Community Development Department

TUSTIN

BUILDING OUR FUTURE
HONORING OUR PAST

Housing Policy Department
Received on:
MAR 2 2 2016

March 17, 2016

Department of Housing and Community Development
Attn: Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

RE: 2015 Annual Report on the Status of the City of Tustin General Plan

To Whom It May Concern:

We are pleased to inform you that on March 15, 2016, the Tustin City Council authorized the Community Development Department to submit the General Plan Annual Report to your office. Attached is a copy of the City of Tustin General Plan Annual Progress Report that summarized efforts undertaken by the City to implement the General Plan.

If you have any questions, please call Justina Willkom, Assistant Director, at (714) 573-3115.

Sincerely,

Elizabeth A. Binsack
Community Development Director

Attachment: 2015 General Plan Annual Report
Housing Successor Annual Report FY2014-2015

cc: Governor's Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

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2015 Annual Report On the Status of The City of Tustin General Plan

January 1, 2015 through December 31, 2015

INTRODUCTION

California State Law requires each City to adopt a comprehensive, long-term general plan for its physical development and any land outside its boundaries which bears a relationship to its planning activities. In essence, the City's general plan serves as the blueprint for future growth and development. As a blueprint for the future, the plan contains policies and programs designed to provide decision makers with a basis for all land use related decisions.

Tustin adopted its first General Plan in 1966. The Plan was prepared as a joint effort between the City of Tustin Planning Department and the County of Orange Advance Planning Division. Major changes to State law led to the preparation of, and revisions to, Tustin's General Plan during the 1970s and 1980s. During this period of time, General Plan elements were developed and/or amended incrementally. Tustin's current General Plan was comprehensively amended and adopted in January 2001 and subsequently amended in 2005 (El Camino Real reclassification) and 2007 (Pacific Center East Specific Plan boundary adjustment). In 2008, the General Plan was updated with minor text amendments (clean up items reflecting current status) and in 2009 and 2013 the City updated its Housing Element in compliance with State's law. In 2012, the Conservation/Open Space/Recreation Element was updated regarding existing and proposed parks and facilities inventory and other minor text amendments.

The General Plan incorporates all required elements as follows: Land Use, Housing, Conservation/Open Space/Recreation, Noise, Circulation, Public Safety and a locally mandated element, Growth Management. The City's current Housing Element was adopted by the City Council in October 2013 in compliance with the State Law. Following the adoption of the Housing Element, HCD provided the City with certification on November 6, 2013.

Section 65400 (b) of the Government Code requires that the City's planning agency provide:

1) An annual report to the City Council on the status of the General Plan and progress in its implementation;
2) Its progress in meeting its share of regional housing needs; local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and
3) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

This annual report covers activities between January 1, 2015, and December 31, 2015, and is required to be provided to the City Council. Following the City Council's action, the annual report will be forwarded to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research.

HOUSING ELEMENT PROGRESS

Part of the current Housing Element is the City's share of housing needs for the planning period of January 1, 2014 to October 1, 2021 as determined by HCD. This is the second report for the fifth cycle Regional Housing Needs Assessment (RHNA). Table 1 identifies the City of Tustin's assigned share of regional housing needs.

Table 1
City of Tustin Regional Housing Need
2014-2021

Income Level	Number of Units	Percentage
Very Low (<50%of MFI)	283	23%
Low Income (50-80% of MFI)	195	16%
Moderate Income (80-120% of MFI)	224	18%
Upper Income (>120% of MFI)	525	43%
Total	**1,227**	**100%**

MFI: Median Family Income
Source: SCAG Regional Housing Need Assessment

Table 2 consists of a list of new dwelling units for which permits have been issued and other income restricted units that have received entitlements and are currently either under construction or in plan check from January 1, 2014, through December 31, 2015. To determine the income level of each unit, HCD developed criteria for the City to follow. These criteria are based on occupant annual income, rent payment, or purchase price.

Table 2
City of Tustin
Housing Unit Constructed and Housing Units Entitled
Between January 1, 2014 through December 31, 2015

Income Level	Number of Units Constructed	Number of Units w/ Permits Issued	Approved Units	Total	RHNA	Percentage to RHNA
Very Low (0-50% MFI)	88	0	0	88	283	31%
Low Income (51-80% MFI)	73	0	0	73	195	37%
Moderate Income (81-120%MFI)	101	0	0	101	224	45%
Upper Income	609	127	166	902	525	172%
Total	**871**	**127**	**166**	**1,164**	**1,227**	

MFI: Median Family Income
Source: City of Tustin Building Division, City of Tustin Planning Division, City Manager Office, Southern California Gas Company Utility Releases

Beginning with 2010 Annual Report, HCD requires that each city prepare an annual report using forms and definitions adopted by HCD. Appendix A to the General Plan Annual Report includes Table A (Annual Building Activity Summary – New Construction), Table A2 (Annual Building Activity Report – Units Rehabilitated, Preserved, and Acquired), Table B (Regional Housing Need Allocation Progress), and Table C (Program Implementation Status).

PROGRESS REPORT

The City's General Plan implementation progress report has individual sections organized by element (Table 3). Each section includes a brief description of the scope of the element and a discussion of program accomplishments relevant to each goal. Program accomplishments include: ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions adopted or implemented during the reporting period. Often these program accomplishments meet several goals that are interrelated to various elements of the General Plan. To avoid redundancy, the implementation programs are described under the primary goal they implement and are listed by name only under secondary goals.

EFFORTS TO REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT, AND DEVELOPMENT OF HOUSING

The City has taken the following steps to remove governmental constraints that hinder the development of affordable housing:

1. Continued implementation of the City's General Plan;

2. Continued to update General Plan as needed to ensure internal consistency and consistency with State and federal law;

3. Continued processing of development plans to include affordable housing components through entitlements and Development Agreements;

4. Continued to grant density bonuses by providing developer incentives for the production of affordable housing as provided by State Law and City Ordinance No. 1372;

5. Complied with the affordable housing provisions under Community Redevelopment Law as may be updated with the passage and ruling of AB1X 26 and 27 and consistent with the goals and objectives of the Housing Element;

6. Allocated Community Development Block Grant (CDBG) funds for improvements within the low- to moderate-income neighborhoods to encourage rehabilitation and revitalization; and

7. Provided various grants, loans, and down-payment assistance to assist the low- to moderate-income households in purchasing and rehabilitating their homes.

This General Plan Annual Report enables the City to assess the effectiveness of its General Plan and provides guidance to the City in focusing on its future goals and policies. As evidenced by this General Plan Annual Report, the City has implemented numerous ordinances, programs, guidelines, specific plans, general plan amendments, and discretionary actions in accordance with its General Plan goals. Many of these implementation tools executed goals within several General Plan elements, demonstrating the interrelationship among the elements and the comprehensive approach the City has taken in implementing the General Plan. The City will continue its efforts in carrying out the identified goals and policies of the General Plan.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
LAND USE ELEMENT **The Land Use Element identifies the present and planned land use activity; the general distribution and location of residential and non-residential land uses; and density and building intensity. The Land Use Element constitutes official City policy for the location of various land uses and provides guidance to ensure orderly growth and development.**	
GOAL 1: Provide for a well-balanced land use pattern that accommodates existing and future needs for housing, commercial and industrial land, open space and community facilities and services, while maintaining a healthy, diversified economy adequate to provide future City services.	• **Business Regulations Code Amendment:** The City continues to enforce Business Regulations Code to regulate businesses that are recognized as having characteristics which may pose particular threats to the public health, safety, and welfare.
	• **Massage Regulations:** In November 2015, the City Council adopted Ordinance 1462 (Code Amendment 2015-003) which amends and restates Part 6 of the Tustin City Code relating to the regulation of massage establishments, consistent with State law, to discourage location and operation of illicit message establishments.
	• **General Plan Amendments:** There was one (1) General Plan Amendment initiated during 2015. The project involves the development of a four (4) unit condominium complex consisting of two (2) buildings which would replace the two (2) existing detached residential units. The project includes a General Plan Amendment, Tentative Parcel Map, Conditional Use Permit, and Design Review for approval. In January 2016, the Planning Commission reviewed the project, and recommended that it be forwarded to the City Council for final review and consideration.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Downtown Commercial Core Plan:** During 2015, the City of Tustin continued with the implementation of the Downtown Commercial Core Plan (DCCP). The goal of the DCCP is to develop a planning document which will facilitate a greater understanding and "sense of place" for the traditional center of Tustin; define strategies to enhance Old Town; create a pedestrian oriented community; revitalize the City's commercial core; protect community resources; improve connectivity and access roads; and, attract new businesses. During 2015, City Staff continued to work on the details of the plan for the area. A public workshop to present the draft plan concepts was held on January 28, 2016. This project is anticipated to be complete in 2016.
	• **Medical Marijuana (Code Amendment 2015-005):** A Code Amendment was initiated during 2015 regarding medical marijuana. In December 2015, the Planning Commission reviewed draft Ordinance 1466 which would expressly prohibit the establishment and operation of marijuana cultivation, processing, delivery, and distribution activities within the City, and recommended the item be forwarded to the City Council for their review. The City Council proceeded to adopt the ordinance during their meeting on January 19, 2016.
	• **Second Residential Units within Cultural Resource District:** In September 2015, the City Council adopted Ordinance 1454 approving Code Amendment 2015-001 regarding second residential units within the Cultural Resources (CR) District. This Code Amendment provides new standards for second residential units on any residentially zoned lot in the CR District regardless of lot size, and prohibits new accessory buildings used as guest quarters in the Cultural Resources District. One entitlement was approved for a second residential unit during 2015.
	• **Discretionary Actions:** The City processed 2 Specific Plan Amendments, 0 Zone Changes, 1 Development Agreement, 0 Variances, 1 Minor Adjustment, 32 Conditional Use Permits, 27 Design Reviews, 60 Temporary Use Permits, 26 Film Permits, and 6 Subdivisions to accommodate various development proposals.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
GOAL 2: Ensure that future land use decisions are the result of sound and comprehensive planning.	• **General Plan Conformity:** Two (2) General plan Conformity Determinations were approved by the Planning Commission in 2015. The first was a determination that the disposition and acquisition of a school site at Tustin Legacy is in conformance with the Tustin General Plan. The second was a determination that the Fiscal Year (FY) 2015-2016 Capital Improvement Program in conformance with the General Plan.
	• **Subdivision Code:** The City continues the implementation and enforcement of the Subdivision Code in accordance with the State's Subdivision Map Act related to the division of land within the City by establishing regulations concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps, and the procedure to be followed in securing approval from the City. During the reporting period, the City processed six (6) Subdivision Maps.
	• **Planning Commission as the Historic Resources Committee:** The City Council adopted an Ordinance appointing the Planning Commission as an advisory body to the City Council on all matters relating to historic and cultural resources, including without limitation, matters affecting the establishment of a Cultural Resource District, designation of Cultural Resources, and as a liaison between residents, property owners, and the City Council within a Cultural Resources District. The Planning Commission continues to act in this role.
	• **Design Review Process:** The City encourages and promotes high quality design and physical appearance through the Design Review process. During the reporting period, a total of twenty-seven (27) Design Review applications were processed.
	• **Office of the Zoning Administrator**: The Zoning Administrator continues to review and approve development applications in lieu of the Planning Commission for minor projects defined in Tustin City Code Section 9299. During the year, a total of ten (10) applications were considered by the

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	Zoning Administrator.
	• **Code Enforcement Program:** 1. A total of 256 code enforcement cases were opened in 2015. There has been a decrease in formal code enforcement cases for minor property maintenance, trash cart placements, and business licenses. Code Enforcement officers worked actively with the community to address property maintenance and nuisance abatement regulations and standards. 2. Code Enforcement works with other agencies in abating substandard housing conditions such as hoardings, illegal conversion of garage to living units, lack of health and safety minimum standards, etc. 3. Code Enforcement officers, Police Safety Officers (PSOs) and the City's graffiti removal contractor actively responded to 3,289 graffiti reports and removed a total of with 78,551 square-feet of graffiti costing $132,389 for graffiti abatement. The implementation of the Countywide Tracking and Automated Graffiti Reporting system or "TAGRS" has enabled City staff and police personnel to tract graffiti, calculates costs of removal, and ultimately prosecuting graffiti crimes. In 2015, 34 arrests were made by the Tustin Police Department. 4. In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, the Public Works consultant and Code Enforcement officers performed 52 Water Quality inspections on commercial and industrial sites throughout the City. 5. On a weekly basis, Code Enforcement Officers respond to unpermitted temporary signs throughout the City. Proactive efforts from Code Enforcement to inform residents and businesses have helped minimize the number of unpermitted signs.

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2015 General Plan Progress Report

GOALS	PROGRAMS
	6. Code Enforcement, is part of the Neighborhood Improvement Task Force (NITF) which is a committee based on a community governance work ethic where the Police Department works in partnership with other city departments, including Code Enforcement, to reduce crime, increase the sense of safety and security within the City. During the reporting period, numerous improvements took place in target neighborhoods including trimming trees that blocked street lights, repairing potholes and sidewalks and upgrading street lights. 7. In conjunction with the City's Community Development Block Grant program, the Code Enforcement officers work with Fair Housing providers in educating residents of their equal housing rights through workshops, open houses, tenant/landlord dispute resolutions, fair housing counseling, etc. 8. The shopping cart containment requirements have been in effect since February 17, 2009. Code Enforcement has full compliance with retailers that are subject to the requirements. In some instances, Code Enforcement Officers had to open cases to enforce the ordinance with existing retailers, but overall there has been a significant reduction in abandoned carts throughout the City. 9. The administrative citations program has continued to assist Code Enforcement Officers and Police Officers in resolving code violations in a timely manner. A link on the City's website provides information and access to online payment information for the public. In 2015, there were 34 administrative citations issued and processed by the Code Enforcement Division.

