

COUNTY OF SAN DIEGO BOARD OF SUPERVISORS - LAND USE  
REGULAR MEETING  
MEETING AGENDA  
**WEDNESDAY, JUNE 24, 2026, 9:00 AM**  
COUNTY ADMINISTRATION CENTER  
BOARD CHAMBER, ROOM 310  
1600 PACIFIC HIGHWAY  
SAN DIEGO, CA 92101

**LAND USE LEGISLATIVE SESSION**  
**WEDNESDAY, JUNE 24, 2026, 9:00 AM**

Order of Business

- A. Roll Call
- B. Invocation
- C. Pledge of Allegiance
- D. Presentation or Announcement of Proclamations and Awards
- E.. Non-Agenda Public Communication: Individuals can address the Board on topics within its jurisdiction that are not on the agenda. According to the Board’s Rules of Procedure, each person may speak at only one Non-Agenda Public Communication session per meeting. Speakers can choose to speak during either the General Legislative or Land Use Legislative Session.
- F. Approval of the Statement of Proceedings/Minutes for concurrent Special District meetings of the Flood Control District of June 10, 2026; the San Diego County Fire Protection District of May 19, 2026; and, the Sanitation District of June 10, 2026.
- G. Consent Agenda
- H. Discussion Items
- I. Board Member Committee Updates. This is an opportunity for Members of the Board to provide informational updates on their committee assignments. No action may be taken.
- J. Recess to Thursday, June 25, 2026, at 9:00 AM for the General Legislative Session

Viewing Agenda Materials

All documents and attachments related to agenda items are available for public viewing. You can access them online at [www.sandiegocounty.gov/cob](http://www.sandiegocounty.gov/cob), or in person at the Clerk of the Board’s Office, located at 1600 Pacific Highway, Room 402, San Diego, CA 92101. The Board Meeting calendar is online at [www.sandiegocounty.gov/bos/calendar.html](http://www.sandiegocounty.gov/bos/calendar.html).

How to Speak at a Board Meeting

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<https://PublicComment.SanDiegoCounty.gov>. On the form, you will be asked to enter your name and choose how you would like to participate, either by attending in person or calling in virtually. If you choose to speak by phone, please make sure to enter a valid phone number so we can identify you when you call. You will also be asked to select the agenda item or items you wish to comment on and indicate whether you are in favor, opposed, or neutral. Once you submit the form, you will receive a confirmation email. If you need the information on the website in another language, simply click the Translate button at the top of the page and select your preferred language.

You can also submit a comment in writing at [www.sandiegocounty.gov/ecomment](http://www.sandiegocounty.gov/ecomment), via email to [PublicComment@sdcounty.ca.gov](mailto:PublicComment@sdcounty.ca.gov), or by mail to 1600 Pacific Highway, Room 402, San Diego, CA 92101.

#### Board Actions and Recommendations

The Board of Supervisors may take action on any item listed on the meeting agenda. While each agenda item includes recommendations, these are only suggestions and do not limit what the Board may ultimately decide. Individuals should not assume that the Board will follow the recommendations.

#### Accessibility Accommodations

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In addition, the County can provide space in the Board Chamber's Observation Balcony for those providing or receiving interpretation, supporting the use of personal devices like phones or headsets, or help connect you to outside interpretation services for other languages. Please contact the Clerk of the Board in advance so we can make the necessary arrangements. Interpretation must not interrupt the meeting, in accordance with Government Code Section 54957.95.

#### Levine Act Notice – Campaign Contribution Disclosures

Under the Levine Act (Government Code § 84308), anyone involved in a proceeding before the Board, such as for a license, permit, or other entitlement for use, must disclose any campaign contributions over \$500 made to Board Members within the past 12 months. This includes contributions made by the parties themselves or their agents. The disclosure must include the name of the contributor and recipient, the amount, and the date of the contribution. Disclosures can be made orally during the meeting or in writing on the request-to-speak form.

### **Board of Supervisors' Agenda Items**

- | <b>Agenda #</b> | <b>Subject</b>  |
|-----------------|---|
| 1.              | <p>NOTICED PUBLIC HEARING:<br/>           PUBLIC HEARING TO CONFIRM FISCAL YEAR 2026-27 LEVIES IN THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT AND LANDSCAPE MAINTENANCE DISTRICT ZONES NO. 1 - RANCHO SAN DIEGO AND NO. 2 - JESS MARTIN PARK AND RELATED CEQA EXEMPTION</p>   |
| 2.              | <p>ADMINISTRATIVE ITEM:<br/>           SECOND CONSIDERATION AND ADOPTION OF AN ORDINANCE:<br/>           TRAFFIC ADVISORY COMMITTEE (06/10/2026 - ADOPT RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE;<br/>           06/24/2026 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS MODIFIED ON SECOND READING, AND CEQA EXEMPTION FINDING</p>  |
| 3.              | <p>ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE FOR THE HEALTHY SOILS PROGRAM BLOCK GRANT; ADOPT A RESOLUTION TO AUTHORIZE THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT; FIND THE ACTIONS ARE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT</p> |
| 4.              | <p>LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION</p>  |
| 5.              | <p>NOTICED PUBLIC HEARING:<br/>           ADOPTION OF THE COUNTY OF SAN DIEGO INCLUSIONARY HOUSING ORDINANCE, RELATED IN LIEU FEE ORDINANCE, AND CEQA EXEMPTION</p>   |
| 6.              | <p>NOTICED PUBLIC HEARING:<br/>           CALL A SPECIAL ELECTION TO LEVY SPECIAL TAX IN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B HARRIS ANNEX IN RANCHO SANTA FE AND RELATED CEQA EXEMPTION</p>   |
| 7.              | <p>NOTICED PUBLIC HEARING:<br/>           CALL A SPECIAL ELECTION TO LEVY SPECIAL TAX IN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A PALA MESA ZONE A IN FALLBROOK AND RELATED CEQA EXEMPTION</p>  |
| 8.              | <p>NOTICED PUBLIC HEARING:<br/>           PUBLIC HEARING TO CONFIRM FISCAL YEAR 2026-27 LEVIES FOR PERMANENT ROAD DIVISION ZONES, COUNTY SERVICE AREAS AND ZONES, SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ZONES, AND STORMWATER MAINTENANCE ZONES AND RELATED CEQA FINDING</p> <p>(RELATES TO FLOOD CONTROL DISTRICT ITEM FL03 AND SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP01)</p>                         |

9. NOTICED PUBLIC HEARING:  
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2026-27 LEVIES FOR  
COMMUNITY FACILITIES DISTRICTS AND RELATED CEQA EXEMPTION  
  
(RELATES TO SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM  
FP02)
10. NOTICED PUBLIC HEARING:  
PUBLIC HEARING TO APPROVE FEES AND CHARGES FOR FISCAL YEAR  
2026-27 TAX ROLL OF SAN DIEGO COUNTY SANITATION DISTRICT, CAMPO  
WATER MAINTENANCE DISTRICT, AND COUNTY SERVICE AREA NO. 137 -  
LIVE OAK SPRINGS WATER SYSTEM AND RELATED CEQA FINDING  
  
(RELATES TO SANITATION DISTRICT ITEM SA01)
11. CLOSED SESSION

**CONSENT AGENDA**

**All agenda items listed under this section are considered to be routine and will be acted upon with one motion. There will be no separate discussion of these items unless a member of the Board of Supervisors or the Chief Administrative Officer so requests, in which event, the item will be considered separately in its normal sequence.**

1. **SUBJECT: PUBLIC HEARING TO CONFIRM FISCAL YEAR 2026-27 LEVIES IN THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT AND LANDSCAPE MAINTENANCE DISTRICT ZONES NO. 1 - RANCHO SAN DIEGO AND NO. 2 - JESS MARTIN PARK AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

**OVERVIEW**

On May 6, 2026(03) the Board of Supervisors Set a Hearing for June 24, 2026.

Special districts are created to provide new or enhanced local services and infrastructure to specific communities. The special districts in today’s action were created to fund community parks and streetlights in select unincorporated areas of the region. Services are primarily funded by property owners and paid for through assessments that are collected through the tax roll, reducing administrative costs from billing and payment collection. District boundaries, services, and maximum rates are determined by voter approval or as a condition of development at the time of formation. The method for calculating how much each parcel pays is established in the ordinance adopted at the time of formation and may be based on a variety of factors, commonly including the type of land use or parcel acreage. The rate cannot exceed the maximum amount in the adopted ordinance without voter approval from affected property owners. At the time of formation, residents in some districts voted to include cost escalators in their ordinances, which allow the maximum rate to increase each year to keep pace with inflation. The most commonly used cost escalator is the Consumer Price Index (CPI), which measures the cost of consumer goods.

Board of Supervisors Policy B-29 directs departments to recover full cost, to the extent legally possible, for services provided to agencies or individuals outside the County of San Diego organization under grants, contracts, or for which fees may be charged. To determine if revenues were adequate for services or if rates should be adjusted, (County) staff reviewed budgets for:

1. San Diego County Street Lighting District;
2. Landscape Maintenance District Zone (LMDZ) No. 1 - Rancho San Diego; and
3. LMDZ No. 2 - Jess Martin Park.

Staff determined that the proposed rates for Fiscal Year (FY) 2026-27 are needed to continue to fund services and to ensure compliance with Board Policy B-29. One of the rates is proposed to be increased by 3%, and two rates are proposed to remain at the current rate. These rates are also necessary to maintain financial reserves to fund future services, facility repairs, emergency repairs, improvements, and replacements.

1. **San Diego County Street Lighting District:** This district is managed by the County Department of Public Works (DPW) and funds the operations and maintenance of public streetlights across the unincorporated areas of San Diego County. There are approximately 100,000 property owners that pay the annual assessment within the current district boundary. The proposed annual assessment rate for this district will remain at the current amount of \$2.00 per benefit unit. A single-family home is allocated 1 benefit unit, for a total charge of \$2.00. The current assessment is sufficient to continue to fund the operation and maintenance

of streetlights for the next fiscal year.

2. **Landscape Maintenance District Zone No. 1 - Rancho San Diego:** This is managed by the County Department of Parks and Recreation (DPR) to fund ongoing park operations, maintenance, and improvements within the unincorporated community of Rancho San Diego in District 4. The proposed annual assessment rate will increase by 3% from \$40.94 to \$42.17 per equivalent dwelling unit, with a single-family residence assessed 1 unit. The annual rate is allowed to increase at the rate of increase of the San Diego Area CPI, and although the San Diego Area CPI rose 3.79% due to inflation in 2025, according to the U.S. Bureau of Labor Statistics, the voter-approved maximum annual rate increase is set at 3%. The district also receives an allocation of County General Purpose Revenue (GPR) to offset the general benefit to park visitors who do not reside in the district. The additional revenue will support increased costs for ongoing services. Without the additional revenue, services would be reduced, resulting in suspended maintenance and more costly future repairs. The proposed rate is within the allowable maximum in the ordinance and does not require voter approval from affected property owners for this action.
3. **Landscape Maintenance District Zone No. 2 - Jess Martin Park:** This district is managed by DPR to fund ongoing park operations, maintenance of amenities, and construction of minor capital improvements at Jess Martin Park in the unincorporated community of Julian in District 2. The proposed annual assessment rate will remain at the current amount of \$47.82 per equivalent dwelling unit, with a single-family residence assessed 1 unit. The voters did not approve an annual cost escalator or Cost of Living Adjustment at the time of the district's formation; however, the Board did approve an allocation of County GPR to offset the benefit to park visitors who do not reside in the district. A vote from affected property owners is not required for this action because there is no proposed rate increase.

