

COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT
REGULAR MEETING
MEETING AGENDA
WEDNESDAY, JANUARY 9, 2019, 9:00 AM
BOARD OF SUPERVISORS NORTH CHAMBER
1600 PACIFIC HIGHWAY
SAN DIEGO, CA 92101

- A. Roll Call
- B. Public Communication: Opportunity for members of the public to speak to the Board on any subject matter within the Board's jurisdiction but not an item on today's agenda.

NOTICE: THE BOARD OF SUPERVISORS MAY TAKE ANY ACTION WITH RESPECT TO THE ITEMS INCLUDED ON THIS AGENDA. RECOMMENDATIONS MADE BY COUNTY STAFF DO NOT LIMIT ACTIONS THAT THE BOARD OF SUPERVISORS MAY TAKE. MEMBERS OF THE PUBLIC SHOULD NOT RELY UPON THE RECOMMENDATIONS IN THE BOARD LETTER AS DETERMINATIVE OF THE ACTION THE BOARD OF SUPERVISORS MAY TAKE ON A PARTICULAR MATTER.

Supporting documentation and attachments for items listed on the agenda can be viewed online at <http://www.sdcountry.ca.gov/cob/bosa/> or in the Office of the Clerk of the Board of Supervisors at the County Administration Center, 1600 Pacific Highway, Room 402, San Diego, CA 92101.

Agenda Items

- | Agenda # | Subject |
|-----------------|--|
| 1. | NOTICED PUBLIC HEARING:
WAIVER OF DEVELOPMENT IMPACT AND PERMIT FEES FOR ACCESSORY DWELLING UNITS (1/9/2019 - FIRST READING; 1/30/2019 - SECOND READING)
[FUNDING SOURCE: AVAILABLE FROM PRIOR YEAR GENERAL FUND FUND BALANCE]

(RELATES TO BOARD OF SUPERVISORS AGENDA NO. 8) |

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**1. SUBJECT: NOTICED PUBLIC HEARING:
WAIVER OF DEVELOPMENT IMPACT AND PERMIT FEES FOR
ACCESSORY DWELLING UNITS (1/9/2019 - FIRST READING;
1/30/2019 - SECOND READING) (DISTRICTS: ALL)**

OVERVIEW

In response to the housing shortage in California, on April 18, 2018 (5), the Board of Supervisors (Board) directed the Chief Administrative Officer to investigate options that would further promote the expedient building of homes and close the housing affordability gap in the County of San Diego's (County) unincorporated area. On October 10, 2018 (2), the Board received the report "Options to Improve Housing Affordability in the Unincorporated Area," and directed staff to implement several actions under the following five categories: Process Streamlining, Regulatory Reform, Participation and Incentives (PI), General Plan and Community Plans, and Land Development Code. Under the PI category, the Board directed staff to develop a program to waive development impact and permit fees for Accessory Dwelling Units (ADUs) located on a lot with an existing single family dwelling for a five-year trial period. The Board also directed staff to return in year five of the trial period to report on the status of this program.

Today's request is for the Board to adopt ordinances that will authorize the waiver of development impact fees (Transportation Impact, Park Lands Dedication Ordinance, and Drainage) and permit fees (building and onsite wastewater system) for ADUs located on lots with existing single family dwellings for the five-year trial period commencing January 9, 2019 until January 9, 2024. Additionally, the request is to establish appropriations from fund balance to offset the loss in fee revenue.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Acting as Board of Directors of the San Diego County Flood Control District:

On January 09, 2019:

1. Find that the proposed project is exempt from CEQA as specified in Section 15273 of the State CEQA Guidelines for the reasons detailed in the Notice of Exemption dated January 30, 2019, on file with PDS, and approve the findings in Attachment A (on file with the Clerk of the Board) pursuant to the CEQA Guidelines Section 15273(c).
2. Approve the introduction of the Ordinance (first reading), read title and waive further reading of the Ordinance (Attachment C, on file with the Clerk of the Board):
AN ORDINANCE AMENDING FLOOD CONTROL DISTRICT ORDINANCE NUMBERS 6 AND 7 TO WAIVE THE PAYMENT OF SPECIAL DRAINAGE AREA FEES.

If on January 09, 2019, the Board takes action as recommended, then on January 30, 2019:

Consider and adopt the Ordinance (second reading):

AN ORDINANCE AMENDING FLOOD CONTROL DISTRICT ORDINANCE NUMBERS 6 AND 7 TO WAIVE THE PAYMENT OF SPECIAL DRAINAGE AREA FEES.

FISCAL IMPACT

Funds for this request are not included in the Fiscal Year (FY) 2018-19 Operational Plan in the Department of Planning & Development Services (PDS) and the Department of Environmental Health (DEH). If approved, this request will result in costs of \$1,100,000 in PDS (\$930,000) and DEH (\$170,000) in FY 2018-19 to offset the waiver of development impact and permit fees for Accessory Dwelling Units (ADUs). The funding source is available from prior year General Fund fund balance. Future costs for the fee waivers, currently estimated at \$2,200,000 annually, will be included in future Operational Plans in PDS and DEH throughout the proposed five-year trial period ending in FY 2023-24.

A waiver of Board Policy B-29: Fees, Grants, Revenue Contracts - Department Responsibility for Cost Recovery (Board Policy B-29) is requested since the proposed waiver of fees will not recover full operating costs for services provided. The total unrecovered cost per Board Policy B-29 is approximately \$1,100,000 for Fiscal Year 2018-19 and will be funded with available prior year General Fund fund balance. There will be no additional staff years.

BUSINESS IMPACT STATEMENT

The waiver of impact and permit fees for Accessory Dwelling Units (ADUs) supports the local economy by creating new incentives for increasing the supply of housing in the unincorporated area. These types of programs remove financial barriers and create incentives for improved affordability of smaller housing types available to households that may include young people, couples, students, professionals, and seniors. New development of ADUs will also create local job growth and support the local economy.

(RELATES TO BOARD OF SUPERVISORS AGENDA NO. 8)