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2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Alcoholic Beverage Sales Guidelines:** The City continues to implement the Alcoholic Beverage Sales guidelines. These guidelines are to be considered in conjunction with the conditional use permit process to promote and protect public health, safety, and general welfare, and preserve and enhance the quality of the City relating to establishments selling alcoholic beverages for on- and off-site consumption.
	• **Home Occupation Ordinance:** The City continues to allow for home occupation and limits operations within the enclosed living space to minimize negative impacts associated with commercial/office uses within residential zoning districts.
	• **Joint Use Parking Ordinance:** The City continues to allow for joint use parking within sites with multi-tenants. The joint use parking provisions would allow parking facilities to be used jointly for non-residential uses with significantly different peak hours of operation.
	• **Medical Marijuana (Code Amendment 2015-005):** (See Land Use Element Goal 1 for description)
	• **Second Residential Units within Cultural Resource District:** (See Land Use Element Goal 1 for description)
GOAL 3: Ensure that new development is compatible with surrounding land uses in the community, the City's circulation network, availability of public facilities, existing development constraints and the City's unique characteristics and resources.	• **General Plan Amendment:** (See Land Use Element Goal 1 for description)
	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)

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2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Subdivision Code:** (See Land Use Element Goal 2 for description)
	• **Design Review Process:** (See Land Use Element Goal 2 for description)
	• **Second Residential Units within Cultural Resource District:** (See Land Use Element Goal 1 for description)
GOAL 4: Assure a safe, healthy, and aesthetically pleasing community for residents and businesses.	• **Successor Agency (formerly Redevelopment Agency) Programs:** As a result of the passage of AB1X 26 and the State Supreme Court's ruling in December 2011, the Successor Agency to the Redevelopment Agency began the dissolution of the program. The Housing Rehabilitation Program and the Commercial Rehabilitation Program along with program updates that the Agency had prepared have been placed on hold until alternative funding sources are identified. With the dissolution of the Redevelopment Agency, the City will experience adverse effects on implementing programs due to a lack of funding. On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing. On August 1, 2012, the Successor Agency to the Tustin Community Redevelopment Agency transferred the former Agency's housing assets to the Housing Authority. In 2012, the State of California Department of Finance denied the transfer of redevelopment funds to the Affordable Housing Default Revolving Fund and the Fund was dissolved. The loss of this funding source makes it difficult for the Housing Authority to purchase affordability-restricted homes at-risk of foreclosure, resulting in the reduction of the City's affordable housing supply.
	• **National Pollutant Discharge Elimination System (NPDES)**: The City participates in the countywide efforts to prevent prohibited discharges into the regional water system. The City requires the review and approval of a Water Quality Management Plan for applicable projects to treat runoff from the site

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GOALS	PROGRAMS
	before it enters into the regional water system. The City conducts inspections of industrial, commercial, and construction sites to ensure compliance with Federal and State requirements. The City participates in the OCTA M2 environmental program to fund the purchase and installation of full capture trash BMPs to prevent litter and debris from entering the storm drain system. The City is also installing aesthetically pleasing biotreatment BMPs such as swales and modular wetlands in Tustin Legacy all of which enable the City to comply with State and Federal requirements.
	• **Tustin Community Pride Committee:** The City continues to support the Tustin Community Pride Committee to promote a cleaner, healthier, and safer community. Under the umbrella of the Tustin Community Foundation, a local non-profit organization, the Tustin Pride Committee is made up of volunteers seeking to expand community pride through projects and community action and to promote public interest in the general improvement and/or maintenance of the environment of Tustin. In addition, Tustin Community Pride awards homes for landscaping and holiday decorations.
GOAL 5: Revitalize older commercial, industrial, and residential uses and properties.	• **Cultural Resources District Ordinance:** The City continues to preserve historic and architecturally significant properties within the district by requiring a Certificate of Appropriateness for exterior alterations and demolition of structures within the district. The City also utilizes a Survey that contains information about the City's historic resources. Staff regularly references this survey to determine the resource style, significance, and whether special design considerations are required when modifications to the structure are proposed. A total of thirty (30) Certificates were issued between January 1, 2015 and December 31, 2015.
	• First Street Specific Plan: The City continues to implement the updated First Street Specific Plan to simplify the process for rehabilitation efforts of older commercial, industrial, and residential properties.

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GOALS	PROGRAMS
	• **Mills Act:** Adopted by the California Legislature in 1976, the Mills Act is legislation that provides for property tax relief on an eligible historic property if the property owner agrees to maintain and preserve the property for a minimum of ten years. The City participates in the Mills Act. Currently sixteen (16) properties in Tustin participate in the Mills Act program.
	• **Successor Agency Programs:** (See Land Use Element Goal 4 for description)
	• **Centro Winery/Brewery (140 East Main Street):** Centro is a micro-winery, tasting, room, ancillary brewery, and restaurant which offers wine and beer made by Pozzuoli Winery, Inc. Centro's eatery includes a variety of Italian appetizers, Panini's, and wood-fired pizza. Centro opened for business in April 2015
	• **Tustin Grille (405 El Camino Real):** In September 2015 a new restaurant opened in the former Quinn's location. Tustin Grill specializes in serving American favorites with a farm to table approach to dining.
	• **Zama Tea (434 El Camino Real):** During 2015 construction continued to progress on the rebuilding of the historic Jabberwocky building which was destroyed by fire. The structure has now been remodeled while retaining the historic façade of the building. A new tea shop recently opened in the remodeled building, which features brewed iced tea and hot tea, 120-plus varieties of loose-leaf tea for sale, as well as kombucha tea on tap.
	• **American Grub Burgers and Sandwiches (365 El Camino Real):** A new burgers, sliders, and sandwiches restaurant is proposed to open in early 2016 next to The Swinging Door at the former Fred & Daffy's Antiques location. This restaurant anticipates incorporating outdoor seating into their remodel, as well as a "pass-through" window to provide food for patrons visiting The Swinging Door.

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GOALS	PROGRAMS
	• **Residential Condominiums (1872 San Juan):** The Planning Commission previously approved Tentative Tract Map (TTM) 17717 and Design Review (DR) 2014-02 authorizing the subdivision of an approximately 2.25 acre for the development of twenty-six (26) single family detached condominiums. In 2015, existing structures were removed and construction commenced.
GOAL 6: Improve urban design in Tustin to ensure development that is architecturally and functionally compatible, and to create uniquely identifiable neighborhoods, commercial, and business park districts.	• **Historic Plaque Program**: The City established a plaque program to recognize historically significant structures. In 2015, the Knapp House at 178 North C Street and the Ahern House at 435 West Second Street were nominated and approved by the Planning Commission to receive a place in the City's Historic Register Plaque Program. By the end of 2015, fifty-five (55) plaques had been assigned to historic structures in the City.
	• **Cultural Resources District Residential Design Guidelines:** The City Council adopted the Residential Design Guidelines in April 2012, providing an updated document that addresses topics such as preservation, energy efficiency, and the Mills Act program.
	• **Cultural Resources District Commercial Design Guidelines:** In 2014, the City Council adopted Commercial Design Guidelines for the Cultural Resources District. The Guidelines recognize the unique identity of Old Town and provide flexibility in addressing the specific needs and characteristics of the City's historic commercial district. The illustrations, how-to methods, and design ideas shown in the Commercial Design Guidelines are to be used as a "yardstick" against which to measure proposed projects. Applicable projects will be encouraged to follow the spirit of the Guidelines to the greatest degree possible.
	• **Tustin Pioneers Recognition Program:** This program will honor pioneers of Tustin through the placement of busts of the pioneers in public places throughout the City. The guidelines for the program were approved in 2014. The Ad hoc Review Committee is in the process of obtaining funding and

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GOALS	PROGRAMS
	sponsorship of the busts. An application to the National Endowment for the Arts was submitted to help fund a portion of this program.
	• **Downtown Commercial Core Plan:** (See Land Use Goal 1 for description).
	• **First Street Specific Plan** (See Land Use Goal 5 for description).
	• **Density Workshop:** In July 2015, a joint City Council and Planning Commission workshop was held regarding density Citywide. The intent of the workshop was to: discuss and graphically convey what a project of a particular density may look and feel like within a community; discuss the associated land use and other impacts with increased density; and, receive general policy direction on the desirability of increasing residential density within the City.
GOAL 7: Promote expansion of the City's economic base and diversification of economic activity.	• **Home Occupation Ordinance** (See Land Use Element Goal 2 for description).
	• **Building Permit Processing:** Plan check services have been expedited to be completed and returned to the applicant within ten (10) working days for the first submittal and five (5) working days for subsequent submittals. In addition, the Building Division has initiated expedited plan check services ensuring a two (2) to three (3) day turnaround upon request. In 2015, the City adopted Ordinance No. 1456 adding expedited permitting provided for small photovoltaic (PV) systems.
	• **Business License:** Issued 5,964 business license renewals; 494 new business licenses (in-city); 538 new business licenses (out of city); and collected approximately $426,416 in business license revenue. The Mayor sent out "Welcome Letters" to all new, in-city businesses.

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GOALS	PROGRAMS
	• **Tustin Legacy Disposition Strategy:** Staff is implementing the "Disposition Strategy for the Former Master Developer Footprint at Tustin Legacy": In the first stage, a solicitation and interview process was completed for each of the Disposition Packages to narrow the selection process to the three development entities most qualified for each of the Disposition Packages. The second stage of the process requested proposals from each of the development entities for the selection of the single most qualified development entity for each of the Disposition Packages. The proposals were reviewed and scored and the Irvine Company, St. Anton and CalAtlantic Homes (formerly Standard Pacific) were chosen for each Disposition Package. The Irvine Company has completed Amalfi, a 533-unit apartment development. St. Anton has completed Anton Legacy, a 225-unit affordable apartment development. Standard Pacific has begun construction on 375 single family homes.
	• **Flight at Tustin Legacy (formerly Cornerstone I) - Lincoln Property Company Commercial (LPCC):** In June 2015, the City Council approved an Exclusive Agreement to negotiate with Lincoln Property Company for the development of approximately 860,000 square feet of creative office space. The development proposal includes a variety of uses such as: research and development; professional office; specialized employment; a food hall; restaurant uses; and, incorporating a connection into Tustin Legacy Linear Park. Development will occur in two phases, with LPCC building approximately 400,000 square feet in Phase 1. Lincoln Property Company submitted entitlement applications for this project in early 2016. Construction is anticipated to commence in late 2016/early 2017.
	• **Urban Village/Community Core:** The City entered into an Exclusive Negotiation Agreement with OliverMcMillan in 2015, a mixed use developer for the development of 123 acres in the center of Tustin Legacy. The development will include the activation and integration of the City's Hangar into a mixed-use urban village. Most of 2016 with be spent preparing a concept plan with the developer. Implementation is not anticipated until late 2018 or early 2019.

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GOALS	PROGRAMS
	• **Tustin Legacy New Vision Plan (Specific Plan Amendment 2015-001):** During 2015 the City continued to partner with PlaceWorks as a consultant to develop a New Vision Plan for Tustin Legacy. The plan is intended to incorporate new mixed-uses, transportation oriented development, and a main-street concept. City staff and PlaceWorks are currently working on the technical documents along with the Supplemental FEIR/EIS. The Specific Plan Amendment is anticipated to be brought forward for review during summer 2016.
	• **South Orange County Community College District (SOCCCD):** Land exchanges have been completed between the City of Tustin and SOCCCD for the development of their ATEP campus. Demolition of the existing structures and grading of the site has commenced, the design of Bell Avenue is in progress, and SOCCCD is anticipating completion of their first building which will house career technical programs for Irvine Valley College to be complete by 2018.
	• **Rancho Santiago Community College District**: The Sheriff's training facility is complete; however, a portion of the property remains undeveloped. RSCCD has not identified any plans for development the remaining portion of the site.
	• **Orange County Animal Shelter:** The County is working towards an initial design of the project located north of RSCCD.
	• **Downtown Commercial Core Plan:** (See Land Use Goal 1 for description).
	• **Business Resources:** The City's website provides an array of information and services for businesses and potential entrepreneurs. Visitors to the site can learn about the forms needed to comply with federal and states laws, loans and financing programs, how to market globally, disaster planning and recovery, making sustainable business decisions, and much more.

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GOALS	PROGRAMS
	• **Commercial Leasing Availability:** The City offers a Commercial Property Search feature to the City's website. The site only lists Tustin properties and users can define search parameters to distinguish between office, retail and industrial properties and "For Sale" and "For Lease" properties.
	• **Business Outreach Visits:** The City and the Tustin Chamber of Commerce continue to work together in conducting outreach to local businesses. In 2015, the City and Chamber partnered with Orange County Business Council and the Governor's Business Office to offer a CA Competes Tax Credit Seminar, partnered with the IRS to provide an Identity Theft Workshop, and partnered with Workforce Edge to survey all Tustin businesses.
	• **Parking Facilities:** (See Circulation Element Goal 7 for description)
	• **Pacific Center East Project:** o Land Acquisitions: The City completed acquisition of approximately 10 acres necessary to support a new eastbound ramp at Edinger Avenue and the SR-55 Freeway, and the Phase 1 extension of Newport Avenue south of Edinger Avenue to Valencia. The acquisition also included acquisition of approximately 24 acres of immediately adjacent vacant properties by the City which will significantly support the expansion and diversification of the City's future economic base. The Final Parcel Map was approved by City Council on April 19, 2011, facilitating clearer and more definitive boundaries for property to be conveyed to any future purchasers of City-owned land. o Hotel Development: The City completed the sale of three parcels, approximately 8.3 acres, to R.D. Olson for the development of two (2) extended stay hotels (294 rooms) and approximately 16,000 square feet of restaurant/retail/conference space. Construction began in summer 2012, the hotels were completed in July 2013, and the service retail building was completed in winter 2013. One remaining restaurant site is

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GOALS	PROGRAMS
	currently under development. ○ Edinger Well Site: Construction of the Edinger Avenue well is currently underway and will be complete by Fall 2016.
	• **Local Agency Military Base Recovery Area (LAMBRA):** The Legislature passed legislation in July 2013, effectively ending the LAMBRA program on January 1, 2014. Up through November 30, 2014, the Division continued to accept and process voucher requests for eligible employees hired before January 1, 2014. As of January 1, 2015, the Tustin Legacy LAMBRA has been terminated. The Division continues to respond to periodic inquiries from tax consultants representing potential and existing businesses and will work with businesses seeking to utilize incentives offered through the Governor's Economic Development Initiative: Manufacturing Equipment Sales & Use Tax Exemption; New Employment Credit; and California Competes Credit.
	• **Centro Winery/Brewery (140 East Main Street):** (See Land Use Element Goal 5 for description)
	• **Tustin Grille (405 El Camino Real):** (See Land Use Element Goal 5 for description)
	• **The Market Place:** Many new businesses opened within The Market Place during 2015 including the following: ○ **Miguel's Jr. Homestyle Mexican Food (2855 El Camino Real):** In 2014 the Planning Commission approved a request to construct a new Miguel's Jr. restaurant, including a drive-thru, within The Market Place. During 2015 construction was complete and Miguel's Jr. is now open for business. This project demonstrates a positive partnership between the public and private sector. The Market Place was able to obtain additional square footage to construct Miguel's Jr., as part of the agreement in which the City of Tustin gained a new Community Center in The Market Place out of