Today's request is to adopt resolutions to confirm these assessments and authorize levies for these three special districts administered by DPW and DPR. Upon adoption, the assessments will be placed on the tax roll for FY 2026-27. The deadline to place these assessments on the FY 2026-27 tax rolls is August 10, 2026.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Adopt a resolution entitled: RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENTS IN THE SAN DIEGO COUNTY STREET LIGHTING DISTRICT.  
(Attachment G)
2. Adopt a resolution entitled: RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENTS IN LANDSCAPE MAINTENANCE DISTRICT ZONE NO. 1.  
(Attachment H)
3. Adopt a resolution entitled: RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENTS IN LANDSCAPE MAINTENANCE DISTRICT ZONE NO. 2.  
(Attachment I)

## **EQUITY IMPACT STATEMENT**

Today's action continues the County of San Diego's (County) commitment to provide programs

and services that enhance communities. Assessments and special taxes fund services for special districts, which improve the health, safety, and economic interests of local communities. Levying charges on the Fiscal Year (FY) 2026-27 tax rolls for the County and San Diego County Street Lighting District will have a direct impact on communities throughout the unincorporated areas of the county. The levies for these three districts fund street lighting and community park services to residents of approximately 110,000 parcels.

### **SUSTAINABILITY IMPACT STATEMENT**

Today's action supports the County of San Diego's (County) Sustainability Goals to protect the health and wellbeing of residents, provide just and equitable access to County services, and make investments in energy efficiency by continuing to fund the operation, maintenance, and improvements of streetlights and parks. Streetlights enhance the health and safety of all residents and visitors who use County roads. Regular streetlight maintenance protects the health and wellbeing of everyone in the region and supports economic sustainability by preventing more costly maintenance treatments in the future. The Street Lighting District also supports the County's goal to invest in energy efficiency and reduce greenhouse gas emissions through the conversion of streetlight assets to light emitting diode (LED) fixtures. Specific LED fixtures are installed within dark sky designated communities to reduce light pollution and maintain compliance with the County's Dark Sky Ordinance. The nine County parks included in this action provide access to outdoor recreation and nature. Funding the operation and maintenance of these parks aligns with the County's sustainability goals to promote the health and wellbeing of the community and allow equitable access to County facilities.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2026-27 CAO Recommended Operational Plan in the Department of Public Works and Department of Parks and Recreation. There is no proposed change in the assessment rate for the San Diego County Street Lighting District and Landscape Maintenance District Zone No. 2 - Jess Martin Park.

A rate increase is proposed for Landscape Maintenance District Zone No. 1 - Rancho San Diego that will increase the assessment rate by 3% from \$40.94 to \$42.17 per equivalent dwelling unit. If approved, this request will result in costs and revenue of approximately \$296,104 for the Street Lighting District, \$197,170 for LMDZ No. 1 - Rancho San Diego, and \$96,894 for LMDZ No. 2 Jess Martin Park. The funding source for this request is property owner paid assessments and a portion of annual countywide property tax revenues that were allocated by formula to special districts as a result of Proposition 13 (1978) and subsequent legislation, including Assembly Bill 8 (1979). There will be no change in net General Fund cost and no additional staff years.

The proposed assessment levies are evaluated annually in an amount sufficient to recover the full cost as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost, and a waiver of Board Policy B-29 is not needed. The funding source is assessment levies on property owners within the identified districts and General Purpose Revenue.

If the Board of Supervisors does not adopt the resolutions, the proposed assessments cannot be

placed on the tax rolls for FY 2026-27. Without the funds generated by the assessments, services for street lighting would be reduced, including suspending maintenance projects related to light and pole repair. In the two Landscape Maintenance District Zones, the reduction of services and deferred maintenance includes, but is not limited to, a reduction of hardscape and walkway maintenance, minimal planting of new trees and shrubs, reduction of playground, skatepark, and ball field maintenance, and adjustment of operational hours.

## **BUSINESS IMPACT STATEMENT**

N/A

**Attachments:** [DPW BL 5 6 26 Street Lights Annual Levy Final](#)  
[5 6 2026 New Agenda Information Sheet FY 26 27 St Light LMDZ Signed](#)  
[5 6 26 Street Lights EA Signed](#)  
[Att A San Diego County Street Lighting District Engineers Report Fiscal Year 2026 27](#)  
[Att B Landscape Maintenance District Zone No 1 Engineers Report Fiscal Year 2026 27](#)  
[Att C Landscape Maintenance District Zone No 2 Engineers Report Fiscal Year 2026 27](#)  
[Att D Resolution of Intention Ltg Dist Assess 26 27](#)  
[Att E Resolution of Intention LMD Zone 1 26 27](#)  
[Att F Resolution of Intention LMD Zone 2 26 27](#)  
[Att G Resolution Confirming Ltg Dist Diagram Assessments 26 27](#)  
[Att H Resolution Confirming LMD Zone 1 26 27](#)  
[Att I Resolution Confirming LMD Zone 2 26 27](#)

2. **SUBJECT: TRAFFIC ADVISORY COMMITTEE (06/10/2026 - ADOPT RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE; 06/24/2026 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS MODIFIED ON SECOND READING, AND CEQA EXEMPTION FINDING (DISTRICTS: 2 & 4)**

### **OVERVIEW**

On June 10, 2026 (07) the Board of Supervisors took action to further consider and adopt the Ordinance on June 24, 2026.

The Traffic Advisory Committee (TAC) supports the Department of Public Works (DPW) traffic engineering program. The TAC was established by the Board of Supervisors (Board) in the 1950s to provide traffic regulations and recommendations within the unincorporated areas of the region. To be effective, the TAC proposes policies that will enhance safety, reduce congestion, and be legally enforceable. The TAC meets every two months to review proposed additions, deletions, or changes to regulatory traffic control devices such as speed limits, stop signs, traffic signals, and parking regulations on County of San Diego (County) maintained roads. Upon receipt of a request or recommendation for the implementation of a traffic safety

measure in unincorporated areas, the TAC reviews and investigates the requested item, including engineering and traffic condition studies. The TAC recommendations are provided to the Board for consideration.

The TAC recommends the Board act on three items from the February 6, 2026 TAC meeting:

**District Item Location Request Description**

- 2 2-A\* Winter Gardens Boulevard/ Industry Road from Woodside Avenue to Channel Road in Lakeside. Review requested by DPW staff. Reduce the 40 MPH speed limit to 35 MPH and certify the 35 MPH speed limit for radar enforcement.
- 2 2-B\* Magnolia Avenue from Airport Drive to Vernon Way in unincorporated El Cajon Review requested by DPW staff. Reduce the 40 MPH speed limit to 35 MPH and certify the 35 MPH speed limit for radar enforcement.
- 4 4-A Fairway Drive & Link Drive in Spring Valley Review requested by residents. Establish an all-way stop intersection.

\*Item requires two hearings.

Approval of Items 2-A on Winter Gardens Boulevard/Industry Road in Lakeside (District 2) and 2-B on Magnolia Avenue in unincorporated El Cajon (District 2) would support speed enforcement which enhances roadway safety. Properly posted speed limits inform drivers on safe speeds, reduce the number and severity of collisions, and allow for enforcement.

Approval of Item 4-A on Fairway Drive and Link Drive (District 4) would enhance safety for pedestrians, bicyclists, and motorists by assigning a full stop to all vehicles approaching the intersections. Properly posted intersection stop controls reduce the number and severity of collisions by assuring reasonable drivers enter intersections at a low speed and have more time to take heed of the traffic situation.

The Board’s action on Items 4-A on Fairway Drive and Link Drive (District 4) does not revise the San Diego County Code of Regulatory Ordinances (County Code) and therefore does not require a second reading of an ordinance. Board direction on June 10, 2026 would allow implementation by DPW.

The Board’s action on Items 2-A on Winter Gardens Boulevard/Industry Road in Lakeside (District 2) and 2-B on Magnolia Avenue in unincorporated El Cajon (District 2) would introduce an ordinance to amend and establish speed limit zones. This action would revise the County Code and require two steps. On June 10, 2026, the Board will consider the TAC items. If the Board takes action as recommended, then on June 24, 2026, a second reading and adoption of ordinances amending the County Code would be necessary to implement the Board’s direction. If the proposed ordinance is altered on June 24, 2026, then on that date a subsequent meeting date will be selected for the ordinance’s adoption. This action would revise the County Code and requires two steps.

**RECOMMENDATION(S)  
TRAFFIC ADVISORY COMMITTEE  
District 2:**

Item 2-A. Winter Gardens Boulevard/ Industry Road from Woodside Avenue to Channel Road in Lakeside - Reduce the 40 MPH speed limit to 35 MPH and certify the 35 MPH for radar enforcement.

Item 2-B. Magnolia Avenue from Airport Drive to Vernon Way in unincorporated El Cajon - Reduce the 40 MPH speed limit to 35 MPH and certify the 35 MPH for radar enforcement.

**District 4:**

Item 4-A. Fairway Drive and Link Drive in Spring Valley - Establish an all-way stop intersection.

**CHIEF ADMINISTRATIVE OFFICER**

Adopt the following Ordinance:

ORDINANCE AMENDING SECTIONS 72.168. AND 72.169.49.2. OF THE SAN DIEGO COUNTY CODE RELATING TO SPEED LIMITS ON COUNTY MAINTAINED ROADS IN SAN DIEGO COUNTY.

**EQUITY IMPACT STATEMENT**

The review of traffic signs, intersection controls, and roadway markings supports vehicle safety on County of San Diego maintained roads. The transportation system must be safe for all road users, for all modes of transportation, in all communities, and for people of all incomes, races, ethnicities, ages, and abilities. Understanding travel patterns, where correctable crashes are occurring, and the disproportionate impact on certain communities allows the Department of Public Works to identify actions to address the underlying causes, improve safety, and ensure there is justice in the enforcement of traffic regulations. DPW’s Local Roadway Safety Plan reviews correctable collisions along road segments within the unincorporated areas of the region and uses the Healthy Places Index (3.0) and CalEnviroScreen (4.0) to ensure that underserved populations are prioritized. The Traffic Advisory Committee (TAC) relies on the Local Roadway Safety Plan and performs reviews of regulatory traffic control devices such as signs and markings. While adherence to sign and marking standards developed by the California Department of Transportation is crucial to obtaining the compliance of most drivers, the TAC also relies on various community engagement methods such as the Tell Us Now! Mobile app, toll-free hotlines, and a customer service request program to intake reports on a wide variety of traffic concerns and ensure the concerns are addressed.

**SUSTAINABILITY IMPACT STATEMENT**

The proposed actions have social, health and well-being, and environmental sustainability benefits. The Traffic Advisory Committee has made addressing sustainability a top priority by partnering with local communities and industry leaders in a public forum every two months to find timely, reasonable, and cost-effective in-road traffic solutions that reduce costly traffic delays, mitigate vehicle idling to reduce emissions, improve fire response times and regional readiness, and ensure justice in enforcement of traffic regulations.

**FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2025-26 Operational Plan in the Department of Public Works, Road Fund. If approved, this request will result in current year costs and revenue of \$8,305 for staff time, materials, and supplies. The funding source is the

State Highway User Tax Account. There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

N/A

**Attachments:** [2026 06 10 TAC BL Final](#)  
[2026 06 10 TAC Agenda Information Sheet Signed Final](#)  
[6 10 26 TAC EA Signed](#)  
[2026 06 10 TAC Att A TAC Summary](#)  
[2026 06 10 TAC Att B Ord Speed Clean](#)  
[2026 06 10 TAC Att C Ord Speed Info](#)  
[2026 06 10 TAC Att D Res 299 3330 All Way Stop](#)  
[2026 06 10 TAC Att E Res 305 3331 Through Highway](#)

3. **SUBJECT: ADOPT A RESOLUTION TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE FOR THE HEALTHY SOILS PROGRAM BLOCK GRANT; ADOPT A RESOLUTION TO AUTHORIZE THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT; FIND THE ACTIONS ARE EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (DISTRICTS: ALL)**

### **OVERVIEW**

On September 11, 2024 (6), the County of San Diego (County) Board of Supervisors adopted the 2024 Climate Action Plan (CAP), which includes the development of 70 actions across five sectors: Built Environment and Transportation, Energy, Solid Waste, Water and Wastewater, and Agriculture and Conservation. One of the actions in the CAP is the development of the Sustainable Operations in Land Stewardship (SOILS) Program, previously known as the Climate Smart Land Stewardship Program, to increase carbon sequestration on 3,000 acres of agricultural land by 2030 and 36,214 acres by 2045. Another CAP action strives to increase access to transportation services and connections to reduce vehicle miles traveled (VMT) in single occupancy vehicles.

This is a request for the Board to adopt Resolutions authorizing the County to apply for and accept a California Department of Food and Agriculture (CDFA) Healthy Soils Program Block Grant and the Flexible Fleets Pilot Grant Program (FFGP), administered by the San Diego Association of Governments (SANDAG) to support the CAP actions described above. If the County is selected for either award, it also authorizes the Director of Planning & Development Services (PDS) or a designee to execute all related documents.

### **Healthy Soils Program Block Grant**

The SOILS Program offers grants to farmers and ranchers (collectively referred to as agricultural

producers) in the unincorporated area of San Diego County to incentivize the adoption of climate-smart agricultural practices. This voluntary program aims to support the adoption of climate-smart agricultural practices to mitigate carbon emissions and support agricultural production and resilience in the region. Climate-smart, carbon farming, and regenerative agriculture are terms used to describe techniques that increase the amount of carbon that the land and plants remove from the atmosphere. Beyond sequestering carbon, practices like compost application or cover cropping have the potential to improve soil health and produce other complementary benefits (co-benefits) such as increasing water retention in soil, improving biodiversity, and increasing crop production. Since CAP adoption, PDS staff have developed a pilot version of the SOILS Program, funded by a grant from the California Department of Conservation. Current funding for the SOILS Program and other related efforts supporting the agricultural community (\$1.7 million) has resulted in grant funds to 13 agricultural operations in the region. Additional funding is needed to expand beyond this pilot phase of the program to meet the need of agricultural producers in the region and meet CAP goals.

Staff have identified the CDFA Healthy Soils Program Block Grant as a funding source for the SOILS Program through 2031. This competitive State grant is funded by Prop 4 and will award applicants up to \$4 million over four years. If awarded, the County would use the funds to directly support up to 100 agricultural producers in the San Diego region, who will be selected through a competitive application process, to help them incorporate climate-smart agricultural practices into their operations.

#### **Flexible Fleets Pilot Grant Program**

The CAP also aims to reduce VMT by expanding mobility options, improving connectivity, and supporting the development of community-based transportation services, including zero-emission (ZE) microtransit options in unincorporated communities. On-demand ZE microtransit plays an essential role in reducing VMT and resulting greenhouse gas emissions. Beyond these benefits, microtransit services offer additional co-benefits, including improved mobility for underserved communities, reduced roadway congestion, and increased access to employment and community destinations. Since CAP adoption, PDS has launched the *Planning for First Mile/Last Mile Transportation Solutions in Unincorporated San Diego County Villages* project funded by a grant from Caltrans. Current funding focuses on public engagement and planning for expanded mobility options. Additional funding is needed to move from planning to implementation to help meet CAP goals.

Staff have identified the Flexible Fleets Pilot Grant Program (FFGP), administered by the San Diego Association of Governments (SANDAG) as a funding source to transition current planning efforts into implementation, including a two-year pilot project that would deploy ZE microtransit in the communities of Spring Valley and Casa de Oro. This competitive grant is funded by regional sales tax (TransNet) and state and federal grants. It will award applicants up to \$1 million over two years for new pilot projects. The funds may be used to support the initiation and ongoing operation of the microtransit service, i.e., the cost to operate vehicles, the coordination of an on-demand system, etc., including ensuring the service is accessible and highly promoted to the relevant communities.

#### **RECOMMENDATION(S)**

## **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed actions are exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3), Section 15301, and Section 15304 of the California CEQA Guidelines.
2. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO AUTHORIZING THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES TO APPLY FOR AND ACCEPT GRANT FUNDS FROM THE CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE FOR THE HEALTHY SOILS PROGRAM BLOCK GRANT (Attachment A)
3. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO AUTHORIZING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE SAN DIEGO ASSOCIATION OF GOVERNMENTS AND ACCEPTING THE TERMS OF THE GRANT AGREEMENT (Attachment B).
4. Authorize the Director, Planning & Development Services, or their designee, to execute all required grant documents pertaining to the Resolutions (Attachment A and Attachment B). including, but not limited to, applications, agreements, annual extensions, revisions, payment requests, and/or any agreements and/or memorandums of understanding with other entities as co-applicants, sub-awardees, subgrantees, participants, and/or partners in the application and spending of grant funds received, that do not materially impact or alter the services or funding level and may be necessary for completion of the grant deliverables.

## **EQUITY IMPACT STATEMENT**

Both the Healthy Soils Program and the San Diego Association of Governments (SANDAG) Flexible Fleets Grant Program (FFGP) place a strong emphasis on equity and providing resources to historically underserved communities. First, the Healthy Soils Program Block Grant will help cover costs associated with technical assistance requirements and direct grants to qualified agricultural producers, incentivizing the adoption of climate-smart agricultural practices that will help meet the goals of the County's Climate Action Plan. The Healthy Soils Program is funded by the Climate Bond which has a focus on serving Socially Disadvantaged Farmers and Ranchers, Severely Disadvantaged Communities, and Disadvantaged Communities by ensuring that 40% of Climate Bond funds must provide meaningful and direct benefits to these communities, as defined by the State. Similarly, the FFGP will provide financial support to implement a shared, on-demand zero-emission microtransit pilot service in unincorporated San Diego County for up to two years. The grant will support all costs associated with planning, coordination and implementation of services, including community outreach and education. Much like the Climate Bond, the FFGP places an emphasis on serving historically underserved populations and disadvantaged communities as defined by State and SANDAG criteria and requires applicants to demonstrate how their pilot project will benefit these communities.

## **SUSTAINABILITY IMPACT STATEMENT**

Pursuit of the California Department of Food and Agriculture Healthy Soils Program Block Grant and the Flexible Fleets Pilot Grant will potentially bring more funding to the region to

help meet the County of San Diego's Climate Action Plan goals. The grant application and subsequent expansion of the Sustainable Operations in Land Stewardship (SOILS) Program will contribute to the County of San Diego's Sustainability Goal 6, which aims to develop natural and organic land management policies and practices that protect ecosystems, habitats, biodiversity, and soil health. If awarded, the SOILS Program will incentivize agricultural producers to adopt climate-smart agricultural practices, thereby positively impacting the environment and supporting the County's commitment to sustainability. Similarly, the grant application and subsequent implementation of the Flexible Fleets pilot project will contribute to County of San Diego's Climate Action Plan goals and Sustainability Goal 3, which aims to shift away from internal combustion personal transport and reduce air pollution.

### **FISCAL IMPACT**

There is no fiscal impact associated with these recommendations. If approved and grant funds are awarded from the Healthy Soils Program Block Grant; this could result in estimated costs and revenue of up to \$4,000,000 over the grant term (four years) in Fiscal Years 2026-27 through Fiscal Year 2030-31. If approved and grant funds are awarded from the San Diego Association of Governments Flexible Fleets Pilot Grant Program, this could result in costs and revenue of up to \$1,000,000 over the grant term (two years) in Fiscal Year 2026-27 through Fiscal Year 2029-30. There will be no change in net General Fund costs and no additional staff years resulting from either grant award. If either grant is awarded, Planning & Development Services will return to the Board to request appropriation of funds as necessary.

### **BUSINESS IMPACT STATEMENT**

Both the Healthy Soils Program and the San Diego Association of Governments Flexible Fleets Grant Program have the potential to result in positive economic impacts. Expansion of the Sustainable Operations in Land Stewardship (SOILS) Program will lead to greater adoption of climate-smart agricultural practices that help to address climate change, as well as provide various co-benefits such as improved air quality and increased financial support for the local agricultural economy. Climate-smart agricultural practices have been shown to improve soil health, thereby increasing soil water retention and reducing reliance on synthetic fertilizers, both of which support the bottom line for agricultural producers in the region. Similarly, funding for the zero-emission microtransit project will help reduce greenhouse gas emissions by reducing vehicle miles traveled while also providing mobility for residents who lack reliable transit options. Increased mobility can also lead to greater accessibility to jobs and other services. Additionally, microtransit services can support local economies by stimulating increased economic activity through improved access to local businesses. Lastly, the services themselves require the creation of jobs such as drivers, dispatchers and maintenance staff.

**Attachments:** [BL CDFA HSP Grant Resolution](#)  
[Agenda Information Sheet CFDA HSP Block Grant Resolution v1](#)  
[EA Approval CDFA HSP Block Grant Resolution](#)  
[CDFA HSP ATTACHMENT A](#)  
[CDFA HSP ATTACHMENT B](#)  
[CDFA HSP ATTACHMENT C](#)

**4. SUBJECT: LOCAL EMERGENCY REVIEW: PROCLAMATION OF LOCAL EMERGENCY FOR U.S.-MEXICO TRANSBOUNDARY POLLUTION ENVIRONMENTAL CRISIS AND RELATED CEQA EXEMPTION (DISTRICTS: ALL)**

**OVERVIEW**

On June 27, 2023 (16), the County of San Diego (County) Board of Supervisors (Board), issued a Proclamation of Local Emergency (Proclamation) as a result of the continued conditions for detrimental impacts to the environment, economy, and property within San Diego county, caused by persistent impacts from cross-border sewage pollution and sewage impacted ocean waters. The Proclamation was issued pursuant to the San Diego County Code of Regulatory Ordinances sections 31.101 et seq. and California Government Code section 8630. The Proclamation further asked the Governor to proclaim a State of Emergency in San Diego County. Government Code section 8630(c) requires local governing bodies to review the need for continuing the local emergency at least once every 60 days until the local emergency is terminated.

On July 19, 2023 (4), September 13, 2023 (3), November 8, 2023 (2), December 6, 2023 (2), January 24, 2024 (1), March 13, 2024 (3), May 1, 2024 (4), June 26, 2024 (4), July 17, 2024 (6), September 11, 2024 (3), October 22, 2024 (9), December 11, 2024 (1), January 29, 2025 (2), March 12, 2025 (2), May 07, 2025 (2), June 25, 2025 (4), July 22, 2025 (4), September 10 (1), November 5, 2025 (2), December 10, 2025 (2), January 28, 2026 (3), March 25, 2026 (8), and May 20, 2026 (3) the Board found that there is a continuing need for the local emergency. This is a request to find that a review of the local emergency has been conducted and that the local emergency will remain in effect.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proclamation of local emergency is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060(c)(2) and (3), 15061(b)(3), and 15378(b)(4)&(5) because the action is an administrative action intended to facilitate state and federal funding, does not commit the County to a specific project, and will not have a reasonably foreseeable direct or indirect effect on the environment.
2. Find that there is a need to continue the local emergency and that the local emergency shall continue subject to review requirements until terminated pursuant to Government Code section 8630(d).

