discuss implementation strategies. The CAP will be a comprehensive Plan that will outline the specific activities that the County will undertake to reduce GHG emissions in the unincorporated communities of San Diego County. The CAP will also aid the County in meeting State mandated GHG reduction targets. The CAP will focus on activities that can achieve the greatest GHG emission reductions in the most technologically feasible and cost-effective manner. Project completion is anticipated by the winter of 2018.
6.9.1.B	<u>Public Education.</u> Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.	Ongoing	Since March 2016, Planning & Development Services staff has sought input for the County's Climate Action Plan. Staff solicited input on climate planning priorities from: the Community Planning Group/Sponsor Group Chairs; representatives from over 65 stakeholder groups in the business, environmental and community sectors; staff representing over 11 County departments; and from the public during two public workshops. The Public Outreach and Engagement Plan for the Climate Action Plan was awarded the "Outstanding Public Involvement" award at the Association of Environmental Professionals San Diego Chapter Awards and Scholarship Banquet on October 6, 2016. Ascent Environmental, Inc assisted County staff in developing and implementing the outreach plan. This recognition illustrates the County's commitment to collaborating with regional partners, stakeholders and members of the community throughout the climate planning process.
6.9.1.C	<u>Regional Goals.</u> Work with SANDAG to implement SB 375 and to achieve regional goals in reducing GHG emissions associated with land use and transportation.	0-2 years	The County has been working collaborative with SANDAG through The San Diego Regional Climate Collaborative, which is a network for public agencies that serve the San Diego region to share expertise, leverage resources, and advance comprehensive solutions to facilitate climate change planning. Additionally, the County works closely with SANDAG in the development of SANDAG's Regional Transportation Plan and SB 375 Sustainable Community Strategy.

APPENDIX 3 - IMPLEMENTATION PLAN

No.	Program/Action Description	Timeframe	2016 Comments
6.9.2	Reduce Vehicle Trips, Gasoline Consumption, and GHG Emissions (Strategy A-1)		
6.9.2.A	<u>Climate Change CEQA threshold</u> . Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.	0-2 years	This measure is under review given that the State's ARB has not issue recommendations for climate change CEQA thresholds.
6.9.2.B	<u>Mitigation Credit Program</u> . Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.	2-7 years	The County has been coordinating with APCD on research and feasibility of a mitigation credit program. The coordination efforts will be expanded to include SDG&E and the California Center for Sustainable Energy in 2017.
6.9.2.D	<u>Improve Traffic Flow</u> . Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.	Ongoing	The County recently obtained a grant to construct a traffic signal in Spring Valley and to make pedestrian/bicycle improvements in Lakeside.
6.9.2.E	<u>Construction Vehicle and Equipment Emissions</u> . Develop an incentive program to encourage the use of low-emission construction vehicle and equipment use in private development projects.	2-7 years	APCD currently runs the Carl Moyer program, incentivizing replacement of older, dirtier diesel construction equipment with new, cleaner machines.
6.9.3	Reduce Non-Renewable Energy Consumption (Strategy A-2)		
6.9.3.A	<u>Guidelines for Determining Significance</u> . Revise County Guidelines for Determining Significance based on the Climate Change Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency.	0-2 years	One component of the Climate Action Plan project includes the development of Guidelines for Determining Significance (Guidelines). Project completion is anticipated by Winter 2018, which will include the Guidelines.
6.9.4	Increase Generation of Renewable Energy Sources (Strategy A-3)		
6.9.4.A	<u>Alternative Energy Systems</u> . Develop a plan of action and coordinate with SDG&E to facilitate the development of alternative energy systems. Develop streamlined regulations that encourage the use of energy recovery, as well as photovoltaic and wind energy, in appropriate areas.	2-7 years	In 2016, 5,655 residential roof-mounted solar photovoltaics were approved. 48 commercial solar photovoltaic permits were issued, along with 16 electric vehicle charging stations.