Table 3
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GOALS	PROGRAMS
	the former Edward's Theater. ○ **Wokcano (3015 El Camino Real):** Wokcano is a new sushi/fusion restaurant which is anticipated to open soon adjacent to Jared Jewelers. A new building was under construction for the restaurant throughout 2015. ○ **Bike2theBeat (2779 El Camino Real):** In October 2015, the Zoning Administrator approved a request to establish a new cycling studio within an existing tenant space. This new exercise studio is anticipated to open in January 2016. ○ **Hopdoddy Burger Bar (3030 El Camino Real):** This restaurant, which features craft beer and burgers, is anticipated to open in a newly constructed tenant space in May 2016. ○ **Mizu Sushi Bar & Grill (2881 El Camino Real)**: In January 2015 Mizu Sushi opened its doors offering Asian fusion food such as sushi and Korean BBQ.
	• **The District:** Many new businesses opened within The District during 2014 including the following: ○ **Union Market (2493 Park Avenue):** Leasing activity continues to progress for the spaces within this indoor marketplace. Currently open at the Union Market: Portola Coffee Roasters; Kettlebar; Farmers; Spice & Tulips; Woodsnap; Luella Boutique; Artisanal Candles; The Treehouse; The Shangri-La; Drinkbar Juicery; Front Porch Pops; Torch S'more Co.; The Central Bar; Crepe Coop; Apples & Oranges; The Kroft; The Dirty Cookie; OC Hit Factory; Youngstone Cheese Shop; and Market 2 Plate. Coming soon to Union Market: Cubed; Churned Creamery; Belage Bakery; and, Hatch.
GOAL 8: Ensure that necessary public facilities and services are available	• **Pre-application Conferences Procedures:** The City utilizes procedures for pre-application conferences and processing procedures to expedite permit

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GOALS	PROGRAMS
to accommodate development proposed on the Land Use Policy Map.	processing.
	• **Permit Processing and Coordination Procedures:** The City ensures that processing of permits for low- and moderate-income housing is fast-tracked. The City continues the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies.
	• **Fire Station 37:** The relocation of OCFA Station #37 to Kensington Park Drive is complete.
	• **Park Facilities:** See Conservation, Open Space, and Recreation Element Goal 17 for more description.
	• **Natural Communities Conservation Program:** The City participates in the countywide Natural Communities Conservation Program in protecting natural habitats and endangered species by reviewing all development proposals to comply with the established guidelines.
	• **Building Permit Processing:** (see Land Use Goal 7)
GOAL 9: Provide for a planned community in East Tustin compatible with the land use characteristics of the local area and sensitive to the natural environment.	• **Park Development, Improvements and Maintenance Program**: The City encourages developers to create new parks and allocates funds for services and maintenance of buildings and recreational areas. Please refer to Open Space, Conservation, and Recreation Element Goal 17 for description.

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GOAL 10: Improve and strengthen the Tustin Old Town/First Street area with a unique pedestrian environment and diverse mix of goods, services, and uses.	• **Old Town Parking Exception:** The City Code was amended to include provisions allowing incoming businesses to pay parking exception fees in lieu of providing parking spaces on-site. To date, 6 businesses have taken advantage of this program.
	• **Vintage Flea Market Expansion (El Camino Plaza):** In 2015, a temporary use permit was approved for the expansion of the existing Vintage Flea Market which occurs every fourth Sunday of the month in Jamestown Village. The expansion will allow for additional vendors to set up in El Camino Plaza. This expansion is aimed at promoting the walkability of the area and allowing visitors to discover additional retail and dining options in Old Town.
	• **Pedestrian Kiosk Signage:** City staff has completed the project of installing four additional signs similar to the kiosk which has been located at the northeast corner of Main and El Camino Real. The kiosk signage is intended to promote the walkability of the area, promote City events, and serve as a display to distribute the Old Town Shopping, Dining, and Event Guide.
	• **Tustin Pioneers Recognition Program**: (See Land Use Element Goal 6 for description).
	• **Zama Tea (434 El Camino Real):** (See Land Use Element Goal 5 for description)
	• **Tustin Grille (405 El Camino Real):** (See Land Use Element Goal 5 for description)

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	• **New Restaurant (217 El Camino Real):** An application has been submitted to expand the building, which is currently an office, into an approximately 3,500 square-foot restaurant with outdoor seating. The new restaurant is being developed by the owner of Gabbi's Mexican Kitchen in Orange. The architectural plans for the restaurant are currently under review by staff, and construction for the restaurant is anticipated to begin during 2016.
	• **Praise Chapel (560 W. First Street):** In December 2015, the Planning Commission approved a request to establish and operate a church in an existing commercial building.
	• **Old Town Tree Lighting:** At the leadership of Mayor Puckett, tree in Old Town are lit year round to encourage pedestrian activities and the strengthen business environment.
GOAL 11: Provide for an integrated business park environment in the Pacific Center East Area which both capitalizes on market opportunities and is compatible with adjacent developed land uses.	• **Pacific Center East** (See Land Use Element Goal 7 for a further description).
	• **Edinger Avenue and Newport Avenue improvements within the Pacific Center East Specific Plan:** The City has completed design improvements and acquired right-of-way for the extension of Newport Avenue and widening of Edinger Avenue consistent with the Circulation Plan identified in the Pacific Center East Specific Plan. The Edinger Avenue street widening is completed as well as the Newport Avenue realignment project south of Edinger Avenue.
	• **Tustin Gateway Project:** Streetscape and landscape plans in the public right-of-way to improve pedestrian traffic are complete. Project design includes landscaping and sidewalk improvements, directional signage, and ties the land uses adjacent to the roadways through common landscape and

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	signage elements. Project construction is on hold until funding can be secured, replacing the Redevelopment Agency funding originally planned for this project.
GOAL 12: Maintain the semi-rural and low-density character of North Tustin.	• **North Tustin:** The City would not have land use authority within the North Tustin area until these areas are annexed to the City.
GOAL 13: Develop a Specific Plan/Reuse Plan for MCAS Tustin which maximizes the appeal of the site as a mixed use, master planned development, and that includes the following qualities seeking to create results that are very special and worthy of the site's present and historical importance.	• **John Laing Homes – Tustin Field I (Harvard Avenue and Edinger Avenue):** All 376 units are completed. • **John Laing Homes – Tustin Field II (Harvard Avenue and Edinger Avenue):** All 189 homes are completed. • **Columbus Square/Columbus Grove:** All 1,540 homes are completed. • **Coventry Court Senior Housing:** The Coventry Court Apartments for active seniors ages 55+ was completed in 2012. This project consists of 240 one and two-bedroom apartments with 153 of those income-restricted to Very Low, Low and Moderate Income qualifying senior households. • **South Orange County Community College District (SOCCCD):** Phase I of the SOCCCD Advanced Technology Education Park (ATEP) has been completed and is currently offering classes. The Concept Plan for Phase 3A was approved by the City on July 26, 2010 authorizing up to 305,000 square feet of educational uses; however, in August 2013, the City and the SOCCCD completed a Land Exchange Agreement and a Development Agreement and Amended and Restated (Conveyance) Agreement to: a) exchange and consolidate parcels to better enhance development potential for City and SOCCCD properties; b) maintain a minimum of 51 percent educational uses (Land Use Category 1) while allowing additional non-educational uses (Land Use Category 2) at the ATEP campus; c) increase the allowable square footage as a result of adding a new local street (Bell Avenue); and d) transfer control of the Phase 1 campus to the City for its use by summer 2016. Demolition of the former military structures has been completed. Land exchanges have been completed between the City of Tustin and SOCCCD

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	for the development of their ATEP campus. Demolition of the existing structures and grading of the site has commenced, the design of Bell Avenue is in progress, and SOCCCD is anticipating completion of their first building which will house career technical programs for Irvine Valley College to be complete by 2018. • **Rancho Santiago Community College District:** The Sheriff's training facility is complete; however, a portion of the property remains undeveloped. RSCCD has not identified any plans for development the remaining portion of the site. • **Orange County Rescue Mission's Village of Hope (1 Hope Drive):** A 192-bed transitional home for the homeless at Tustin Legacy operated by the Orange County Rescue Mission has been operating. In October 2015, the Planning Commission approved a request for the Village of Hope to increase their transitional housing facility capability from 192 beds to 387 beds, construct a new parking lot, and establish an ancillary church use at the Village of Hope transitional housing facility. • **The District at Tustin Legacy/Vestar (Barranca Parkway and Jamboree Road):** Construction of the one million square-foot Class A retail center is complete with the exception of certain adjacent infrastructure improvements. On October 21, 2010, the City and Vestar entered into a Fifth Disposition and Development Agreement (DDA) amendment and Fifth Amendment to the Infrastructure and Payment Agreement deferring the construction of certain storm drain related infrastructure improvements within Barranca Parkway. The required improvements identified in the Fifth DDA amendment and Fifth Amendment to the Infrastructure and Payment Agreement have not yet been completed. • **County of Orange Tustin Family Campus (15405 Lansdowne Road):** The 57,446 square feet multi-treatment campus with a serving capacity of 90 beds for abused and neglected children and their parents and emancipated youth operated by the Orange County Social Services Agency has been

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	operating since 2009. • **Amalfi Apartments - The Irvine Company (Legacy Disposition Package 2A at 16000 Legacy Road):** All 533 units are complete. • **Anton Legacy Apartments - St. Anton Partners (Legacy Disposition Package 1A-North at 3100 Park Avenue):** All 225 units are complete. St. Anton Partners, as part of their DDA, constructed Victory Park, a 4.7 acre City-owned Neighborhood Park. • **Greenwood in Tustin Legacy – CalAtlantic (formerly Standard Pacific) Homes and Brookfield Residential Development (Legacy Disposition Package 1B & 6):** The development of a new residential community consisting of 375 single family units and a focal park. Project is currently under construction. Approximately 50% of the units have been sold and of the 375 homes, 31 have were completed and given occupancy in 2015. • **The Village at Tustin Legacy - Regency Commercial Development (Legacy Disposition Package 1C):** During 2015 a request was approved for the Regency Center to develop The Village at Tustin Legacy, which includes 248,292 square feet of non-residential uses comprised of two (2) major components including: a retail center with grocery store, pharmacy, childcare, food service, and general retail uses along Valencia Avenue and Kensington Park Drive; and, a medical plaza with a medical center, an acute care hospital/rehabilitation facility, and a medical office/retail buildings fronting Kensington Park Drive and Edinger Avenue. Plans for construction of the new center are currently in plan check, and ground is anticipated to be broken on this project during 2016. • **Flight at Tustin Legacy (formerly Cornerstone I) - Lincoln Property Company Commercial (LPCC):** (See Land Use Element Goal 7 for description) • **Urban Village/Community Core – OliverMcMillan**: (See Land Use Element Goal 7 for description)

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	• In 2014, the City Council approved a Specific Plan Amendment to the MCAS Tustin Specific Plan to add park-related uses as permitted uses within Planning Area 1. This amendment will accommodate a portion of the City's Community Park Master Plan.
HOUSING ELEMENT **The Housing Element identifies housing programs aimed at meeting the identified housing needs of the City's population and implementing Statewide housing goals to provide decent and sound housing for all persons and all income groups. The Tustin Housing Element includes the identification of strategies and programs that focus on: 1) housing affordability, 2) rehabilitation of substandard housing, 3) meeting the existing demand for new housing, and 4) conservation of the existing affordable housing stock. HCD Table C provides implementation status of programs identified in the Housing Element (Appendix A)**	
CIRCULATION ELEMENT **The Circulation Element guides the development of the City's circulation system by providing adequate capacity for future land uses and provides for a safe, efficient, and adequate circulation system for the City. The Element establishes a hierarchy of transportation routes with specific development standards described for each category of roadway. The following subjects are included in the Circulation Element: streets and highways, transportation corridors, transportation system management, transportation demand management, transit, rapid transit, railroads, paratransit (e.g. carpooling, vanpooling and taxi service), bicycle, pedestrian facilities, commercial, general, and military airports. The following is a listing of all Circulation Element goals and implementation measures:**	
GOAL 1: Provide a system of streets that meets the needs of current and future inhabitants and facilitates the safe and efficient movement of people and goods throughout the City consistent with the City's ability to finance and maintain such a system.	• **Capital Improvement Program (CIP):** The City utilizes a seven (7) year Capital Improvement Program to monitor, identify, and prioritize improvements to roadways and intersections. The program consists of a systematic approach to maintenance and capacity enhancements of the City's transportation system.

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	• **Orange County Master Plan of Arterial Highways (MPAH):** The City has adopted the Orange County Master Plan of Arterial Highways which addresses and future regional traffic needs. Additionally, the City has identified and adopted a City Arterial Highway System to accommodate existing traffic demands and ensure the development of improvements to serve future local traffic demands. Under this program, the City performed the following: 1. Continued design for the extension of Newport Avenue to connect with Edinger Avenue from its cul-de-sac north of the Santa Ana-Santa Fe Flood Channel. This includes a grade separation with the OCTA/SCRRA Railway. It also provides an additional major north-south link in the MPAH. 2. A preliminary engineering study for the Red Hill Avenue Grade Separation is complete. The study incorporates the initial project development steps to identify potential design options to separate the existing at-grade crossing on Red Hill Avenue with the OCTA/SCRRA Railway tracks for purposes of transportation efficiency and safety. A preferred alternative has not yet been chosen as the City continues to search for viable funding sources needed to proceed with future phases of the project. 3. Construction of arterial roadway segments of Warner Avenue between Red Hill Avenue and Tustin Ranch Road is complete and Armstrong Avenue between Barranca Parkway and Warner Avenue, as planned and designated by the General Plan, has been completed and is subject to opening when adjacent development have been completed.
GOAL 2: Provide for a truck circulation system that provides for the effective transport of commodities while minimizing the negative impacts throughout the City.	• **Truck Routes System:** The City has identified and adopted a system of citywide truck routes to accommodate the need for the transport of goods through the City. The City actively coordinates trucking activities with the City's Police Department and issues Transportation/Overload permits to minimize impacts due to large loads and to maximize traffic safety associated with trucking activities.