**EQUITY IMPACT STATEMENT**

The communities closest to the San Diego International Border, including the communities of Imperial Beach, San Ysidro, Otay Mesa, and Tijuana River Valley are identified by SB 535 (2012) and CalEnviroScreen 4.0 as being Environmental Justice communities having high pollution burdens for impaired water bodies, elevated PM2.5, elevated linguistic isolation, and poverty rates. By supporting the local emergency proclamation, the County of San Diego remains committed to working with local, state, federal, and Mexican authorities to improve conditions for these communities. Local Environmental Justice communities who have decades of suffering from various pollution sources have been advocating and working to raise their concerns to the various agencies, and have engaged to elevate the need for data collection to document environmental injustices.

## **SUSTAINABILITY IMPACT STATEMENT**

This action letter aligns with the County of San Diego's (County) Sustainability Goals: protect health and wellbeing and the environment. The proposed action contributes to the County's Sustainability Goal No. 6 to protect the environment and promote our natural resources, diverse habitats, and cultivate a natural environment for residents, visitors, and future generations to enjoy.

## **FISCAL IMPACT**

There is no fiscal impact associated with this request to continue the emergency. There will be no change in net General Fund costs and no additional staff years.

## **BUSINESS IMPACT STATEMENT**

Increased beach water closures resulting from sewage impacts have a direct effect for the surrounding community due to decreased tourism, patronage of local businesses, and opportunities for youth recreation and camps. By continuing a local emergency, the County of San Diego will be able to engage businesses and non-profit service providers that have been impacted by the restricted access to local beaches and oceans with the goal of assisting in identifying ways to connect them to any state or federal relief programs.

**Attachments:** [DEHQ BL Local Emergency Review 062426](#)  
[AIS 062426 DEHQ Local Emergency BL](#)  
[DEHQ BL Local Emergency 062426 Approval Log Signed](#)  
[Attachment A Basis of State of Emergency 062426](#)  
[Attachment B Proclamation of Local Emergency Transboundary Contamination](#)  
[Attachmnet C CoSD Letter Supporting Increased IBWC Funding 04 27 26](#)

## **DISCUSSION ITEMS**

5. **SUBJECT: ADOPTION OF THE COUNTY OF SAN DIEGO INCLUSIONARY HOUSING ORDINANCE, RELATED IN LIEU FEE ORDINANCE, AND CEQA EXEMPTION (DISTRICTS: ALL)**

### **OVERVIEW**

The County of San Diego (County) is committed to advancing housing initiatives that produce Housing for All, prevent displacement, and promote equity and inclusion. Today's action proposes adoption of an ordinance amending the County's Zoning Ordinance to establish an Inclusionary Housing Program in the unincorporated area (herein referred to as the Inclusionary Housing Ordinance or Draft Ordinance). This ordinance would require certain new market-rate housing projects to either include a portion of affordable units within the project or support affordable housing elsewhere. This action advances prior Board of Supervisors (Board) direction from February 10, 2021 (4), August 31, 2021 (7), and August 24, 2024 (11), which directed staff to develop an Inclusionary Housing Ordinance that ensures overall housing production is not negatively impacted and to return with additional information and policy options aligned with

County housing goals after hearing items on the Development Feasibility Analysis (DFA) and Vehicle Miles Traveled (VMT).

Establishing an Inclusionary Housing Ordinance supports several State and County housing objectives and implements an action item in the County's Housing Element, which outlines how the County will meet its Regional Housing Needs Allocation (RHNA) for the 2021-2029 planning period. While the County has met its RHNA for Above Moderate-, Moderate-, and Low-Income households, there remains a significant shortfall in housing affordable to Very Low-Income households. For the 2021-2029 planning period, the County has permitted 516 Very Low-Income units, representing 28% of its total obligation of 1,834 units. Based on discretionary market-rate housing projects approved in the unincorporated area during 2024 and 2025, adoption of the Inclusionary Housing Ordinance is estimated to produce 15 to 60 deed-restricted affordable units per year, up to 150 units over the remainder of the RHNA planning period, depending on the policy options chosen by the Board. This would be in addition to the approximately 30 deed-restricted units that the County has historically permitted per year. While this ordinance alone will not address the shortfall in the County's Very Low-Income unit goals, the Inclusionary Housing Ordinance is a tool in the County's toolbox to help increase the supply of affordable housing. By requiring affordable units to be produced as new residential development occurs, the ordinance helps expand housing opportunities for lower-income households while allowing market-rate housing development to continue. Any level of an Inclusionary Housing requirement would incrementally increase the number of deed-restricted affordable units produced over time as new housing is constructed.

The Draft Inclusionary Housing Ordinance presented today (Attachment A - clean copy and Attachment B - strikeout) and Draft In-Lieu Fee Ordinance (Attachment C - clean copy and Attachment D - strikeout) has been informed by best practice research, peer-reviewed economic analysis, and public outreach and engagement conducted from 2020 to 2026, incorporating input and feedback from market-rate and affordable housing developers, housing advocates, environmental groups, and community members.

To adopt the Inclusionary Housing Ordinance, the Board is asked to determine four key ordinance components:

1. **Set Aside:** How many units must be affordable and at what income levels;
2. **Minimum Project Size:** Which market-rate projects must comply with the ordinance;
3. **Alternative Compliance:** How a housing project can comply with the ordinance in ways other than building affordable units on-site;
4. **Incentives:** What benefits will be offered to projects that build affordable housing on-site.

Staff prepared the Draft Inclusionary Housing Ordinance with considerations for each of these components that reflect different approaches to balancing affordable housing production, project feasibility, and alignment with State housing laws, including density bonus law. In addition, consistent with Board direction, staff have provided options intended to avoid negatively impacting housing production. Today's action requests that the Board consider the adoption of

the Inclusionary Housing Ordinance and provide direction on each of these four key components to finalize the Draft Ordinance.

Adoption of the Inclusionary Housing Ordinance will implement the County's Housing Element, could progress RHNA goals for Very Low-Income households, and will expand affordable housing supply in the unincorporated area while continuing to support overall housing production. Failure to adopt the Inclusionary Housing Ordinance puts the County at risk of losing its Housing Element certification, with potential consequences including ineligibility for state funds, court-imposed financial penalties, and loss of local land use authority.

**RECOMMENDATION(S)  
PLANNING COMMISSION**

On April 19, 2024, the Planning Commission recommended that the Board of Supervisors defer consideration of the Draft Inclusionary Housing Ordinance until the County's Vehicle Miles Traveled (VMT) Mitigation Program is adopted (4 Yay - 1 Nay - 1 Absent).

**DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES**

Planning & Development Services (PDS) recommends that the Board of Supervisors (Board) adopt the Draft Inclusionary Housing Ordinance that best meets the Board's policy goals by directing an affordable housing requirement (set-aside), minimum project size, at least one alternative compliance method, and optional incentives.

1. Find that the General Plan Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, was completed in compliance with the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines and that the Board has reviewed and considered the information contained therein and the Addendum (PDS-2023-ER-00-001) thereto dated April 19, 2024, on file with PDS, prior to taking action (Attachment E).
2. Find that there are no changes in the project or in the circumstances under which the project is undertaken that involve significant new environmental impacts that were not considered in the previously certified EIR dated August 3, 2011; there is no substantial increase in the severity of previously identified significant effects; and no new information of substantial importance has become available since the EIR was certified as explained in the Environmental Review Update Checklist (PDS-2023-ER-00-001) dated April 19, 2024, (Attachment E).
3. Adopt the attached forms of the following Ordinances and provide direction on the ordinance components including the set aside requirement, minimum project size, alternative compliance, and optional incentives:
  - a. AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE AFFORDABLE INCLUSIONARY HOUSING PROGRAM (POD 20-007) (Attachment A - clean copy and

Attachment B - ~~strikeout~~).

- b. AN ORDINANCE AMENDING THE SAN DIEGO COUNTY ZONING ORDINANCE RELATED TO THE AFFORDABLE INCLUSIONARY HOUSING PROGRAM IN-LIEU FEE PROGRAM (POD 20-007) (Attachment C - clean copy and Attachment D - ~~strikeout~~).

### **EQUITY IMPACT STATEMENT**

With its focus on improving equity, the County recognizes the systemic impacts that inequitable policies can create for residents of the San Diego region. The Draft Inclusionary Housing Ordinance seeks to equitably address the housing needs in the unincorporated area by establishing an Inclusionary Housing Program to increase affordable housing production and to develop mixed-income housing developments, fostering diverse, resilient communities. The Inclusionary Housing Ordinance would reduce housing inequalities, such as segregation and displacement, by ensuring that new developments include or help produce units affordable to families and individuals who earn Moderate- and Lower-Incomes, providing greater access to housing opportunities for all income levels.

### **SUSTAINABILITY IMPACT STATEMENT**

The proposed action to adopt the Inclusionary Housing Ordinance implements a program in the County's Housing Element and facilitates compliance with State housing law. The proposed action seeks to facilitate the development of housing that is affordable to Moderate- and Lower-Income individuals and families (including Low-, Very Low-, and Extremely Low-) in communities across the unincorporated area. By engaging with these communities during this process, an Inclusionary Housing Ordinance advances Sustainability Goals #1 and #2 by providing just and equitable access to County policy decision-making in support of sustainable communities.

### **FISCAL IMPACT**

There may be future fiscal impacts in the Department of General Services (DGS) if a land donation is identified as an alternative compliance method. The request would result in costs, including staff time to review land eligibility and processing of donation acceptance, costs for maintaining donated land, and releasing Request for Proposals (RFPs) for affordable housing developers. This work would be accomplished with existing DGS staff resources and Charges for Current Services to the customer department as the funding source. Staff would return to the Board for consideration, funding, and approval at that time if needed.

There is no fiscal impact associated with these recommendations in Planning & Development Services (PDS). Additional workload of the recommendations will be absorbed within current resources. If the number of projects increase beyond the capacity of one Full Time Employee (FTE), additional FTEs will be requested in future years. There will be no change in net General Fund balance and no additional staff years.

Funds for this request are included in the Fiscal Year (FY) 2026-28 CAO Recommended Operational Plan for the Health and Human Services Agency (HHS). All options are anticipated to require a total of two (2.0) FTEs for Housing and Community Development Services (HCDS). The staff will be responsible for working with developers to establish affordable housing agreements, as well as monitor implementation and compliance with those

agreements for up to 55 years. These agreements would be needed regardless of the number of affordable units; therefore, staffing needs would be the same for all options. The timing of when these resources are needed depends on how many projects come forward to which the Inclusionary Housing Ordinance applies.

To ensure there are no delays in preparing these agreements and moving housing projects forward, the 2.0 FTEs are requested upon approval of the ordinance. If approved, HHSA will need to use two vacant FTE positions in Community Development Services. This request will result in estimated costs and revenue of \$424,951 in FY 2026-27 and \$446,199 in FY 2027-28. The funding sources will be the funds deposited through the PDS account and monitoring fee revenue. There will be no change in net General Fund cost.

### **BUSINESS IMPACT STATEMENT**

An Inclusionary Housing Ordinance will require qualified housing projects to provide affordable housing units at below-market rates. Some stakeholders have noted this may impact project returns for housing developers on those affordable units, though density bonus development incentives could offset the impact. Other stakeholders have noted that such a requirement will not have impacts on returns.