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GOAL 3: Support development of a network of regional transportation facilities which ensure the safe and efficient movement of people and goods from within the City to areas outside its boundaries, and which accommodate the regional travel demands of developing areas outside the City.	• **Regional Transportation Improvements Program:** The City works closely with the Regional Transportation Agency (OCTA), Southern California Association of Governments (SCAG), and the State Department of Transportation (Caltrans) to implement regional transportation improvements and minimize impacts to Tustin. For example, the City participates in studies to increase capacity on the I-5 and SR-55 Freeways, increase transportation capacity between Orange County and Riverside County, and increase North-South Transportation capacity within Orange County.
	• **Congestion Management Program (CMP):** Through the Congestion Management Program, the City monitors traffic levels of service (LOS) at regional locations and coordinates any improvements to mitigate adverse impacts. Intersections include the following: Jamboree Road and Edinger Avenue, Jamboree Road and Irvine Boulevard, SR-55 Northbound Ramp and Edinger Avenue, and SR-55 Northbound Ramp and Irvine Boulevard. Roadways include: Jamboree Road, Edinger Avenue, and Irvine Boulevard.
	• **Local Signal Synchronization Plan (LSSP):** Under the guidelines of the OCTA Regional Traffic Signal Synchronization Program, the City has adopted a Local Signal Synchronization Plan (LSSP) on December 7, 2010, that supports a multi-agency, corridor-based approach to optimize traffic signal timing. By adopting the LSSP, the City is now participating in the Regional Traffic Signal Synchronization Program known as Project P. Under Project P traffic signal equipment upgrades, interconnect cable and coordination can be funded from Measure M2 with a twenty percent local match. On April 5, 2011, the City Council approved Tustin's participation in submitting applications to OCTA for Project P funding of synchronization projects on Jamboree Road, Warner Avenue and Tustin Avenue, which were subsequently approved by OCTA. The Cooperative Agreement for this project was signed in 2012. On December 2, 2011, the City Council approved submittal of an

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	application for a synchronization project on First Street and the Cooperative Agreement with OCTA for this project was signed on March 1, 2013. These four projects are now complete. On November 18, 2014, the City Council approved Tustin's participation and application submittal to OCTA for the synchronization project on Seventeenth Street.
	• **Moffett Drive:** Road extension to single-family residential community designed by Standard Pacific will be completed August 2016 and the corresponding bridge is anticipated to be completed by 2018. Road extension from Tustin Ranch Road to TUSD Middle School/High School is currently being designed.
GOAL 4: Maximize the efficiency of the circulation system through the use of transportation system management and demand management strategies.	• **Traffic Signal Coordination Program:** The City has implemented traffic signal coordination among the majority of the City's traffic signals that serve the arterial roadway network. Additionally, the City coordinates traffic signal timing with adjacent jurisdictions and Caltrans to facilitate the orderly progression of regional traffic.
	• **Traffic Signal Installations and Modifications:** The City annually reviews the citywide traffic signal system and identifies new signal locations and modifications that will maximize the efficiency and operation of the traffic signal system. The Public Works Department regularly implements traffic signal timing modifications to respond to variations in traffic volumes and patterns.
	• **Commuter Rail Station:** The City constructed a MetroLink Commuter Rail Station to provide rail service to commuters between the Inland Empire and Orange County, and also accommodate passengers between Los Angeles and Oceanside on the LOSSAN Corridor. This project is a Transportation Demand Management improvement that directly improves peak-hour traffic capacity for regional and local commuters. Since its opening in September 2011, the parking structure at the Tustin Metrolink Station continues to meet the

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	increasing parking demands at the station as Metrolink service expands.
	• **Staggered Work Hours:** The City has implemented a 9-hour work day by which employees begin work one half hour before the conventional peak hour and leave work one half hour after the conventional peak hour. This Transportation System Management tool reduces traffic congestion during peak hours.
	• **Quiet Zone:** The improvements required for establishment of a Quiet Zone at the Red Hill Avenue railway crossing are complete and became official on March 24, 2011. It is important to note that within a Quiet Zone, train operators will still blow horns when safety concerns exist.
GOAL 5: Support development of a public transportation system that provides mobility to all City inhabitants and encourages use of public transportation as an alternative to automobile travel.	• **Bus Service:** The City works closely with OCTA to provide local and express bus service to the community. The City continued a cooperative effort with designs to enhance ADA access to bus stops. Under the OCTA, GO LOCAL program, the City of Tustin is studying enhanced transit access to the Tustin Rail Station. Also, local circulators (possibly in the form of a "shuttle") will be studied to enhance transit access to various areas of the City.
	• **Bus Shelters and Bus Bench Program:** The City has implemented a bus shelter and bus bench program and installs these facilities as opportunities become available for their implementation.
	• **Bus Turnouts:** The City reviews development plans and identifies locations for the installation of bus turnouts on arterial roadways. It also ensures bus turnouts are included where applicable on new roadway construction and widening. The City continues to coordinate the design and implementation of new bus turnout locations at Tustin Legacy with OCTA and the development community.

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GOAL 6: Increase the use of non-motorized modes of transportation.	• **Regional Hiking and Biking Trail System:** The City supports and promotes the safety of pedestrians and bicyclists by complying with uniform standards and practices, including designation of bicycle lanes, off-road bicycle trails, proper signage, and adequate sidewalks, bicycle lanes, and off-road bicycle trail widths.
	• **Orange County Master Plan of Bikeways:** The City supports and coordinates the development and maintenance of bikeways. On December 6, 2011, the City adopted the 2009 Orange County Transportation Authority Commuter Bikeways Strategic Plan, thereby making it eligible for grant funding from the State Bicycle Transportation Account (BTA). The Class I Trail on Barranca Parkway between Tustin Ranch Road and Red Hill Avenue and the reconstruction of the Newport Avenue bicycle trail between Main Street and Irvine Boulevard were recently completed. The City is an active participant in OCTA's recently launched OC Foothills Bikeways Collaborative Study.
GOAL 7: Provide for well-designed and convenient parking facilities.	• **Parking Facilities:** Tustin encourages the efficient use of existing parking facilities, including provisions for shared use of facilities and other provisions to improve the effectiveness of City parking codes and ordinances. Additionally, the City provides for common parking facilities in the Old Town area to provide convenient access to public and private facilities. Since its opening in September 2011, the parking structure at the Tustin Metrolink Station continues to meet the increasing parking demands at the station as Metrolink service expands.
	• **Development Review and Parking Requirements:** The City monitors development to ensure sufficient off-street parking for all land use decisions. During the reporting period, the City Council adopted an ordinance updating the Parking Code to reflect revised ratio requirements, uses, design standards and minor text amendments.

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	• **Old Town Parking:** ○ **Steven's Square:** The Successor Agency and the Community Development Department are working with the City Attorney to address the current condition of the Steven's Square Parking Structure as well as on-going maintenance issues. A City Council-approved engineering firm conducted a structural engineering assessment and provided a report identifying immediate repairs and associated costs necessary to bring the structure into compliance. The engineering firm confirmed that while it is viable to add additional parking levels to the Structure, it is probably more cost effective to build a new structure. An expanded or new parking structure would support future development efforts that result from the Downtown Commercial Core Plan. ○ **Main Street Reservoir:** The City also provides free public parking at the Main Street Reservoir to promote expansion of the City's economic base and diversity of economic activity in Old Town and vicinity. ○ **Old Town Parking Exception:** The City Council adopted an ordinance allowing businesses in Old Town to pay parking exception fees in lieu of providing required parking spaces onsite. To date, six (6) new and existing projects have taken advantage of this ordinance.
GOAL 8: Define and evaluate alternative financing methods for circulation system management and maintenance costs on a Citywide and area wide basis.	• **Measure M and Proposition 111:** The City maintains Orange County standards established to qualify for new revenue sources provided by Measure M, Renewed Measure M (M2) and Proposition 111.
	• **Transportation System Improvement Program (TSIP):** The City requires participation in applicable transportation fees in the TSIP areas, which enables transportation improvements to be funded on a fair share basis by the development community.

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	• **Major Bridge and Thoroughfare Fee Program:** The City requires and collects applicable fees from development to provide for regional transportation improvements through this program.
	• **Miscellaneous Grant Opportunities:** The City pursues available Federal, State, and Regional grants for which the City is eligible (ie State Active transportation program, Safe Routes to School, etc.).
CONSERVATION, OPEN SPACE, AND RECREATION ELEMENT **The Conservation/Open Space/Recreation Element provides for the protection, conservation, and management of natural and open space resources. The Conservation component deals primarily with the preservation of natural resources, such as water, soils, minerals, and animal life. The Open Space component identifies open space that is left undeveloped for public health and safety reasons and open space that is used for the preservation of natural resources, for the managed production of resources, and for outdoor recreation. The Recreation component identifies planned park and recreation facilities designed to support the recreational needs of Tustin's population.** **Air quality has been included as a sub-element to the Tustin Conservation/Open Space/Recreation Element. The purpose of the Air Quality Sub-element is to reduce current and projected emission levels through stationary source control measures; mobile source, transportation and land use control measures; and energy conservation measures. The following is a listing of all Conservation/Open Space/Recreation Element goals and implementation measures:**	
GOAL 1: Reduce air pollution through proper land use, transportation, and energy use planning.	• **Major Bridge and Thoroughfare Fee Program:** (See Circulation Element Goal 8 for description)
GOAL 2: Improve air quality by influencing transportation choices of mode, time of day, or whether to travel, and to establish a jobs/housing balance.	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)

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GOAL 3: Reduce particulate emissions to the greatest extent feasible.	• **Regional Transportation Improvements Program** (See Circulation Element Goal 3 for description)
	• **AB 2766 Subvention Funds:** 2013-14 AB 2766 funds were allocated to partly fund the installation and construction of future pedestrian and traffic calming enhancements and improvements in Downtown Tustin, which will be identified in the Tustin Downtown Commercial Core Plan.
GOAL 4: Reduce emissions through reduced energy consumption.	• **Regional Transportation Improvements Program** (See Circulation Element Goal 3 for description)
	• **Green Building Code:** The City adopted the 2013 California Green Building Code in December 2013.
GOAL 5: Protect water quality and conserve water supply.	• **National Pollutant Discharge Elimination System (NPDES):** (See Land Use Element Goal 4 for description)
	• **Citrus Ranch Park and Victory Park Irrigation Control:** Both of these neighborhood parks feature drought tolerant plants, low flow irrigation heads and an automated reclaimed irrigation system controlled by a computerized weather station which will ensure the efficient use of water resources for the entire sites.
	• **Conservation of Water within City's Parks:** Water usage has been reduced in City-owned parks by converting to waterless urinals and low flow toilets in the restrooms as well as limiting irrigation schedules and regulating water use for ball-field preparation and park maintenance.
	• **Water Efficient Landscaping (Code Amendment 2015-004):** Due to the severe drought in California, Governor Jerry Brown enacted an Executive Order requiring local governments to adopt a new water efficient landscape

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	ordinance which calls for additional water use efficiency. In December 2015, the City Council adopted Ordinance 1465 which was found to be in conformance with both State law and Governor Brown's Executive Order.
	• **Water Quality Inspections:** In conjunction with the Water Quality Control Ordinance and the National Pollutant Discharge Elimination System (NPDES) permit, the Public Works consultant and Code Enforcement officers performed 52 Water Quality inspections on commercial and industrial sites throughout the City. A total of 129 inspections were conducted at construction sites including those performed by Public Works and Community Development.
	• **Water Conservation Programs:** The following are activities undertaken during 2015: o Water Audit program for large residential properties who wish to get a custom water use assessment. o Various rebate programs such as: SmartTimer (irrigation timers), High Efficiency Toilet, High Efficiency Clothes Washer Program, Rotating Nozzle, Commercial Plumbing Fixture Rebate. o Education: Yearly water education poster and slogan contest for Tustin Unified School District and Water Hero. The Public Works Department also participated in both the "Tustin Tiller Days" and "Street Fair and Chili Cook off" by providing educational materials at information booths. o The City participated in the MWDOC turf removal program. The City inspected 188 properties seeking to replace existing turf. o The City hosted "Let's Get Smart about Water", a family-friendly community event and conservation expo aimed at educating residents on the importance of water conservation. * Note that this item was adding following adoption by City Council.
	• **Peters Canyon Diversion Line**: The City participated with the City of Irvine, Caltrans, the County of Orange, and IRWD to design and install a ground

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	water diversion line. The line begins at Walnut and ends at Main Street in Irvine. The line captures selenium and nitrogen seeping into Peters Canyon and ties to the OC Sanitation District sewer line. The water is then treated and piped to the ground water replenishment system. Construction began in July 2015 and will be completed in August 2016.
	• **Synthetic Turf Ordinance:** The City Council passed an ordinance that addresses use of synthetic turf for landscaping purposes and delineates installation, material, and maintenance standards.
GOAL 6: Identify, designate, and preserve significant or unique riparian habitats.	• **Natural Communities Conservation Program** (See Land Use Element Goal 9 for description)
GOAL 7: Conserve and protect natural plan and animal communities.	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description)
GOAL 8: Conserve and protect significant topographical features, important watershed areas, resources, and soils.	• **Hillside Review Procedures:** (See Housing Element Goal 6 for description)
	• **Citrus Ranch Park:** The working lemon tree orchard at Citrus Ranch Park is maintained and harvested by contract with a local farming company. Harvests of the 900+ trees are conducted three times each year with most of the product going to the market as juice or as full fruit at boutique farmers markets.
GOAL 9: Manage the production of economically valuable agricultural resources to achieve a balance between current market forces and long-term community values.	• **Citrus Ranch Park:** The working lemon tree orchard at Citrus Ranch Park is maintained and harvested by contract with a local farming company. Harvests of the 900+ trees are conducted three times each year with most of the product going to the market as juice or as full fruit at boutique farmers markets.