**Attachments:** [BL Inclusionary Housing](#)  
[Agenda Information Sheet Inclusionary Housing v1](#)  
[EA Approval Inclusionary Housing](#)  
[INCLUSIONARY HOUSING ATTACHMENT A](#)  
[INCLUSIONARY HOUSING ATTACHMENT B](#)  
[INCLUSIONARY HOUSING ATTACHMENT C](#)  
[INCLUSIONARY HOUSING ATTACHMENT D](#)  
[INCLUSIONARY HOUSING ATTACHMENT E](#)  
[INCLUSIONARY HOUSING ATTACHMENT F](#)  
[INCLUSIONARY HOUSING ATTACHMENT G](#)  
[INCLUSIONARY HOUSING ATTACHMENT H](#)  
[INCLUSIONARY HOUSING ATTACHMENT I](#)  
[INCLUSIONARY HOUSING ATTACHMENT J](#)  
[INCLUSIONARY HOUSING ATTACHMENT K](#)  
[INCLUSIONARY HOUSING ATTACHMENT L](#)  
[INCLUSIONARY HOUSING ATTACHMENT M](#)  
[INCLUSIONARY HOUSING ATTACHMENT N](#)  
[INCLUSIONARY HOUSING ATTACHMENT O](#)

**6. SUBJECT: CALL A SPECIAL ELECTION TO LEVY SPECIAL TAX IN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B HARRIS ANNEX IN RANCHO SANTA FE AND RELATED CEQA EXEMPTION (DISTRICT: 3)**

**OVERVIEW**

A Permanent Road Division Zone (PRD Zone) is a district which provides property owners with a mechanism to pay for private road maintenance in a geographically defined area. There are 67 PRD Zones within the unincorporated county that provide maintenance of about 94 miles of roads. Permanent Road Division Zone No. 9B - Harris Annex is located within the Rancho Santa Fe community of the North County Metro Sub Region. The 1.24 miles of roads within Harris Annex require maintenance and potential repairs to ensure safe access, and the existing assessment methodology for this PRD that was established in the 1970s is insufficient to fully fund these needs now and in the future. The PRD Chair circulated and submitted an informal petition signed by PRD property owners in support of calling for an election for an increased special tax in this community. On July 2, 2025, the Department of Public Works (DPW) conducted a Community Outreach event with the residents of PRD 9B. Notice of the meeting was provided to property owners. Multiple cost proposals were presented, and the attendees were generally supportive of the idea of a special tax for this community.

Today's request is to replace the existing assessment with a special tax determined by an Assessment Engineer to adequately fund needed work and ensure the long-term viability of the PRD. Alternatively, if the existing assessment structure is maintained, limited maintenance can continue for a number of years; however, new or modified funding mechanisms would need to be evaluated to support long-term sustainability.

On March 4, 2026 (6), the Board previously approved actions to initiate a special tax election for PRD Zone No. 9B - Harris Annex, including setting June 2, 2026, as the election date. Since that time, staff have determined that it is more fiscally prudent to align this election with the November 3, 2026, General Election to reduce costs for the community and improve administrative efficiency. Accordingly, today's proposed actions supersede the prior Board action and establish a revised election timeline.

Per Board Policy J-16, all costs associated with formation, administration, maintenance, improvement, and rate increases of a PRD Zone, including incidental expenses, engineering and special tax reports, shall be funded by PRD Zone revenues collected from residents through a special tax levied on County property tax bills.

Per California Proposition 218, all new special taxes imposed by a County must be approved by the impacted voters. Therefore, staff are requesting the Board call for a special tax election in Harris Annex to increase the revenue for the PRD and allow for long term maintenance of safe roads. The proposed election date is November 3, 2026. The Registrar of Voters will certify the election and present the results to the Board through the Clerk of the Board on December 3, 2026. Based on the certified results, the Board will consider subsequent action. Staff's assessment indicates that the existing rate will provide sufficient funding to maintain the road at a Pavement Condition Index (PCI) of 50 or better for approximately five years. However, without the approval of the new special tax, available revenues will eventually become insufficient to support sustainable road maintenance, and PRD 9B will face insolvency within a

few years' time. In that event, staff would reduce service levels to align with available funds and return to the Board with recommendations as needed, including a possible recommendation to dissolve the PRD and return road maintenance responsibility to the property owners.

The special tax will not be implemented unless two-thirds of the votes cast by the registered voters within the boundary of Harris Annex vote "yes" on the special tax. A "yes" vote would result in the replacement of the current assessment with a special tax determined by an Assessment Engineer to provide long-term road maintenance. The current assessment is \$73 a benefit unit, which means a single-family home pays up to \$204 per year. Under the proposed special tax, the maximum rate would be \$1,000 per year for each developed property and \$375 per year for each undeveloped property. The maximum rate will be subject to adjustment by up to 5% each year using the Los Angeles Construction Cost Index (LACCI) or a similar index should the LACCI become unavailable to account for inflation.

Today's proposed action requires two hearings. At today's hearing, the Board will be asked to make a CEQA finding, call an election, and introduce an ordinance to replace the existing assessment used to fund the PRD with a special tax. At the subsequent hearing, after the election is completed, the Registrar of Voters will certify the election and present the results to the Board through the Clerk of the Board; and, if two-thirds voter approval was received for the special tax, adopt the ordinance introduced at the prior hearing, or, if the requisite vote was not received, take no additional action.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

**On June 24, 2026:**

The actions recommended below supersede the prior Board action taken on March 4, 2026.

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15061(b)(3) of the State CEQA Guidelines because the activity involves establishment of a funding mechanism with no commitment to any specific project so that it can be seen with certainty there is no possibility the action may have an impact on the environment.
2. Accept the Special Tax Report for San Diego County Countywide Permanent Road Division No. 1000, Zone No. 9B - Harris Annex on file with the Clerk of the Board and in the Department of Public Works and available online at <https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prd-9b-special-tax.html>.
3. Adopt the resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO CALLING FOR A SPECIAL ELECTION WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B - HARRIS ANNEX, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FOR THE PURPOSE OF IMPOSITION OF A SPECIAL TAX FOR ROAD MAINTENANCE SERVICES AND ORDERING SAID SPECIAL ELECTION TO BE CONSOLIDATED WITH THE NOVEMBER 3, 2026 GENERAL ELECTION.
4. Approve the introduction of the Ordinance (first reading), and waive further reading of an Ordinance entitled: AN ORDINANCE OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIAL TAX REPORT AND LEVYING OF

SPECIAL TAXES WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B - HARRIS ANNEX AND REPEALING ORDINANCE NO. 9165 ESTABLISHING ASSESSMENTS IN THE PRD.

**If on June 24, 2026, the Board takes the actions recommended in Items 1-54, then on December 9, 2026, the following recommendations will be considered:**

1. Receive the election certification from the Registrar of Voters for the Special Tax Election within the boundaries of Permanent Road Division No. 1000, Zone No. 9B - Harris Annex.
2. Adopt a resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO DECLARING RESULTS OF SPECIAL ELECTION WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B - HARRIS ANNEX, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FOR THE PURPOSE OF IMPOSITION OF A SPECIAL TAX FOR ROAD MAINTENANCE SERVICES AND ORDERING SAID SPECIAL ELECTION TO BE CONSOLIDATED WITH THE NOVEMBER 3, 2026 GENERAL ELECTION.
3. Approve Special Tax Report for San Diego County Countywide Permanent Road Division No. 1000, Zone No. 9B - Harris Annex, on file with the Clerk of the Board and in the Special Districts office of the Department of Public Works and available online at <https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prd-9b-special-tax.html>.

If the special tax vote passes:

4. Adopt the Ordinance entitled: AN ORDINANCE OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIAL TAX REPORT AND LEVYING OF SPECIAL TAXES WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 9B - HARRIS ANNEX AND REPEALING ORDINANCE NO. 9165 ESTABLISHING ASSESSMENTS IN THE PRD.

If the special tax vote fails:

5. Take no additional action. This will leave in place the existing authority allowing for the imposition of an assessment to pay for road repair and maintenance.

**EQUITY IMPACT STATEMENT**

Today's action continues the County of San Diego's (County) commitment to provide programs and services that enhance communities. Special taxes and assessments fund services for Permanent Road Divisions (PRDs), which support the health, safety, and economic interests of local communities by maintaining safe and reliable road infrastructure. Calling a special election to levy a special tax in PRD No. 1000, Zone No. 9B (Harris Annex in Rancho Santa Fe) will have a direct impact on residents in these communities by providing a mechanism to fully fund continued access to safe and well-maintained roads. This action promotes equity by ensuring that residents within these zones, who are directly impacted by the condition of local roads, have a fair and transparent process to participate in funding decisions that affect their daily safety,

mobility, and long-term community sustainability.

### **SUSTAINABILITY IMPACT STATEMENT**

Today's action supports the County of San Diego's (County) Sustainability Goals to protect the health and wellbeing of residents, ensure equitable access to services, and strengthen community resilience by continuing to fund the operation, maintenance, and improvements of local roads. Well-maintained roads promote public safety, support economic sustainability by preventing more costly reconstruction in the future, and ensure reliable access for residents, emergency services, and local businesses. Maintaining roads in good condition also reduces vehicle wear, lowers greenhouse gas emissions from inefficient travel, and extends the lifespan of existing infrastructure.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2026-27 CAO Recommended Operational Plan in the Department of Public Works Fund Permanent Road Division, Zone No. 9B Harris Annex. If approved, this request will result in costs and revenue of approximately \$2,000 to \$4,000 in Fiscal Year 2026-27 for a special election. The funding source is property owner-paid special taxes within Permanent Road Division (PRD) No. 1000, Zone No. 9B (Harris Annex in Rancho Santa Fe). If approved, today's action will authorize a special election allowing registered voters within the affected PRD to determine by a vote to levy special taxes to fully fund the operation and maintenance of local roads. The proposed special taxes will recover all costs associated with maintaining these facilities and the staff and engineering costs associated with today's action as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost and a waiver of Board Policy B-29 is not needed. There will be no change in net General Fund cost and no additional staff years required.

### **BUSINESS IMPACT STATEMENT**

N/A

**Attachments:** [6 24 BL Harris Annex Special Tax Election Strikeout and Underline](#)  
[6 24 BL Harris Annex Special Tax Election Clean](#)  
[6 24 26 A72 Form New Agenda Information Sheet PRD 9B](#)  
[6 24 26 PRD 9B Late Docket EA Signed](#)  
[Att A Vicinity Map PRD 9B Harris Annex](#)  
[Att B Parcel Map PRD 9B Harris Annex](#)  
[Att C Special Tax Report](#)  
[Att D Reso Calling for Special Election](#)  
[Att E Reso Declaring Results of Special Election](#)  
[Att F Ordinance Adopting Special Tax Report and Levy](#)

7. **SUBJECT: CALL A SPECIAL ELECTION TO LEVY SPECIAL TAX IN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A PALA MESA ZONE A IN FALLBROOK AND RELATED CEQA EXEMPTION (DISTRICT: 5)**

## **OVERVIEW**

A Permanent Road Division Zone (PRD Zone) is a district that provides property owners with a mechanism to pay for private road maintenance in a geographically defined area. There are 67 PRD Zones within the unincorporated county that provide maintenance of about 94 miles of roads that are not County-owned or maintained roads. There are 345 taxable parcels in the boundaries of Pala Mesa Zone A. Permanent Road Division Zone No. 13A - Pala Mesa Zone A is located within the Fallbrook community of the North County Metro Sub Region. The 5.77 miles of roads within Pala Mesa Zone A require maintenance and potential repairs to ensure safe access, and the existing assessment methodology for this PRD, which was established in the 1970s, is insufficient to fully fund these needs now and in the future.