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GOAL 10: Reduce solid waste produced within City.	• **Source Reduction Recycling Element:** Since 2008, the City has attained the state required 50 percent waste diversion. The City's solid waste contract contains commercial and multifamily programs which have significantly increased the City's recycling rate.
	• **Recycling and Waste Management Plan:** The City requires project applicants to demonstrate the availability of recycling facilities for project sites. The City also requires all construction and demolition project applicants to submit a Waste Management Plan which demonstrates 50 percent recycling prior to issuance of a building or demolition permits.
	• **Solid Waste Contract:** The City's solid waste contract, which began in 2007, requires the contractor to recycle at least 50 percent of the waste collected in the City.
	• **Household Hazardous Waste:** The City encourages residents to utilize the County's free Household Hazardous Waste (HHW) facilities to dispose of Electronic Waste, Universal Waste, Household Chemicals, Paints and Pesticides. The City's waste hauler collects certain materials for a free and others for a fee. The City also conducts a free annual HHW collection event for residents. In addition, residents can dispose of their batteries and light bulbs in containers located at 10 locations throughout the City, including City facilities such as the Senior Center, Gym, City Hall and the library.
GOAL 11: Conserve energy resources through use of available energy technology and conservation practices.	• **Conservation of Energy within City's Parks:** The Parks and Recreation Department monitors the sports field lighting and tennis court lighting usage within city parks with schedules, timers, and on-site personnel.
	• **Park and Facility Lighting:** Pine Tree, Peppertree, Frontier, Citrus Ranch and Victory Parks are all lit with energy efficient LED fixtures. The Tustin Area Senior Center parking lot and Columbus Tustin Activity Center gymnasium are also lit with LED fixtures.

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	• **LED Traffic Signal Program:** The City replaced red and green traffic signal indications with LED's (Light Emitting Diodes) lights to conserve energy. As a result, the City conserves a net energy saving of 1.7 million kilowatts per year. All existing red and green indications have been replaced and only LED's are installed at new traffic signals. Yellow indications are being incrementally replaced in conjunction with the citywide battery backup system installations. LED safety lights will be installed on all new traffic signal construction within Tustin Legacy.
	• **Solar Panels:** The City adopted Ordinance No. 1456 adding expedited permitting provided for small photovoltaic (PV) systems. During the reporting period, the City issued 186 residential and 4 nonresidential solar panel permits showing an over 200% increase from last year. The Columbus Tustin Activity Center and the Metrolink parking structure have roof-top solar panels which provide all the necessary electricity for the facility.
	• **Community Center Kitchen:** The Kitchen at the Clifton C. Miller Community Center features energy efficient appliances and LED lighting fixtures.
	• **Water Conservation Programs:** (See Conservation, Open Space, and Recreation Element Goal 5 for description)
GOAL 12: Maintain and enhance the City's unique culturally and historically significant building sites and features.	• **Historic Plaque Program:** (See Land Use Element Goal 6 for description)
	• **Cultural Resources District Ordinance:** (See Land Use Element Goal 5 for description)
	• **Cultural Resources District Residential Design Guidelines:** (See Land Use Element Goal 6 for description)

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Cultural Resources District Commercial Design Guidelines:** (See Land Use Element Goal 6 for description)
	• **Mills Act:** (See Land Use Element Goal 5 for description)
GOAL 13: Preserve Tustin's archeological and paleontologic resources.	• **Discretionary Actions:** (See Land Use Element Goal 1 for description)
	• **Tustin Pioneers Recognition Program**: (See Land Use Element Goal 6 for description).
GOAL 14: Encourage the development and maintenance of a balanced system of public and private parks, recreation facilities, and open spaces that serve the needs of existing and future residents in the City of Tustin.	• **Park Improvement Plan:** Staff worked with the Community Services Commission to update the Seven Year Capital Improvement Program to help guide the park related efforts of the Parks and Recreation Department. • **Fields Usage:** The Parks and Recreation Department conducted two youth sports field allocations meetings (June and November 2015) to ensure equitable and balanced field usage by local leagues and programs. • **Capital Improvements:** Capital Improvements for 2015 included the replacement of four entry playgrounds at Centennial Park and stationary fitness equipment at Laurel Glen Park. • **Veterans Sports Park:** In 2015, two public design forums were hosted by the Parks and Recreation Department to gather community input regarding two amenities planned for the park; the skate plaza and the veteran's memorial. Staff continued working with the landscape architectural firm (MIG) on the park design and probable cost estimates. In March, the City Council officially changed the name of this facility to Veterans Sports Park at Tustin Legacy. • **Victory Park:** On August 25, 2015, Victory Park was officially opened as the newest park in the Tustin Legacy area. This 4.7-acre park pays tribute to the military history of the area and features a large playground, picnic area,

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	restroom, parking lot, an open lawn, and a historic interpretive garden.
	• **Parks throughout Tustin Legacy:** Many new parks are currently being conceptualized, reviewed, and constructed throughout the Tustin Legacy area. o **Veteran's Sports Park** – (See Land Use Element Goal 14 for description) o **Legacy Park** (Phase 1) – A linear park within planning area 9-12. o **Greenwood Park** – A community park located within Greenwood at Tustin Legacy single family residential development and is complete. o **Victory Park** – This community park is located adjacent to Anton Legacy Apartments and is complete.
	• **Respite Park (450 El Camino Real):** A Zone Change was approved converting the existing vacant land and respite park in Old Town from Central Commercial (C2) District to Public and Institutional (P&I) District and approving a Conditional Use Permit for a small public park.
	• **MCAS Specific Plan:** (See Land Use Element Goal 13 for description)
	• **Park Development, Improvements, and Maintenance Program**: (See Land Use Element Goal 9 for description)
	• **Regional Hiking and Biking Trail System**: (See Circulation Element Goal 6 for description)
	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
GOAL 15: Coordinate local open space and trail areas with the regional facilities of the County and adjoining cities.	• **MCAS Tustin Specific Plan:** (See Land Use Element Goal 13 for description)
	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description)
GOAL 16: Provide a range of informal opportunities and organized recreational, cultural, sports, and life enrichment programs and services which will enable community residents of all ages, interests, and abilities to participate and experience self-satisfaction, personal growth, and fulfillment in leisure activities.	• **Events:** The Parks and Recreation Department produced several free community events at various locations around Tustin; "Spring Egg Hunt" at the Tustin Sports Park, "Youth Track Meet" at Tustin High School, "Cinco de Mayo" celebration at the Tustin Family and Youth Center, "Street Fair and Chili Cook off" in Old Town, "Concerts in the Park" series at Peppertree Park, "Movies in the Park" series at various park sites, "July 4th Celebration and Fireworks Show" at Tustin High School, "Broadway in the Park" at Peppertree Park, "Tustin Tiller Days and Parade" at Columbus Tustin Park, "Old Town Art Walk" in Old Town Tustin, "Halloween Howl" at the Columbus Tustin gymnasium, "High School Film Festival" and "Holiday Talent Show" at the Tustin Community Center at the Market Place, and "Christmas Tree Lighting" at the Library Courtyard.
	• **Recreation Programs and Camps:** The City's Park and Recreation Department coordinated many recreation programs benefiting residents such as a pre-school, summer youth, and teen day camps, sports camps, senior programs, holiday programs, teen dances, adult sports, and after-school programs.
	• **Educational classes and life enrichment:** During the reporting year, the Parks and Recreation Department coordinated a variety of educational, sports, fitness, and special interest classes for all ages. These opportunities are publicized to the community in the newly redesigned 'Tustin Today' quarterly brochure that is sent to Tustin households. An average of five (5) new classes were offered each quarter.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Senior Center Programs:** Tustin Area Senior Center opportunities included a vast array of classes and activities in areas such as computers, personal enrichment, fitness, and health and wellness. Other life enrichment activities included excursions, seminars, and social events conducted in collaboration with various community partners.
	• **Senior Transportation:** Funding from both OCTA and the Orange County Office on Aging is used to transport home-bound seniors to medical appointments and grocery shopping as well as to the Center to engage in the opportunities. The program operates five days per week with two busses; one is the primary vehicle for the Transportation Program and the other is a secondary/back-up vehicle for overflow demand and when the primary bus is being maintained.
	• **Senior Nutrition Program:** In partnership with SeniorServ, the Tustin Area Senior Center served 1,300 nutritious meals on site per month to the senior population.
	• **Tustin Family and Youth Center Programs:** The Tustin Family Youth Center continued offering a variety of human services in addition to a recreational pre-school, after-school and summer programs, ongoing English as a Second Language (ESL) classes, food distribution and the annual holiday gift basket program serving over 250 families. The Youth Center also continued its collaboration with the Tustin Unified School District to provide an after-school sports program and summer drop-in recreation program. In July, a free dental clinic serving 100 children was hosted in partnership with Dental Care for Children. At the same event, free eyesight exams were provided by the Tustin Host Lions Club.
	• **Senior Health and Resource Fair:** The Senior Center expanded its annual Health Fair and Free Flu Shot Clinic to include a Dental Resources Area that included private dentists from around Tustin including the Hurtt Family Health Clinic.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Tustin Teens in Action:** The Park and Recreation Department oversees a teen leadership group which provides opportunities for local high school students to give back to the community by serving at a variety of community facilities and events, and by coordinating teen dances for Tustin middle school students. In 2015, participants continued assisting with 'Tech Time' an intergenerational program in which high school students assist senior center patrons with technology related challenges.
	• **Pine Tree Park Skate Spot:** Portable skate park equipment was made available for free drop-in use by area youth on Tuesday and Thursday afternoons at Pine Tree Park.
	• **Housing Related Parks Program Grant:** In 2015, the City obtained a grant from the State Department of Housing and Community Development through the Housing Related Parks Program to fund improvements at Frontier Park.
	• **TFYC Rad Skate Experience:** Portable skate park equipment was made available for free drop-in use by area youth on Thursday and Friday afternoons at the Tustin Family Youth Center.
	• **CDBG, HOME, and other State and Federal Programs:** The City allocated $711,414 of CDBG grants in FY 2015-2016 to non-profit organizations and city programs carrying out public services activities.
GOAL 17: Operate and maintain existing and future parks and recreation facilities so they are safe, clean, and attractive to the public; and preserve, protect, and enhance both existing and potential natural recreation areas to ensure that long-term public investments and values are not unreasonably	• **Tustin Area Senior Center:** Eighteen (18) internal doors were re-laminated, all water damaged ceiling tiles were replaced, and carpet was replaced in the Pool Room and the Boardroom.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
preempted, compromised, or prevented by neglect or short-term considerations.	
	• **Tustin Family and Youth Center:** Interior walls were repainted with updated colors, the carpet was replaced on the pre-school side of the building, ceiling tiles were replaced in both restrooms, and countertops were replaced in the pre-school and kitchen areas.
	• **Tustin Sports Park:** As part of the annual maintenance program, the soccer fields were closed down for three months in order to re-seed and rejuvenate the turf. The dirt infields of all three ballfields were also maintained throughout the year to ensure a safe playing surface, including the addition of field conditioner and the re-working of the pitching mound and home plate areas.
	• **Columbus Tustin Activity Center:** The wood floors in gymnasium and classrooms were resurfaced as a part of the annual maintenance program. In addition, all restroom faucets were replaced with water-saving sensors, and all restroom partitions were repainted.
	• **Centennial Park:** The 20+ year old playground equipment at the four main entry areas to the park was replaced with new tree-house themed equipment and all four areas were made ADA compliant.
	• **Laurel Glen Park:** Five (5) different stationary fitness areas were upgraded along the sidewalk loop around the park. The 23-year old par course equipment, original to the park, was replaced with larger fitness areas featuring a wider variety of upper and lower body exercises.
	• **Frontier Park:** An under-utilized mini-amphitheater was replaced with a "splash pad" water play element this will be open during the summer months.

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2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Community Center:** The kitchen was remodeled and updated including new cabinetry, appliances, countertops, flooring and lighting.
	• **City of Tustin Community Center (2961 El Camino Real):** In partnership with The Irvine Company (TIC), the City has gained an additional 23,622 square feet community center within the East Tustin Specific Plan area at the location of a former theater complex. This community center is still owned by TIC but the City has full programming rights for the Tustin Community Center at the Tustin Market Place. Facilities include: two (2) meeting rooms that can be combined into one (1) large room, and two (2) auditorium rooms. Facility may be utilized by the City for free for up to twelve (12) events per year and is available for classes and other events.
	• **Park Development, Improvements, and Maintenance Programs:** (See Land Use Element Goal 9 for description)
	• **Regional Hiking and Biking Trail System:** (See Circulation Element Goal 6 for description).
GOAL 18: Ensure that the recreational goals and policies are pursued and realized in an organized, incremental, and cost-effective manner and consistent with the City of Tustin's financial resources and legal authorities and the appropriate responsibilities of other agencies, the private sector, and individual and group users.	• **Strategic Plan -** Parks and Recreation Department staff continued to operate under a Mission, Vision, and Values Statement to establish a positive and productive, service orientated work environment which will lead to a high level of customer satisfaction. o Conducted mid-year budget staff meetings to evaluate and review department budget status. o Organized and presented a comprehensive department in-service staff meeting to review policies and set goals for the summer season. o Attended monthly webinar trainings offered through the California Parks and Recreation Society (CPRS) with a variety of topics tailored to those working in the municipal recreation field. o Constructed event promotional materials and secured corporate sponsors

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	to provide financial donations to major special events. o Prepared and adopted parks and recreation budget and position control documents. o Conducted weekly management meetings and quarterly staff meetings throughout the year to discuss and ensure department goals are realized in an organized and cost-effective manner. o Increased awareness of the importance of parks and open space to the community through the new Parks Make Life Better branding initiative. o The Parks and Recreation Department participated on the Police Department's Neighborhood Improvement Task Force (NITF) which was designed to open communication between departments and improve the quality of life in Tustin.
	• **Recreation Programs and Camps:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
PUBLIC SAFETY ELEMENT **The Public Safety Element identifies and addresses those natural or man-made characteristics which exist in or near the City which represent a potential danger to the safety of the citizens, sites, structures, public facilities, and infrastructure. The Element establishes policies to minimize the danger to residents, workers, and visitors and identifies actions needed to deal with crisis situations. The following potential hazards are included in the Public Safety Element: flooding, seismically induced conditions, including surface rupture, ground shaking, ground failure, and seiche; slope instability leading to mudslides and landslides; subsidence and other geologic hazards; wildland/urban interface fires; evacuation routes, hazardous materials; law enforcement; and aircraft overflights. The following is a listing of all Public Safety Element goals and implementation measures:**	
GOAL 1: Reduce the risk to the community's inhabitants from flood hazards.	• **Recreation Programs and Camps:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
	• **National Flood Insurance Program:** Disseminate flood zone information to the

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	public and participate in the National Flood Insurance Program.
	• **Hazard Mitigation Plan**: In 2009, as required by the Federal Disaster Mitigation Act of 2000, the City prepared a Hazard Mitigation Plan that analyzed risks to community facilities and identified potential mitigation strategies to protect those facilities. A seven year update to the Plan is now required. A regional update to the Water System Hazard Mitigation Plan was completed in 2012. An update of the Citywide Hazard Mitigation Plan commenced in 2015 and will be completed in 2016.
	• **Emergency Exercise:** Following staff refresher training in Emergency Operations Center procedures, a functional Emergency Operations Center (EOC) exercise was conducted in March of 2013. The exercise was focused on the City's response during a major earthquake. This will involve activating the City's EOC and testing our interagency coordination capabilities. The second exercise is to utilize the City's Point of Dispensing plan and will involve EOC activation, Orange County Health Care Agency participation and the dispensing of flu vaccines to the public. The City completed a complete remodel of the City's Emergency Operations Center. Due to this remodel, planned exercises were postponed until 2016.
	• **Emergency Plan:** City staff completed a new Emergency Operations Plan in January 2011. The Plan identifies City staff procedures and functional responsibilities during an emergency. The Plan complies with the requirements of the National Response Plan, the National Incident Command System and the California Standardized Emergency Management System. Plan maintenance is conducted periodically by the Police Department to insure that the Plan remains current and relevant.
	• **CERT:** In cooperation with the Orange County Fire Authority, The Tustin Police Department began offering a basic 24-hour Community Emergency Response Team (CERT) training course in 2013. Two basic CERT courses are offered each year; in the spring and fall and four classes have graduated

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	from the program to date. The Police Department is also seeking to develop an active City CERT Team and provide expanded training for Team members.
	• **Emergency Management Coordinator:** A full time Emergency Management Coordinator position was established in the Police Department in July of 2012. The position is responsible for City planning and preparedness efforts, conducting annual exercises and management of the City's Community Emergency Response Team program.
GOAL 2: Minimize risk from upstream dam failures.	• **Flood Control:** The City coordinates with the County on all flood control related issues.
GOAL 3: Reduce the risk to the community from geologic and seismic hazards.	• **Hazard Mitigation Plan**: (See Public Safety Element Goal 1 for description)
GOAL 4: Reduce the risk to the community's inhabitants from exposure to hazardous materials and wastes.	• **Fire Service Contract:** The City contracts with the Orange County Fire Authority to provide fire services which include review of any development proposals and business operation that involve hazardous materials and waste to ensure the safety of the Tustin residents. • **Fire Station:** The construction for the new Tustin Legacy Fire Station at 15011 Kensington Park Drive is complete.
GOAL 5: Reduce the risk to the community's inhabitants from fires or explosions.	• **Fire Service Contract:** (See Public Safety Element Goal 4 for description)
GOAL 6: Stabilize demand for law enforcement services.	• **In-Building Public Safety Radio System Coverage:** The City adopted new regulations requiring builders, owners, and developers of non-exempted new and planned construction of dense buildings and subterranean structures to field radio test and to install in-building coverage systems in areas of those buildings that impede effective public safety radio communications.

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
GOAL 7: Minimize the level of danger to life and property from air operations accidents.	• **Emergency Exercise:** While City has a very limited role in aircraft operations, the City's Emergency Response staff continues to develop and participate in multi-hazard exercises to improve the City's response abilities/preparedness to include a variety of disaster scenarios.
GOAL 8: Improve the City's ability to respond to natural and man-made emergencies.	• **Hazard Mitigation Plan:** (See Public Safety Element Goal 1 for description)
	• **Emergency Plan:** (See Public Safety Element Goal 1 for description)
GOAL 9: Reduce the amount of personal injury, damage to property, and economic or social dislocation as the result of disaster.	• **Flood Control:** (See Public Safety Element Goal 2 for description).
NOISE ELEMENT **The Noise Element is a comprehensive approach for including noise control in the planning process. It is a tool for achieving and maintaining environmental noise levels compatible with land use. The Noise Element includes effective strategies to reduce excessive noise in the community resulting from mobile sources such as traffic, aircraft, rail, and stationary sources, such as construction activity and music. The following is a listing of all Noise Element goals and implementation measures:**	
GOAL 1: Use noise control measures to reduce the impact from transportation noise sources.	• **John Wayne Airport Noise Monitoring Program:** The City monitors aircraft noise levels originating from the John Wayne Airport to ensure the noise levels are within the Community Noise Equivalent Level (CNEL).
	• **Discretionary Actions:** Through review of development proposals, the City requires noise attenuations on projects affected by transportation noise sources including freeway related noise (see Land Use Element Goal 1 for description of discretionary actions).

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	• **Quiet Zone:** The improvements required for establishment of a Quiet Zone at the Red Hill Avenue railway crossing are complete and became official on March 24, 2011. It is important to note that within a Quiet Zone, train operators will still blow horns when safety concerns exist.
GOAL 2: Incorporate noise considerations into land use planning decisions.	• **John Wayne Airport Noise Monitoring Program:** (See Noise Element Goal 1 for description).
	• **Discretionary Actions:** (See Noise Element Goal 1 for description)
GOAL 3: Develop measures to control non-transportation noise impacts.	• **Property Maintenance Equipment Noise Ordinance:** The City continues to enforce the Property Maintenance ordinance to prohibit the use and operation of loud property maintenance equipment during certain hours.
	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
GROWTH MANAGEMENT ELEMENT **The Growth Management Element contains policies for the planning and provision of traffic improvements that are necessary for orderly growth and development. The following is a listing of all Growth Management Element goals and implementation measures:**	
GOAL 1: Reduce traffic congestion.	• **Discretionary Actions**: (See Land Use Element Goal 1 for description)
	• **Growth Management Area Program:** Under Measure M the City has participated in inter-jurisdictional coordination by addressing infrastructure concerns and by implementing needed improvement within the Growth Management Area established by the City-County coordination Committee. GMA projects include the Red Hill Avenue/SCRRA Railway grade separation (planning stage), Seventeenth Street over crossing at the SR-55 Freeway (completed), and intersection enhancements at Red Hill Avenue/Barranca Parkway (construction stage). All of the above projects improve inter-jurisdictional traffic flow and roadway capacity. Under Renewed Measure M (M2), effective April 2, 2012, Growth Management Areas have been eliminated and replaced with Traffic Forums. Under this program, staff representatives from all Orange County cities are required to meet in semi-annual roundtable sessions at which regional transportation issues are presented and discussed. Under the Traffic Forums primary interest has been placed on regional traffic signal synchronization under OCTA's Project P. On December 7, 2010, the City Council approved the local Signal Synchronization Plan (LSSP) in order to maintain eligibility for funding under Measure M2. The City's LSSP conforms to OCTA's Regional Traffic Signal Synchronization Master Plan.
	• **Traffic Signal Coordination Program:** (See Circulation Element Goal 4 for description).

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
GOAL 2: Ensure adequate transportation facilities are provided for existing and future inhabitants of the City.	• **Measure M and Proposition 111:** (See Circulation Element Goal 8 for description).
	• **Growth Management Area (GMA) Program:** (See Growth Management Goal 1 for description).
	• **Regional Transportation Improvements Program:** (See Circulation Element Goal 3 for description).
	• **Orange County Master Plan of Arterial Highways:** (See Circulation Element Goal 1 for description).
	• **Congestion Management Program:** (See Circulation Element Goal 3 for description).
	• **Moffett Drive:** (See Circulation Element Goal 3 for description)
	• **Commuter Rail Station:** (See Circulation Element Goal 4 for description)
GOAL 3: Cooperate with neighboring jurisdictions and the County to achieve reduction in regional traffic congestion.	• **Southern California Association of Governments (SCAG):** The City is a member of SCAG and participates in the regional planning for the southern California area. During the reporting period, Councilmember John Nielsen served on the SCAG Regional Council.
	• **Orange County Transportation Authority:** The City works closely with the Orange County Transportation Authority (OCTA) to implement regional transportation improvements and minimize impacts to Tustin.
	• **Orange County Master Plan of Arterial Highways:** (See Circulation Element Goal 1 for description).
	• **Regional Transportation Improvements Program:** (See Circulation Element

Table 3
2015 General Plan Progress Report

GOALS	PROGRAMS
	Goal 3 for description).
	• **Congestion Management Program (CMP):** (See Circulation Element Goal 3 for description).
	• **Measure M and Proposition 111:** (See Circulation Element Goal 8 for description).
	• **Growth Management Areas (GMA) Program:** (See Growth Management Element Goal 1 for description).
GOAL 4: Strive to develop and maintain a balance between jobs and housing in Tustin.	• **Jobs and Housing Balance:** Through a variety of programs and services, the City strives to strengthen the economic base of the City by stimulating new investments and economic growth, create employment opportunities, and expand, preserve, and improve the City's supply of housing available to low- and moderate- income persons and families.
	• **CDBG, HOME, and other State and Federal Programs:** (See Conservation, Open Space, and Recreation Element Goal 16 for description)
	• **Housing Authority:** On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing. On August 1, 2012, the Successor Agency to the Tustin Community Redevelopment Agency transferred the former Agency's housing assets to the Housing Authority.

APPENDIX A

HCD FORMS
(Government Code Section 65400)

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

Jurisdiction City of Tustin

Reporting Period 01/01/2015 - 12/31/2015

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	
Amalfi	M	R			37	496	533				
Anton Legacy	M	R		88	73	64	225				
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					0	240	240				
(10) Total by income Table A/A3 ► ►				88	110	800	998				
(11) Total **Extremely Low-Income** Units*											

* Note: These fields are voluntary

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

Jurisdiction City of Tustin

Reporting Period 01/01/2015 - 12/31/2015

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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet 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					
(2) Preservation of Units At-Risk		100	0	100	Continued Monitoring
(3) Acquisition of Units					
(5) Total Units by Income	0	100	0	100	

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	0					0	
No. of Units Permitted for **Above Moderate**	240					240	

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

Jurisdiction City of Tustin

Reporting Period 01/01/2015 - 12/31/2015

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.			2014	2015	2016	2017	2018	2019	2020	2021		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	283	88	0								88	195
	Non-deed restricted												
Low	Deed Restricted	195	73	0								73	122
	Non-deed restricted												
Moderate	Deed Restricted	224	101	0								101	123
	Non-deed restricted												
Above Moderate		525	496	240								736	0
Total RHNA by COG. Enter allocation number:		1,227	758	240								998	440
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

Note: units serving extremly 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 City of Tustin

Reporting Period 01/01/2015 - 12/31/2015

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**
(SEE ATTACHED)			

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

Jurisdiction City of Tustin

Reporting Period 01/01/2015 - 12/31/2015

General Comments:

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Goal 1: Adequate Housing Supply				
1.1 Available Sites Continue to utilize Planned Community Districts and Specific Plans to authorize and encourage mixed-use developments. (See Zoning Studies Program). Housing Element Policies: 1.1, 1.5, 1.9	Community Development Department, Successor Agency, City Council	Assist in the development of new affordable owner and rental housing through development in MCAS – Tustin and infill areas. The City supports applications for the creation of new mixed-use developments particularly when the projects involve affordable housing	On-going	**On-going** **Affordable Housing at Tustin Legacy:** The City has entered into agreement with several developers at the Tustin Legacy for implementing the affordable housing component of the Specific Plan as follows: Tustin Fields I: Completed 22 Very Low 22 Low 44 Moderate 298 Upper Income Tustin Fields II: Completed 11 Very Low 10 Low 19 Moderate 149 Upper Income Columbus Square: Completed 61 Very Low 125 Low 80 Moderate 809 Upper Income Columbus Grove: Completed 12 Very Low 30 Moderate 423 Upper Income