PRD 13A currently collects approximately \$150 per year from the average property, based on the PRD's longstanding Equivalent Benefit Unit structure. Staff has determined that this level of funding is not sufficient or sustainable to maintain the PRD's approximately 5.77 miles of private roads and associated infrastructure. On June 30, 2025, the Department of Public Works (DPW) conducted a Community Outreach event with the residents of PRD 13A. Notice of the meeting was provided to property owners, and staff presented multiple proposals outlining options for funding long-term road and drainage maintenance needs. The community feedback was mixed, reflecting a wide range of views on both the future structure and funding of PRD 13A. Subsequently, on February 2, 2026, an informal survey was mailed out to 355 property owners within PRD 13A. The purpose of the survey was to identify how much community support existed for a special tax of \$1,786 per year. Staff received 138 responses, with 91 property owners (67%) responding that they would vote yes to an increased rate of \$1,786 per property per year.

Today's request is to replace the existing assessment with a special tax determined by a public finance consultant to adequately fund the needed work and ensure the viability of the PRD for many years to come. If the existing assessment structure is maintained, current revenues will remain insufficient to complete necessary culvert and roadway repairs, and only limited routine maintenance can continue until available funds are depleted. Per Board Policy J-16, all costs associated with formation, administration, maintenance, improvement, and rate increases of a PRD Zone, including incidental expenses, engineering, and special tax reports, shall be funded by PRD Zone revenues collected from residents through a special tax levied on County property tax bills.

Per California Proposition 218, all new special taxes imposed by a County must be approved by the impacted voters. Therefore, staff is requesting the Board call for a special tax election in Pala Mesa Zone A to increase the revenue for the PRD and allow for long-term maintenance of safe roads. The special election will be consolidated with the November 3, 2026 Gubernatorial General Election. Following the election, the Board is scheduled through the Clerk of the Board to declare the results and officially repeal the existing Pala Mesa Zone A assessment measures on December 9th, 2026. If the special tax is not approved by the voters, the Board will be requested at the second hearing to adopt an ordinance dissolving Pala Mesa Zone A. The special tax will not be implemented unless two-thirds of the votes cast by the registered voters within the boundary of Pala Mesa Zone A vote "yes" on the special tax. A "yes" vote would result in the replacement of the current assessment with a special tax determined by a public finance consultant to provide long-term road maintenance. The current assessment is \$50

a benefit unit, which means a single-family home pays approximately \$150 per year. Under the proposed special tax, the maximum rate would be \$1,786.00 per year for each developed property and \$893.00 per year for each undeveloped property. The maximum rate will be subject to adjustment by up to 5% each year using the Los Angeles Construction Cost Index. Without approval of the new special tax, staff will request the Board dissolve PRD 13A and return road maintenance responsibility to the property owners, consistent with Board policy. Today's proposed action requires two hearings. At today's hearing, the Board will be asked to make a CEQA finding, call an election, designate the ROV as the election's official, and introduce an ordinance to replace the existing assessment used to fund the PRD with a special tax. If two-thirds voter approval is received for the special tax, adopt the ordinance introduced at the prior hearing, or, if the requisite vote was not received, be asked to dissolve PRD 13A Pala Mesa Zone A without an election.

**RECOMMENDATION(S)**  
**CHIEF ADMINISTRATIVE OFFICER**  
**On June 24, 2026:**

1. Find that the proposed project is exempt from the California Environmental Quality Act (CEQA) as specified under Section 15061(b)(3) of the State CEQA Guidelines because the activity involves establishment of a funding mechanism with no commitment to any specific project so that it can be seen with certainty there is no possibility the action may have an impact on the environment.
2. Accept the Special Tax Report for San Diego County Countywide Permanent Road Division No. 1000, Zone No. 13A - Pala Mesa Zone A on file with the Clerk of the Board and in the Department of Public Works and available online at <https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prd-13a-special-tax/>.
3. Adopt the resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO CALLING FOR A SPECIAL ELECTION WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A - PALA MESA ZONE A, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FOR THE PURPOSE OF IMPOSITION OF A SPECIAL TAX FOR ROAD MAINTENANCE SERVICES AND ORDERING SAID SPECIAL ELECTION TO BE CONSOLIDATED WITH THE NOVEMBER 3, 2026 GENERAL ELECTION.
4. Direct the Registrar of Voters to consolidate the special election with the November 3, 2026 Gubernatorial General Election.
5. Approve the introduction of the Ordinance (first reading), and waive further reading of an Ordinance entitled: AN ORDINANCE OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIAL TAX REPORT AND LEVYING OF SPECIAL TAXES WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A - PALA MESA ZONE A AND REPEALING ORDINANCE NO. 9171 ESTABLISHING ASSESSMENTS IN THE PRD.

**If on June 24, 2026, the Board takes the actions recommended in Items 1-5, then on**

**December 9, 2026, the following recommendations will be considered:**

1. Receive the election certification from the Registrar of Voters for the Special Tax Election within the boundaries of Permanent Road Division No. 1000, Zone No. 13A - Pala Mesa Zone A.
2. Adopt a resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO DECLARING RESULTS OF SPECIAL ELECTION WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A - PALA MESA ZONE A, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA FOR THE PURPOSE OF IMPOSITION OF A SPECIAL TAX FOR ROAD MAINTENANCE SERVICES.
3. Approve Special Tax Report for San Diego County Countywide Permanent Road Division No. 1000, Zone No. 13A - Pala Mesa Zone A, on file with the Clerk of the Board and in the Special Districts office of the Department of Public Works and available online at <https://www.sandiegocounty.gov/content/sdc/dpw/specialdistricts/prd/prd-13a-special-tax/>.

If the special tax vote passes:

4. Adopt the Ordinance entitled: AN ORDINANCE OF THE SAN DIEGO COUNTY BOARD OF SUPERVISORS APPROVING SPECIAL TAX REPORT AND LEVYING OF SPECIAL TAXES WITHIN PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A - PALA MESA ZONE A AND REPEALING ORDINANCE NO. 9171 ESTABLISHING ASSESSMENTS IN THE PRD.

If the special tax vote fails:

5. Adopt a Resolution entitled RESOLUTION OF THE BOARD OF SUPERVISORS ORDERING DISSOLUTION OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000, ZONE NO. 13A - PALA MESA ZONE A WITHOUT AN ELECTION.
6. Authorize the Director, Department of Public Works and the Auditor & Controller, and their designees, to take any action necessary to fully dissolve Permanent Road Division No. 1000, Zone No. 13A - Pala Mesa Zone A; including, without limitation, closing out all residual funds and transferring funds to the General Fund as authorized by applicable law.

**EQUITY IMPACT STATEMENT**

Today's action continues the County of San Diego's (County) commitment to provide programs and services that enhance communities. Special taxes and assessments fund services for Permanent Road Divisions (PRDs), which support the health, safety, and economic interests of local communities by maintaining safe and reliable road infrastructure. Calling a special election to levy a special tax in PRD No. 1000, Zone No. 13A (Pala Mesa Zone A in Fallbrook) will have

a direct impact on residents in these communities by providing a mechanism to fully fund continued access to safe and well-maintained roads. This action promotes equity by ensuring that residents within these zones, who are directly impacted by the condition of local roads, have a fair and transparent process to participate in funding decisions that affect their daily safety, mobility, and long-term community sustainability.

### **SUSTAINABILITY IMPACT STATEMENT**

Today's action supports the County of San Diego's (County) Sustainability Goals to protect the health and wellbeing of residents, ensure equitable access to services, and strengthen community resilience by continuing to fund the operation, maintenance, and improvements of local roads. Well-maintained roads promote public safety, support economic sustainability by preventing more costly reconstruction in the future, and ensure reliable access for residents, emergency services, and local businesses. Maintaining roads in good condition also reduces vehicle wear, lowers greenhouse gas emissions from inefficient travel, and extends the lifespan of existing infrastructure.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year 2026-27 Operational Plan in the Department of Public Works Permanent Road Division, Zone No. 13A Pala Mesa Zone A. If approved, this request will result in costs and revenue of approximately \$2,000 to \$5,000 in Fiscal Year 2026-27 for a special election. The funding source is property owner-paid special taxes within Permanent Road Division (PRD) No. 1000, Zone No. 13A (Pala Mesa Zone A in Fallbrook). If approved, today's action will authorize a special election allowing registered voters within the affected PRD to determine by a vote to levy special taxes to fully fund the operation and maintenance of local roads. The proposed special taxes will recover all costs associated with maintaining these facilities and the staff and engineering costs associated with today's action as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost and a waiver of Board Policy B-29 is not needed. There will be no change in net General Fund cost and no additional staff years required.

### **BUSINESS IMPACT STATEMENT**

N/A

**Attachments:** [6 24 BL Pala Mesa Zone A Special Tax Ballot Final](#)  
[6 24 26 A72 Form New Agenda Information Sheet PRD 13A](#)  
[6 24 26 PRD 13A EA Signed](#)  
[Att A Vicinity Map PRD 13A Pala Mesa Zone A](#)  
[Att B Parcel Map PRD 13A Pala Mesa Zone A](#)  
[Att C Special Tax Report](#)  
[Att D Reso Calling for Special Election](#)  
[Att E Reso Declaring Results of Special Election](#)  
[Att F Ordinance Adopting Special Tax Report and Levy](#)  
[Att G Reso Dissolution of PRD 13A](#)  
[06242026 ag07 Public Communication 1](#)

**8. SUBJECT: PUBLIC HEARING TO CONFIRM FISCAL YEAR 2026-27 LEVIES FOR PERMANENT ROAD DIVISION ZONES, COUNTY SERVICE AREAS AND ZONES, SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ZONES, AND STORMWATER MAINTENANCE ZONES AND RELATED CEQA FINDING (DISTRICTS: ALL)**

**OVERVIEW**

An annual public hearing is required to confirm and adopt levies for County of San Diego (County), San Diego County Flood Control District (Flood Control District), and San Diego County Fire Protection District (Fire District) including Permanent Road Division Zones, County Service Areas and Zones, and Flood Control District Stormwater Maintenance Zones. These levies ensure funding for the operation of assessment districts to provide various services for the public throughout the county. Without the adoption of these resolutions, the levies cannot be placed on the tax rolls for FY 2026-27, and the continuity of these services would be reduced, and maintenance could be suspended.

Special districts are created by residents of a community to deliver specialized services that the local county or city does not provide. There are a variety of special districts, and each type is governed under different State laws. The County, Flood Control District, and Fire District use special districts as a funding mechanism to provide services, such as fire protection, flood control protection, private road, landscape maintenance, parks, emergency communication and paramedic services across the unincorporated region and in six cities (Del Mar, Solana Beach, Encinitas, Santee, and portions of Poway and San Diego) in San Diego County. This is a request for the Board of Supervisors acting on behalf of the County and the Fire and Flood Control Districts to adopt resolutions to confirm assessments and special taxes and authorize levies for the 74 special districts administered by the County, the Flood Control District, and the Fire District. Upon adoption, the assessments and special taxes will be placed on the tax roll for FY 2026-27.