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
				Amalfi: Completed 37 Moderate 496 Upper Income Anton Legacy: Completed 88 Very Low 73 Low 64 Moderate Master Development Footprint: 38 Very Low 21 Low 132 Moderate 1156 Upper Income
1.2 Mobile Homes Continue to maintain the City's mobile home park zone and process conditional use permit applications as received for manufactured homes. Housing Element Policies: 1.1, 1.4	Community Development Department, City Council	The City will continue to maintain the existing mobile home park zone.	Process applications as received in a timely manner	Continues to maintain existing mobile home parks. During the reporting period, no application for a mobile homes or manufactured homes was received.
1.3 Second Residential Units Continue to provide opportunities for affordable second residential dwelling units on Single-family Residential District lots where feasible through existing Zoning Ordinance provisions. Housing Element Policies: 1.1, 1.8	Community Development Department, City Council	The City has updated its Zoning Code to allow second units to be developed within Single Family zoned properties without the need for any discretionary actions. During the planning period, five (5) second units are anticipated.	Process applications as received in a timely manner	On-going. One application was approved for a second residential unit during 2015.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
1.4 Deed Restrictions Require appropriate deed restrictions to ensure continued affordability for low- or moderate-income housing constructed or rehabilitated with the assistance of any public funds as may be legally required. Housing Element Policies: 1.1	Community Development Department, Successor Agency, City Council	All affordable housing created during the planning period will be required to record deed restriction to ensure continued affordability for a minimum of 45 years.	Include conditions of approval at entitlement and requires recordation of deed restriction prior to issuance of Certificate of Occupancy for affordable units.	Complete. The City entered into Regulatory Agreements with The Irvine Company and St. Anton Partners to provide 262 affordable apartment units at Tustin Legacy for a period of 55 years.
1.5 Pre-application Conferences Continue to utilize procedures for pre-application conferences and processing procedures to expedite permit processing. Housing Element Policies: 1.12	Community Development Department	Continue	On-going	On-going
1.6 Permit Processing for Low- and Moderate Income Housing Ensure that processing of permits for low- and moderate-income housing are fast-tracked with low- and moderate-income housing permits being given priority over other permit applications. Housing Element Policies: 1.12	Community Development	Continue	Process application in a timely manner	The City prioritized permits for the Almalfi and Anton Legacy affordable rental projects and for the Village of Hope veterans housing and homeless facility by fast tracking the permitting and inspection process.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
1.7 Permit Coordination Continue the services of the City's Community Development Department as a central clearinghouse with individuals assigned the responsibility of expediting development permits required from various departments and agencies. Housing Element Policies:.1.12	Community Development	Continue	By 2021	Processed 241 new residential projects and 571 residential additions and alterations in 2015.
1.8 Housing for People with Developmental Disabilities Work with the Regional Center of Orange County to implement an outreach program that informs families within the City of affordable housing and services available for persons with developmental disabilities. Housing Element Policies: 1.11, 1.13, 1.15	Community Development Department	Implement outreach program through City website and social media.	By 2015	The Housing Section of the City's website has been updated and provides a map of all affordable rental opportunities in the City. Staff has attended meetings of a task force to review housing needs of the developmentally disabled in an adjacent city and to learn more about available services and housing opportunities.
1.9 Housing for the Disabled Require new multi-family housing units and apartment conversions to condominiums to comply with State specifications pursuant to SB 520 for accommodation of the disabled. The City will conduct analysis, add procedures, and/or undertake appropriate amendments to existing standards and complying with Chapter 11 of the California Building Code	Community Development Department	Refer individuals to agencies providing supportive housing that accommodates independent living. Add procedures and/or undertake appropriate amendments to existing standards to ensure compliance with SB 520.	On-going; implement requirements of SB 520 on continuous basis.	On-going.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
(requires portion of multi-unit dwellings to be accessible dwelling units) to ensure accommodation for the disabled. Housing Element Policies: 1.11, 1.13, 1.15				
1.10 Transitional Housing Encourage the continuation of the Sheepfold homes and Laurel House in Tustin, which provide housing facilities for battered homeless women and children. These homes are located in single-family neighborhoods and provide a much-needed service for homeless women and children. In addition, explore additional program options to assist in the provision and funding for other programs such as transitional housing and single room occupancy housing. Housing Element Policies: 1.11, 1.14	Various Non-Profit Organizations, Successor Agency, Community Development Department	• Promote, assist, and facilitate the development of emergency and transients' shelters through continued support of the County Homeless Assistance Program • Support local agencies that provide homeless services by providing financial assistance of approximately $5,000-$10,000 annually. • Consider the adoption of a Single Room Occupancy Ordinance to facilitate the development of SRO units.	On-going assistance to local non-profits and adoption of SRO Ordinance by 2016.	On-going assistance. During the program year, the City allocated $10,000 of CDBG funds to assist organizations that provide services to homeless individuals. Laurel House transitional house was transferred to the Orange County Rescue Mission for continued assistance to the homeless, women, and teens. In February 2015, the City sold two (2) four-plexes to the Orange County Rescue Mission (OCRM) in order to provide transitional housing to homeless veterans. OCRM is rehabbing the units and completion is expected to occur late First Quarter or early Second Quarter of 2016.
1.11 Temporary Housing for Homeless The City will also support countywide efforts to assist approved homeless	County of Orange, Community Development Department	• Continue to participate on the Orange County City Managers/Planning Directors SB 2 Task Force	The MCAS Tustin Specific Plan provided sites and designated land uses to accommodate the identified homeless	**Transitional Homes:** The following are transitional homes that have been provided at Tustin Legacy. o Construction of a 192 bed facility at the Village of Hope operated by Orange County Rescue Mission

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
providers as part of the MCAS Tustin Reuse effort. Housing Element Policies: 1.11, 1.14		• Continue to support 192 emergency housing units to single men and women at Tustin Legacy (Orange County Rescue Mission). • The City plans to assist 200 individuals by means of integrating counseling, education, job-training and other techniques to stop the cycle of homelessness. • Continue to support 24 units of transitional housing for families (operated by Salvation Army) • Continue to support 6 units of transitional housing for women and children (operated by Human Options-Dove Housing) • Continue to support 6 units- in long-term 12-24 months-transitional housing for families with children (operated by Orange Coast Interfaith Shelter) • Continue to support 14 units of transitional	needs. As a result the following have been accomplished: The 192 emergency housing to be operated by the Rescue Mission was completed in 2008. A total of 48 transitional homes were conveyed to Salvation Army, Human Options, Orange Coast Interfaith Shelter, and Irvine Temporary Housing at no costs before 2008. The City approved an increase in the capacity for the Orange County Social Services (Orangewood) from 60 beds to 90 beds. The project is currently under construction. The City through CDBG funds would provide assistance to support non-profit organization annually.	completed and City conveyed the approximate 5 acre property to the OC Rescue Mission at no cost. Complete. o Expansion of the existing Village of Hope facility from 192 beds to 387 beds. In progress. o 6 new units at Tustin Field I to Salvation Army provided at no cost. Complete. o Acquisition of 16 units in Buena Park for the Salvation Army completed. The City assisted in acquisition and contributed grant funds to acquire the units at no cost to Salvation Army. Complete o 14 new units, in coordination with the City of Irvine, obtained by Tustin and conveyed to Irvine Temporary Housing at the Columbus Grove project in Irvine at no cost to Irvine Temporary Housing. Complete. o 6 new units at Columbus Grove to Human Options at no cost. Complete. o 6 new units at Columbus Grove to Orange Coast Interfaith Shelter at no cost. Complete. o On December 16, 2014, the City Council authorized the sale of

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
		housing to families with children who are homeless due to a short or temporary financial hardship (operated by Families Who Care, formerly Irvine Temporary Housing) • Continue to support the Tustin Family Campus (operated by the County of Orange)		two fourplexes to Orange County Rescue Mission in order to provide transitional housing for homeless Veterans. Complete. In addition, $10,000 of CDBG funds was allocated to non-profit organizations assisting homeless individuals.
1.12 Number Unutilized				
1.13 Bonding Programs Utilize housing revenue bond financing resources and Low Income Housing Tax Credits on new construction and acquisition/rehabilitation projects that help meet the City's affordable housing needs. Housing Element Policies: 1.7, 3.2	Community Development Department; Housing Authority	Complete analysis of available programs on as needed basis.	On-going	No tax-exempt bonds were issued in 2015.
1.14 Economic Integration within Sphere of Influence Request that the Orange County Planning Commission and the Environmental Management Agency (EMA) notice the City of Tustin of any proposed development activities within Tustin's sphere of influence.	County of Orange	Ongoing request to both agencies.	On-going	On-going

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Housing Element Policies: 1.1, 1.6				
1.15 Senior Citizen Housing Continue to preserve existing sites and identify new sites that are suitable for senior citizens housing projects. These sites will be promoted for private development and applications will be made for any available subsidy funds. Housing Element Policies: 1.1, 1.11, 1.13	Successor Agency; Community Development Department	Preservation of 100 at-risk units at Tustin Gardens, and identification of new senior housing sites.	The City is in contact with the owner of Tustin Gardens. The City monitors the project on an ongoing basis. New sites will be identified on an ongoing basis.	Maintaining contact with Tustin Gardens and monitoring affordability.
1.16 Senior Services Program Develop a comprehensive transportation program, case management, information and referral, and shared housing program. Housing Element Policies: 1.15, 2.3	Parks and Recreation Department	Assist 950 elderly annually	On-going	On-going
1.17 Recycling Single-Family Uses in R-3 Zones Into Multiple-Family Units Continue to encourage developers to consolidate individual lots into larger cohesive developments. Density bonuses, parking reductions, height and lot coverage exceptions, and reduction of processing fees may be considered as an incentive to consolidate lots. Housing Element Policies: 1.2	Community Development Department	Eight (8) housing units are anticipated	Support application as received	Continues support of application as received.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
1.18 Ongoing Review of Housing Element Programs From the date of adoption of the Housing element, prepare an annual report to the Planning Commission assessing previous years' accomplishments toward meeting Housing Element objectives. Submit the Annual Report to the State HCD. Housing Element Policies: all policies	Community Development Department	Prepare Annual Report to the Planning Commission and the City Council annually.	Submit Annual Report to HCD by April 1 each year.	The City submitted annual reports to HCD every April 1st. This Annual Report will be submitted to HCD by April 1, 2016.
1.19 Consolidated Plan The City of Tustin shall prepare an update of the Consolidated Plan that provides a comprehensive assessment of housing needs, a housing development plan incorporating Federal, State and local public and private resources, and a one-year implementation plan. Housing Element Policies: 1.12, 1.16, 1.18, 2.1, 4.1, 4.2, 4.3, 4.4, 5.1, 5.2, 5.3, 5.4, 5.5	Community Development Department	Prepare Consolidated Plan in 2014 Prepare Action Plan annually	Prepare Consolidated Plan in 2014 Prepare Action Plan annually	The City has completed the 2015-2020 Consolidated Plan and 2015-16 Action plan.
1.20 Zoning Studies To facilitate the new construction goals of the 2012 Regional Housing Needs Assessment, the City intends to undertake zoning studies to consider new programs to encourage and promote affordable housing and recommend appropriate amendments	Successor Agency and Community Development Department	Initiate Zoning Studies by 2015 and complete any proposed amendments by 2021.		The City is undertaking the Downtown Commercial Core Plan (DCCP) study. During 2015, the City of Tustin continued with the implementation of the Downtown Commercial Core Plan (DCCP). The goal of the DCCP is to develop a planning document which will

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
for actions by the Planning Commission and the City Council. These studies include: (1) Creation of zoning provisions which will accommodate mixed uses in portions of the City, particularly in the Old Town Commercial Area; (2) Provide relaxation of certain development standards and incentives for projects which include affordable housing units particularly housing units for the extremely-low income upon City Council's approval; Housing Element Policies: 1.1, 1.12				facilitate a greater understanding and "sense of place" for the traditional center of Tustin; define strategies to enhance Old Town; create a pedestrian oriented community; revitalize the City's commercial core; allow mixed-use development; protect community resources; improve connectivity and access roads; and, attract new businesses. During 2015, City Staff continued to work on the details of the plan for the area. A public workshop to present the draft plan concepts is scheduled for January 28, 2016. This project is anticipated to be complete in 2016.
1.21 Private Streets The City of Tustin has adopted standards for private streets in new residential developments. To reduce construction costs, developers may be permitted to install private rather than public streets, wherever feasible. Housing Element Policies: 1.17	City of Tustin	Continue	On-going	On-going

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
1.22 Building Codes The State of California has determined that the over-riding value is the protection of the health and safety of residential occupants. Continue to adopt the Uniform Building Code pursuant to the state directives and where local amendments are proposed to reflect local climatic, geologic or topographic conditions, and minimize, wherever possible, impacts on provision of housing. Housing Element Policies: 5.4	City of Tustin, Community Development Department	On-going	On-going	On-going

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
1.23 Site Improvements The requirement for the developer to construct site improvements often results in passing these costs on the housing consumer. These costs are reflected in the cost of housing that eliminates an even greater proportion of the population from financially qualifying for the purchase of housing. The financing of public improvements by a special assessment district or community facility district on a per parcel benefit basis may enable a greater proportion of the market to qualify for housing. Assessment district financing has been implemented in the East Tustin and Tustin Legacy areas and is being used to pay for public improvements. The City will assess opportunities to continue to utilize these public improvement financing techniques in newly developing areas such as Tustin Legacyand determine whether they are financially feasible. In creating any new assessment districts, an evaluation should be completed of the developer's activity to advance pay off bonds at the close of escrow. Housing Element Policies: 1.7	Community Development Department	Evaluate the use of special assessment district funding at Tustin Legacy and its use in other developing areas.	On-going. As development progresses at Tustin Legacy, the City will evaluate financing mechanism to fund infrastructure improvements.	On-Going; Bonds were issued for a Community Facilities District Annexation Area at Tustin Legacy in 2014 (CFD 14-01) for the Standard Pacific development of 375 single family residential units. Additional efforts will continue to be on-going.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
1.24 Fees, Exactions, and Permit Procedures Consider waiving or modifying various fees or exactions normally required where such waiver will reduce the affordability gap associated with providing housing of the elderly and for very-low and low-income households. Housing Element Policies: 1.12	Community Development Department	Defer development impact fees during economic downturns.	The City Council adopted a policy in 2008 to temporarily defer the payment of specific development impact fees to prior to final inspection or issuance of Certificate of Occupancy. Adoption of a new policy will be evaluated and considered on an annual basis.	On hold
1.25 Environmental Constraints Continue to alleviate the necessity of delays in processing, and mitigating requirements incorporated into the development plans by requiring program environmental impact reports (EIR) on all major development projects whenever possible. Housing Element Policies: 1.12	Community Development Department	On-going	On-going	On-going
1.26 Density Bonus Program Promote Density Bonuses to facilitate the construction of affordable housing. Under State law, applicants may file for density bonuses when projects incorporate units for very low, low, moderate-income units or senior citizens.	Community Development Department	Process all requests for density bonuses.	On-going	In November 2012, the City granted Density Bonuses to two new apartment developments: Amalfi and Anton Legacy Apartments. Amalfi is a 533-unit complex with 37 moderate income units. Anton Legacy Apartments is a 100% affordable development with 225 rental units: 88 very low income ; 73 low income; and

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Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Housing Element Policies: 1.8				64 moderate income. These projects are complete.
1.27 MCAS-Tustin Implementation Implementation of the Specific Plan for MCAS-Tustin site Housing Element Policies: 1.1, 1.3, 1.5	Successor Agency	Process entitlements for MCAS Tustin	On-going	On-going
Goal 2: Equal Housing Opportunity				
2.1 Fair Housing The City shall continue to provide housing counseling services to assure equal housing opportunities within the City. The City allocates approximately $15,000 annually for handling tenant/landlord disputes, housing discrimination cases, counseling, tenant rights, fair housing education, and education within the City. The City will continue to promote the fair housing educational resources offered by adding the services on the City's webpage, Code Enforcement brochure, and the Community Development Directory. Housing Element Policies: 2.1, 2.2, 2.4	Community Development Department, City's contractor	Assist approximately 400 Tustin residents annually, 3,000 residents by 2021.	On-going; complete educational resources by 2021	On-going; the Fair Housing Foundation in contract with the City provided workshops and open houses to assist Tustin residents. Fair Housing Foundation estimated that 200 residents will be provided with direct assistance by end of current fiscal year.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
2.2 Shared-Housing Continue to provide coordination and support to a home sharing program funded in part by the Community SeniorServ, formerly known as Feedback Foundation, Inc., as part of TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority. Housing Element Policies: 2.3	TLC, Parks and Recreation Services Department, and Community Development Department	Continue	On-going	On-going The City continues to provide coordination and support to a home sharing program funded in part by the Community SeniorServ, Inc. as part of the TLC (Transportation Lunch and Counseling) and the Orange County Housing Authority.
2.3 Housing Referral Program Continue to provide housing referral services to families in need of housing assistance and information. This program consists of three City departments disseminating information to the public at all times. • The Police Department refers homeless people to different agencies that provide shelters and food for various segments of the population. • The Parks and Recreation Services Department provides housing information and social service information to the senior citizen population.	Police Department; Parks and Recreation Department; Community Development	7,500 referrals to social agencies by 2021 50 referrals for shared houing by 2021	On-going	On-going; to assist referrals, the Housing Section of the City's website has been updated to include affordable rental opportunities and senior housing resources.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
• The Community Development Department provides housing and social service information to all segments of the population during regular city hall business hours. The Community Development Department also serves as a clearinghouse for the Community Development Block Grant Program and represents the City at Housing Authority and OCHA Advisory Committee Meetings. City departments utilize the following documents and also make these documents available to the public: • Directory of Senior Citizen's Services prepared by the Area Agency on Aging Senior Citizen's Office • Social Service Assistance Booklet prepared by Connection Plus • Orange County Housing Directory prepared by OCHA and the OCHA Advisory Committee. Housing Element Policies: 2.1,2,2,2.3,2.4,2.5				
Ongoing Review of Housing Element Programs	See Progam 1.18			
Consolidated Plan	See Program 1.19			

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Goal 3: Ownership Housing				
3.1 Condominium Conversions Continue to require developers converting apartments to condo-miniums to process a conditional use-permit, provide relocation assistance, and/or to provide incentives and assistance for purchase of the units by low- and moderate-income households. Housing Element Policies: 3.1, 3.2, 3.3	Community Development Department, City Council	Impose requirements where applicable.	On-going	On-going
3.2 State Home-Ownership Assistance The Housing Authority applies for and will explore the use of other funding opportunities such as HELP, HOME funds, and other State and Federal programs. Housing Element Policies: 3.1, 3.3	Housing Authority	Assist 30 First time homebuyers by 2021	By 2021	On-going. The dissolution of Redevelopment eliminated low and moderate income housing funds, a major funding source, and made it more difficult to fund this program at the local level.
Bonding Programs	See Program1.13			
Ongoing Review of Housing Element Programs	See Program1.18			
Consolidated Plan	See Program1.19			
Goal 4: Affordable Housing Preservation				

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
4.1 Housing Authority Contract with the Orange County Housing Authority, where necessary, for the development and operation of federally assisted low- and moderate-income housing programs. Housing Element Policies: 1.3, 1.7, 1.14	Orange County Housing Authority	Continue	On-going	On-going
4.2 Rental Assistance Encourage the availability of Section 8 rental assistance certificates and voucher certificate program assistance funds through the Orange County Housing Authority by participating in the application process i.e. advertise, promote on website, at library, senior center etc. when application are available; offering City Hall as the application and information center for Section 8 vouchers;, engaging and participating with the County's housing advisory committee to ensure priorities are given to Tustin residents, and promote Section 8 program to apartments owners to expand Section 8 housing inventory within the City of Tustin. To encourage the maintenance of existing and establishment of new certificates, support the County's efforts to obtain continued Federal funding. Housing Element Policies: 4.1, 4.2	County of Orange Housing Authority	Issue 200 certificates/ vouchers annually- 1,600 by 2021.	On-going	On-going. The Orange County Housing Authority issued 525 vouchers for Tustin residents during the reporting period.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
4.3 Affordable Senior Housing Project and Senior Board and Care Facility To maintain 74 units of affordable housing for Seniors located at 17432-17442 Mitchell Avenue (20 units) and 54 units affordable senior apartments at 1311 Sycamore Avenue (Heritage Place). Housing Element Policies: 5.1, 5.2, 5.3, 5.4	Community Development Department	Maintain 74 units of affordable Senior Housing.	On-going	On-going
4.4 Preservation of Assisted Housing Tustin has one low-income housing project with a total of 100 units "at-risk" of conversion to market rate during the planning period. If project owners choose to convert the projects to market rate housing, the City will coordinate the provision of financial and administrative resources to preserve these units as affordable housing. a) Monitor Units at Risk: Maintain contact with owners of at-risk units as potential conversion dates approach to determine whether Section 8 contracts or affordability covenants have been renewed or are planned to be renewed. Discuss with the owner of the "at-risk"	Community Development Department, Successor Agency Successor Agency working with a non-profit affordable housing developer Community Development Department Successor Agency	Pursuant to Government Code Section 65583.1(c), preserve at minimum 100units currently identified as "at- risk" at Tustin Gardens for the time frames required by applicable Government Code Section 65583.1.(c)(2)(C)(i) or Health and Safety Code section Preserve 100 units at Tustin Gardens	The City is in contact with Tustin Gardens and is monitoring their annual renewal option.	**Annual Monitoring:** The Housing Authority annually mails letters to homeowners requesting documentation verifying continuing compliance with the affordability covenants they entered into with the City when they purchased their Affordable unit. **Affordable Units at risk of Foreclosure:** On March 15, 2011, the City Council established a Housing Authority to assist the City in increasing, improving and preserving its supply of affordable housing. As a result of increased foreclosure activity, the City Council approved an Affordable Housing Default Revolving Fund in order to cure homeowner defaults under the City

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
projects the City's desire to preserve the units as affordable. b) Work with a nonprofit affordable housing developer to apply for 4% Tax Credit/Bond Financing for the acquisition and rehabilitation of Tustin Gardens, preserving 100 at-risk units. c) Tenant Education. Work with tenants of at-risk units in danger of converting. Provide tenants with information regarding potential tenant purchase of buildings including written information and any related workshops. Act as a liaison between tenants and nonprofits potentially involved in constructing or acquiring replacement housing. If existing staff is not able to provide adequate staffing for this program, provide outside consultants to support the program. d) Reserve Fund. Continue to monitor other potential funding sources, such as State grants and HUD funds. Housing Element Policies: 4.1, 4.2, 4.3, 4.4				and Agency's Affordable Housing Program. The Fund ensures the City has the opportunity to exercise its option rights to purchase the home prior to the home being sold in a Trustee's Sale and the City losing affordable housing supply. The State of California Department of Finance denied the transfer of redevelopment funds to the Default Revolving Fund and the Fund was dissolved. The loss of a funding source will make it difficult to purchase homes prior to foreclosure, resulting in a reduction in the City's affordable housing supply. Despite the elimination of a major funding source, the Authority was able to preserve one low income unit in foreclosure by purchasing it in November 2015. The Authority will recapture the funds expended in the purchase by selling the unit to another family.
4.5 Temporary Housing Assistance for Extremely Low Income Households Assist in the provision of temporary and emergency housing assistance to	Successor Agency and Community Development	Promote, assist, and facilitate programs to prevent extremely low income households to become	By 2015	In accordance with AB 987, the Housing Authority maintains a list on the City's website of all affordable ownership units and affordable rental units in the City of

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
prevent homelessness for the extremely low income households as well as coordination with regional, state and federal assistance programs for assisting these households in the percentage of their incomes that are applied to rent (i.e. increase in allocation of Section 8 existing rental certificates, etc.). Housing Element Policies: 1.7, 1.11, 1.15, 1.18	Department	homeless by providing links and program information on City's website and at the Tustin Library, Senior Center, and Family and Youth Center		Tustin. In addition, links to other affordable housing sites were also provided on the website.
4.6 Housing Rehabilitation Allocate available resources to finance the rehabilitation of residential units in target areas	Successor Agency and Housing Authority	Subject to available funding	Subject to available funding	The Authority was able to effectuate the rehabilitation of two (2) four-plexes by selling them to the Orange County Rescue Mission for the purpose of providing transitional housing to homeless veterans.
Mobile Homes	See Program 1.2			
Deed Restrictions:	See Program 1.4			
Transitional Housing	See Program 1.10			
Ongoing Review of Housing Element Programs	See Program 1.18			
Consolidated Plan	See Program 1.19			

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report - Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Goal 5: Neighborhood Conservation				
5.1 Enforcement of Building and Housing Codes Continue to enforce building and housing codes to ensure health and safety, rectify Code violations and thereby improve the overall character of the community. Enforcement will include identifying substandard housing units and those that are otherwise identified as a threat to the health and safety of occupants. Actions will be taken pursuant to the law to demolish, rebuild, or correct the code violations. This program includes notification of taxing agencies upon failure to gain code compliance from the property owner to allow City to recover enforcement cost. Housing Element Policies: 5.3, 5.4	Community Development Department	Investigate 30 substandard housing cases annually and 240 cases by 2021.	On-going	On-going

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
5.2 Cultural Resources District There are a large number of structures in the City that were constructed before and after the turn of the century. Continue to utilize the City's Cultural Resources Overlay District to safeguard the heritage of the City by preserving neighborhoods and structures that reflect the City's heritage and past. Through the District, promote the public and private enjoyment, use and preservation of culturally significant neighborhoods and structures. Continue to require that any alteration of a designated resource or construction improvements in the District conform to the requirements of the Cultural Resources Overlay District. Owners of historic landmarks or properties within the District are required to obtain a certificate of appropriateness before beginning any type of exterior construction, alteration, or demolition. A certificate of appropriateness certifies that the proposed changes are consistent with the design guidelines and are appropriate within the district context. Housing Element Policies: 5.5	Community Development Department	Rate historic structures where applicable and process certificates of appropriateness as received.	Process Certificates of Appropriateness as received. Explore Certified Local Government (CLG) grant to update the City's Historical Resources Survey and Report by 2021.	In 2015, thirty (30) Certificates of Appropriateness were issued for improvements to the properties located within the Cultural Resources District.
Ongoing Review of Housing Element Programs	See Program 1.18			

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Consolidated Plan	See Program 1.19			
Building Codes	See Program 1.22			
Goal 6: Environmental Sensitivity				
6.1 Energy Conservation Require all new construction to be subject to State energy conservation requirements (Title 24) as a condition for the issuance of a building permit. Housing Element Policies: 6.2	Community Development Department	Require all new units within planning period.	On-going and currently in force.	On-going
6.2 Energy Rebate Program Partner with Utility Companies to promote energy rebate programs. No fee or discounted permits for energy efficient projects over and above the Title 24 requirements may be explored. Examples include installation of photovoltaic systems, tank-less water heater, natural gas recharge connection, electric vehicle recharge connection, wind power generator, etc. Housing Element Policies: 6.6	Community Development Department	Seek available grants to partner with utility companies to promote energy rebate programs.	Consider reimplementing the energy efficient fee waiver by 2015	Continue to seek available grants. Since 2013, all properties within the City may benefit from inclusion in the California HERO Program to finance distributed generation renewable energy sources, energy and water efficiency improvements and electric vehicle charging infrastructure.

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report - Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
6.3 Solar Energy and Conservation Require that environmental analysis and subdivision plans address energy conservation measures and solar access. With the passage of AB 32, the City in anticipation with the State mandates will set thresholds within its CEQA checklist and require developers to address energy conservation measures applicable to their proposed development proposals. Housing Element Policies: 6.2, 6.3	Community Development Department	On-going	Revise CEQA checklist by 2015	CEQA checklist has been updated to include green house gas emissions. Supported solar panels installation in residential and commercial buildings. During 2015, the City issued 186 residential and 4 nonresidential solar panel permits.
6.4 Building Orientation Promote energy efficiency by orienting homes to maximize natural day lighting. The City will work with potential developers during the conceptual review level (Design Review) by promoting building siting that maximizes natural day lighting. Housing Element Policies: 6.2, 6.3	Community Development Department	On-going	On-going	On-going

TABLE C 2015 PROGRAM IMPLEMENTATION STATUS Housing Programs Progress Report – Governmnet Code Section 65583				
Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
6.5 Water Efficiency Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials. Through educational materials and trainings, the City will promote water efficiency methods to its residents. Landscape beautification which results in water conservation could be encouraged through planting of drought tolerant plants, installation of drip irrigation, installation of rain detector/sensor irrigation, etc. Incentives such as over the counter permit plan check, discounted fee, or waiver of permit fee could be considered. Housing Element Policies: 6.4	Community Development Department	Promote water efficient programs by conducting workshops and providing education materials on the City Website, public counter and at schools.	On-going	In response to Assembly Bill 1881, the City in coordination with the League of Cities Orange County Division and the Orange County Water District prepared and adopted the Water Efficiency Landscape Ordinance. The City's website also has been updated with information and guidelines to achieve water efficiency. The City adopted an ordinance addressing synthetic turf landscaping, including material, installation and maintenance, to promote reduced irrigation needs and quality landscaping. In December 2015, the City Council adopted Ordinance 1465 which calls for additional water efficiency and was found to be in conformance with both State law and Governor Brown's Executive Order.
6.6 Green Building Streamline processing for approved green building. Housing Element Policies: 6.2, 6.3, 6.5	Community Development Department	Continue to explore green building and sustainable building design to help conserve energy consumption. A fee waiver, discounted permits fees, or rebate may be considered in promoting Green Building program.	Ongoing-	Continue to evaluate Green Building Program.
Ongoing Review of Housing Element Programs	See Program 1.18			

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Program	**Responsible Agency**	**Quantified Objective**	**Timeframe**	**Status of Program Implementation**
Consolidated Plan	See Program 1.19			