These services are primarily funded by property owners through assessments or special taxes that are collected through annual property tax bills, reducing the cost to ratepayers by eliminating the administrative costs from annual billing and payment collection. The method for calculating how much each property owner pays per parcel varies based on the type of district and rules outlined within each ordinance adopted as the districts were formed. The most common method for calculating the rate per parcel is based on a variety of factors, including land use, parcel acreage, or use type (single-family or multi-family). The assessments or special taxes cannot exceed the maximum amount in the adopted ordinance without an additional vote of the community within the district's boundaries. At the time of formation, some of the ordinances included cost escalators, tied to a specific cost index, to allow special districts to increase the maximum rate each year to keep pace with inflation.

The most commonly used cost indices are the Consumer Price Index (CPI) which measures the cost of consumer goods, and the Construction Cost Index (CCI) which measures the cost of construction materials and labor. There are a total of 74 districts included in this Board letter and proposed actions; of these, nine are proposing assessment increases within existing approved maximum amounts using the established rate and methodology.

Staff reviewed each district to determine if revenues were adequate for services or if rates should be increased or decreased based on the budget. Staff determined that the proposed rates for Fiscal Year (FY) 2026-27 are needed to fund services and to ensure compliance with Board Policy B-29, which directs departments to recover full cost for services provided to agencies or individuals outside the County of San Diego organization under grants, contracts, or for which fees may be charged. Rates are imposed in accordance with Articles XIII A-D of the California Constitution (Proposition 218 The Right to Vote on Taxes Act) as amended to date. Under Proposition 218, new or increased assessments or special taxes beyond a previously approved maximum rate cannot be imposed without a vote of the property owners or registered voters.

If the Board of Supervisors, acting on behalf of the County of San Diego and other independent districts, does not adopt the resolutions, the proposed assessments and special taxes cannot be placed on the tax rolls for FY 2026-27. Without the funds generated by assessments and special taxes, services for flood control protection, private road maintenance, parks, and landscape services would be reduced, and maintenance could be suspended. Fund balance would be leveraged as much as possible to fill the gap and maintain existing operations and service levels for public safety communications systems, structural fire protection, and emergency medical services, which would impact the funding available for working capital. Additionally, without the ability to levy the approved assessments and special taxes, the County and independent districts would be unable to fully recover the costs of providing these services as required under Board Policy B-29, resulting in increased reliance on limited fund balance and reduced compliance with established cost recovery practices.

#### **Permanent Road Division Zones (County District)**

Permanent Road Division (PRD) Zones are managed by the County Department of Public Works (DPW) in various unincorporated communities. The amount each parcel is charged is determined by factors such as the type of land use, parcel size, and the number of dwelling units, which is represented by “benefit units.” Benefit units are used to quantify the specific level of benefit each parcel receives from the services. Rates will remain unchanged in 43 of the 49 Permanent Road Division (PRD) Zones. The remaining six PRD’s will see changes (four increases and two decreases). All are within approved maximum limits based on original formation methodologies.

#### **Proposed Increases**

1. PRD Zone 106 - Garrison Way: El Cajon unincorporated community (District 2).
2. PRD Zone 130 - Wilkes Road: Valley Center unincorporated community (District 5).
3. PRD Zone 133 - Ranch Creek Road: Valley Center unincorporated community (District 5).
4. PRD Zone 1017 - Kalbaugh/Haley/Toub Streets: Ramona unincorporated community (District 2).

#### **Proposed Decreases**

1. PRD Zone 117 - Legend Rock: Hidden Meadows unincorporated community (District 5).
2. PRD Zone 1016 - El Sereno: North County Metro unincorporated community (District 5).

### **County Services Areas (County District)**

There are nine County Services Areas (CSA) funded by assessments that are managed by multiple County departments based on the services provided. CSAs provide maintenance and operations for parks, landscaping, open space management, and emergency medical/paramedic services in multiple unincorporated communities and six incorporated cities (Del Mar, Solana Beach, Encinitas, Santee, and portions of Poway and the City of San Diego). Rates will remain the same in six of the nine CSAs that levy assessments because current revenues can fully fund planned services with three CSA's being increased by the voter-approved San Diego CPI increase of 3.79%:

1. CSA 83A - San Dieguito Local Parks District is managed by the Department of Parks and Recreation and provides park amenities and services in the unincorporated community of 4S Ranch (District 2).
2. CSA 17 - San Dieguito Emergency Medical Services is managed by San Diego County Fire and provides services to the cities of Del Mar, Solana Beach, Encinitas, and the City of San Diego communities of Del Mar Heights, and Del Mar Terrace, the unincorporated communities of Rancho Santa Fe, 4S Ranch, and a portion of Elfin Forest (Districts 2 & 3).
3. CSA 26 Zone A - Cottonwood Village is managed by DPW and provides open space fire-fuel management and landscape maintenance services in the unincorporated community of Rancho San Diego (District 4).

### **San Diego County Fire Protection District (Fire District)**

There are 12 zones in the San Diego County Fire Protection District funded by assessments or special taxes managed by San Diego County Fire that provide funds to supplement the cost of fire protection and emergency medical services across multiple unincorporated communities. Charged amounts will remain the same in 11 of the 12 zones that levy assessments or special taxes because current revenues are adequate to fully fund services; in addition, there is no voter approved cost price escalator for these 11 zones. One assessment increase within the approved maximum amount using the established maximum rate and methodology is proposed:

1. Fire District - Palomar Mountain provides services within the unincorporated community of Palomar Mountain (District 5).

### **Flood Control District Stormwater Maintenance Zones (Flood Control District)**

There are three Stormwater Maintenance Zones (SMZ) and one CSA funded by assessments managed by the Flood Control District in DPW that provide maintenance of flood control facilities in multiple unincorporated communities. Rates will remain the same in two of the three SMZ's and the one CSA zone that levies assessments because revenues can fully fund planned services with one proposed assessment increase:

1. SMZ No. 4-4249-3-Lake Rancho Viejo is in the unincorporated community of Fallbrook (District 5).

This is a request for the Board of Supervisors acting on behalf of the County and the Fire and

Flood Control Districts to adopt resolutions to confirm assessments and special taxes and authorize levies for the 74 special districts administered by the County, the Flood Control District, and the Fire District. Upon adoption, the assessments and special taxes will be placed on the tax roll for FY 2026-27.

**RECOMMENDATION(S)**

**CHIEF ADMINISTRATIVE OFFICER**

1. Find that the proposed activity is not a project subject to review under the California Environmental Quality Act (CEQA) pursuant to Section 15060(c)(3) because the activity is the establishment of government funding mechanisms without a commitment to any particular project which may result in a significant impact on the environment.
2. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF SAN DIEGO COUNTYWIDE PERMANENT ROAD DIVISION NO. 1000 ZONES, ADOPTING ASSESSMENTS AND SPECIAL TAXES AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.
3. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS, ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREAS CSA 26A-COTTONWOOD VILLAGE AND CSA 26B-MONTE VISTA, ADOPTING ASSESSMENTS AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.
4. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREA CSA 136 -SUNDANCE DETENTION BASIN, ADOPTING ASSESSMENTS AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.
5. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREAS NO. 26 -RANCHO SAN DIEGO LOCAL PARK DISTRICT, COUNTY SERVICE AREA NO. 128 - SAN MIGUEL LOCAL PARK DISTRICT, COUNTY SERVICE AREA NO. 83, ZONE A - SAN DIEGUITO LOCAL PARK DISTRICT 4S RANCH ADOPTING CHARGES AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.
6. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREA NO. 135, ZONES B - DEL MAR, H - SOLANA BEACH, AND F - POWAY ADOPTING LEVIES AND CONFIRMING REPORTS RE: SPECIAL TAXES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.
7. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF SUPERVISORS ACTING AS THE GOVERNING BODY OF COUNTY SERVICE AREA NO. 17 - SAN DIEGUITO EMERGENCY MEDICAL SERVICES DISTRICT ADOPTING

LEVIES AND CONFIRMING REPORTS RE: SPECIAL TAXES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.

**Acting as the Board of Directors, San Diego County Fire Protection District:**

1. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF THE SPECIAL ASSESSMENT SERVICE ZONES ADOPTING SPECIAL ASSESSMENTS AND CONFIRMING REPORTS RE: SPECIAL ASSESSMENTS TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.

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

1. Adopt a Resolution entitled: RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FLOOD CONTROL DISTRICT ACTING AS THE GOVERNING BODY OF STORMWATER MAINTENANCE ZONES 3-4978-1 BLACKWOLF, 4-4249-3 LAKE RANCHO VIEJO, AND 3-5142-1 PONDEROSA, ADOPTING ASSESSMENTS AND CONFIRMING REPORTS RE: LEVIES TO BE COLLECTED ON THE TAX ROLL FOR FISCAL YEAR 2026-27.

**EQUITY IMPACT STATEMENT**

Today's action continues the County of San Diego's commitment to providing programs and services that enhance our communities. Assessments and special taxes fund services that include fire protection, flood control protection, private road maintenance, landscaping, parks, emergency communication, and paramedic services which improve the health and safety of our local communities.

**SUSTAINABILITY IMPACT STATEMENT**

Today's action to confirm special district assessments and special taxes supports economic stability, promotes the health and wellbeing of citizens, and provides equitable access to County of San Diego (County) and special district services. Maintaining roads in a timely manner prevents more costly maintenance in the future, contributing to economic sustainability. Fire protection, flood control protection, emergency communication and paramedic services protect the health and wellbeing of citizens and their properties. County parks provide citizens with equitable access to outdoor recreation and nature opportunities. This action will help maintain a strong and resilient community.

**FISCAL IMPACT**

The proposed special district revenues are included in Fiscal Year (FY) 2026-27 CAO Recommended Operational Plan for the Departments of Public Works (DPW), Department of Parks and Recreation (DPR), Sheriff, San Diego County Fire (County Fire), San Diego County Flood Control District (Flood Control District), and the San Diego County Fire Protection District (Fire District). If approved, this request will result in costs and revenue in FY 2026-27 in the amount of \$80,134 for County Fire, \$29,908 for DPR, \$4,709 for the Flood Control District, and \$2,375 for the Fire District. The funding source is assessment or special tax levies on property owners within the identified districts. There will be no change in net General Fund and no additional staff years.

**Attachments:** [6 24 BL FY 26 27 Levies Final](#)  
[6 24 26 A72 Form New Agenda Information Sheet FY 26 27 Annual Levy BL v2](#)  
[6 24 26 Annual Levies EA Signed](#)  
[Att A Res PRD Annual Levy 26 27](#)  
[Att B Res CSA DPW Annual Levy 26 27](#)  
[Att C Res CSA DPW Flood Annual Levy 26 27](#)  
[Att D Res CSA Parks Annual Levy 26 27](#)  
[Att E Res CSA Sheriff Annual Levy 26 27 CP SHF](#)  
[Att F Res CSA CoFire Annual Levy 26 27 EMS](#)  
[Att G Res CSA Fire Annual Levy 26 27 SDCFA](#)  
[Att H Res SMZ FC Annual Levy 26 27](#)  
[Att I FY 26 27 levy rates](#)

**9. SUBJECT: NOTICED PUBLIC HEARING:  
PUBLIC HEARING TO CONFIRM FISCAL YEAR 2026-27 LEVIES  
FOR COMMUNITY FACILITIES DISTRICTS AND RELATED CEQA  
EXEMPTION (DISTRICTS: ALL)**

**OVERVIEW**

Each year, the County of San Diego (County) Board of Supervisors (Board) and San Diego County Fire Protection District Board of Directors approve levies for nine Community Facilities Districts (CFD) throughout the region, six managed by the County and three managed by the San Diego County Fire Protection District. Upon today's approval of the resolutions in this item, the levies will be placed on the tax rolls for FY 2026-27 and made payable by property owners, within each CFD, via their property tax bills. Without the adoption of these resolutions, the levies cannot be placed on the tax rolls and the services and maintenance funded by the CFDs would be reduced. A CFD is established to create a funding mechanism for public facilities and services such as streets, sewer facilities, stormwater facilities, fire protection, parks, and libraries. Through this funding mechanism, these public facilities and services are paid for by property owners within the boundaries of the CFD since they benefit the most from the services and are typically established as part of the development process for new or infill housing to support the residents of those housing developments.

The method used to calculate CFD levies can be based on a variety of factors, including parcel acreage or land use type (single-family or multi-family). The rate is established in each district's Rate and Method of Apportionment (RMA) as adopted by the County Board at the time each CFD is formed. The RMA provides the methodology used to determine the maximum annual special tax allowable for each district. Any changes to an RMA require approval by voters within the CFD's boundaries. CFDs are levied annually on each parcel's property tax bill, reducing the cost to the ratepayer by eliminating the administrative costs that arise from annual billing and payment collection. The annual adoption of a resolution is required, in accordance with Board Policy I-136, *Comprehensive Goals and Policies for Community Facilities Districts*, to provide for the levies of a special tax for CFDs on the tax rolls. The list of proposed levies for

FY 2026-27 are:

1. **CFD No. 2008-01 (District 3):** The Harmony Grove Village subdivision is located within the San Dieguito Community Plan area. The site is approximately 418 acres and includes 736 residential dwelling units and three public park sites. Harmony Grove Village 4th of July Park, Harmony Grove Village Community Park, and Harmony Grove Village Equestrian Park are located within the CFD. Funds support costs related to the construction of public facilities including parks, roads, wastewater, and flood control facilities built by the developer and administration, operation, and maintenance costs for flood control structures, public park and recreation facilities, street lighting, and emergency response services provided by Rancho Santa Fe Fire Protection District, including fire protection, ambulance, and paramedic services.
2. **CFD No. 2013-01 (District 5):** The Horse Creek Ridge subdivision is located within the Fallbrook Community Plan area. The site is approximately 277 acres and includes 741 single-family and multi-family dwelling units, a public sports park and staging area site. Horse Creek Ridge County Park is located within the CFD. Funds support increased costs to operate and maintain a community park, staging area and park trails, onsite and offsite open space, fire services, and detention basins within the CFD.
3. **CFD No. 2019-02 (District 4):** The Sweetwater Place subdivision is located within the Spring Valley Community Plan area. The site is approximately 18 acres and includes 122 single-family and multi-family dwelling units and a two-acre public park. This funds the costs to operate and maintain the two-acre Sweetwater Place County Park, which includes amenities like two shaded playground structures and accessible walkways, located within the CFD.
4. **CFD No. 2019-01 (District 5):** The Meadowood subdivision is located within the Fallbrook Community Plan area. The site is approximately 389 acres and includes 844 single-family and multi-family dwelling units and a park. This funds the costs of operating and maintaining a park, park trails, fire services, and stormwater drainage and treatment facilities within the CFD.
5. **CFD No. 2019-03 (District 5):** The Park Circle subdivision is located within the Valley Center Community Plan area. The site is approximately 74 acres and includes 332 residential dwelling units and a 2.6-acre public park. This funds the cost of operations and maintenance of Harvest County Park, which includes amenities like a playground, basketball courts, and walkways.
6. **CFD No. 2022-01 (District 1):** The Piper Otay subdivision is located within the East Otay Mesa Business Park Specific Plan and supports ongoing operations and maintenance to manage the Piper Otay Preserve open space and implement protective measures for the habitat.
7. **CFD No. 04-1 (District 2):** Located in southeast San Diego County, CFD No. 04-1 encompasses approximately 4,549 acres of land (868 acres classified as developed property with 47 residential parcels, 2 non-residential parcels, and 3,584 undeveloped acres) within the communities of Lake Morena, Jacumba, Jamul, and Lyons Valley. This funds fire protection operations, equipment, facilities, and staffing.
8. **CFD No. 09-1 (District 1):** Located in the southwestern portion of San Diego County, CFD No. 09-1 is between the Otay River Valley to the north, the international border with Mexico to the south, the San Ysidro Mountains to the east, and the City of San Diego to the west, encompassing approximately 3,068 acres of land. This funds staffing

and the operation and maintenance of fire facilities that serve the approximately 134 parcels within the boundaries of the CFD, 43 of which are currently developed.

9. **CFD No. 2014-01 (District 5):** Located in Borrego Springs in northeastern San Diego County, CFD No. 2014-01 encompasses approximately 591.92 acres of land to fund capital projects and support fire protection services for the community of Borrego Springs.

Today's request is for the County Board and San Diego County Fire Protection District Board of Directors, acting as the Governing Body of the CFDs, to adopt resolutions to authorize the FY 2026-27 levies for nine CFDs. Upon approval, the annual levies will be placed on the tax roll so that the property owners can continue to pay the levy through their property tax bills. Board Policy B-29 directs departments to recover the full cost of services provided to agencies or individuals. Staff reviewed each district's budget to determine if revenues were adequate for services or if rates should be increased or decreased based on the budget. Staff determined that the proposed rate increases for FY 2026-27 are needed to fund costs for services and that available fund balance is needed for working capital, future services, facility repair, improvements, or replacement, and to ensure compliance with Board Policy B-29. There is no projected unrecovered cost, therefore a waiver of Board Policy B-29 is not requested as part of today's action.

If today's actions are approved, levies will be adopted for nine CFDs. All proposed levies for the upcoming fiscal year are within approved maximum rates in accordance with the RMAs for each district and would not require voter approval. If today's proposed actions are not approved, the County would not be in compliance with Board Policy B-29, which directs departments to recover the full cost of services provided to agencies or individuals. In addition, there would be a reduction in revenue from not placing the proposed FY 2026-27 assessments on the tax roll, and services for streets, sewer facilities, stormwater facilities, fire protection, parks, and libraries would be reduced. Maintenance and bond repayment would be impacted as well, and available fund balance would be used to mitigate any shortfalls for FY 2026-27.

## **RECOMMENDATION(S)**

### **CHIEF ADMINISTRATIVE OFFICER**

1. Find that the adoption of nine resolutions to authorize levies during Fiscal Year 2026-27 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(3), 15378(b)(4) and (5), and 15273(b) of the State CEQA Guidelines and incorporate the findings attached hereto as Attachment S.
2. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2008-01 (HARMONY GROVE VILLAGE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.
3. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2013-01 (HORSE CREEK RIDGE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL

YEAR 2026-27.

4. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2019-02 (SWEETWATER PLACE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.
5. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2019-01 (MEADOWOOD MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.
6. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2019-03 (PARK CIRCLE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.
7. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2022-01 (PIPER OTAY PRESERVE MAINTENANCE) AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.

**Acting as the Board of Directors, San Diego County Fire Protection District:**

1. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 04-1 AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.
2. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 09-1 AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.
3. Adopt a Resolution entitled A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ACTING AS THE GOVERNING BODY OF COMMUNITY FACILITIES DISTRICT NO. 2014-01 AUTHORIZING THE LEVY OF SPECIAL TAXES FOR FISCAL YEAR 2026-27.

**EQUITY IMPACT STATEMENT**

Levying special taxes that fund special districts would result in additional community services and resources that improve the health, safety, and economic interests of local communities.

Therefore, services provided through the levying charges on the Fiscal Year 2026-27 tax rolls will have a positive impact on communities throughout the unincorporated areas of the county, including providing fire protection, flood control protection, parks, and paramedic services.

### **SUSTAINABILITY IMPACT STATEMENT**

Today's action to confirm special district assessments supports economic stability, promotes the health and well-being of citizens, and provides equitable access to County services. Timely road maintenance prevents more costly repairs in the future, contributing to economic and infrastructural sustainability. Fire protection, flood control protection, emergency communication, and paramedic services protect the health and well-being of citizens and their properties. County parks provide citizens equitable access to outdoor recreation and nature opportunities. This action will help maintain a strong and resilient community through the continued collection of levies.

### **FISCAL IMPACT**

The proposed special tax levies are included in the Fiscal Year (FY) 2026-27 CAO Recommended Operational Plan for the Department of Public Works (DPW), Department of Parks and Recreation (DPR), and San Diego County Fire Protection District. If approved, the proposed rate increases will result in additional estimated revenue of \$78,732.12 in DPW for Community Facilities District (CFD) No. 2008-01 Harmony Grove Village. If approved, the proposed rate increases will result in additional estimated revenue of \$105,274.48 in DPR for CFD No. 2013-01 Horse Creek Ridge Maintenance (\$19,143.12), CFD No. 2019-02 Sweetwater Place Maintenance (\$5,738.88), CFD No. 2019-01 Meadowood Maintenance (\$66,512.78), CFD No. 2019-03 Park Circle Maintenance (\$12,403.52), and CFD No. 2022-01 Piper Otay Preserve Maintenance (\$1,476.18). If approved, the proposed rates for the San Diego County Fire Protection District will result in estimated additional revenue of \$2,518.58 for CFD No. 04-01 Lake Morena, Jacumba, Jamul, and Lyons Valley, \$218,961.40 for CFD No. 09-1 East Otay Mesa, and \$912.97 for CFD No. 2014-01 Borrego Springs.

If approved, the cumulative proposed rate increases will result in additional estimated total revenue of \$406,399.55 to the County of San Diego (County). The funding sources are special tax levies from CFD No. 2008-01, CFD No. 2013-01, CFD No. 2019-02, CFD No. 2019-01, CFD No. 2019-03, CFD No. 2022-01, CFD No. 04-1, CFD No. 09-1 and CFD No. 2014-01 paid by property owners. The revenue from the levies fund public facilities and services within each CFD boundary. There will be no change in net General Fund cost and no additional staff years.

The proposed assessment levies are evaluated annually in an amount sufficient to recover the full cost as required by Board Policy B-29. The funding source is assessment levies paid by property owners within the identified CFDs. If the Board does not adopt the resolutions, the proposed assessments cannot be placed on the tax rolls for FY 2026-27, and the County would not be in compliance with Board Policy B-29. Without the additional funds generated by the proposed assessments, services for streets, sewer facilities, stormwater facilities, fire protection, parks, and libraries would be reduced unless other funding sources are identified. Without the funds generated by the proposed assessments, bond repayments would not be properly funded, and the bonds could go into default.

### **BUSINESS IMPACT STATEMENT**

N/A

(RELATES TO SAN DIEGO COUNTY FIRE PROTECTION DISTRICT ITEM FP02)

**Attachments:** [FY 26 27 CFD Levies BL Final](#)  
[DPR A72 CFD Levies FY 26 27 Signed](#)  
[FY 26 27 CFD Levies BL Approval Log](#)  
[Attachment A Resolution CFD 2008 01 Harmony Grove](#)  
[Attachment B CFD 2008 01 Harmony Grove Village FY 2026 27 Administration Report](#)  
[Attachment C Resolution CFD 2013 01 Horse Creek Ridge](#)  
[Attachment D CFD 2013 01 Horse Creek Ridge FY 2026 27 Administration Report](#)  
[Attachment E Resolution CFD 2019 02 Sweetwater Place](#)  
[Attachment F CFD 2019 02 Sweetwater Place FY 2026 27 Administration Report](#)  
[Attachment G - Resolution CFD 2019-01 Meadowood Maintenance](#)  
[Attachment H CFD 2019-01 Meadowood Maintenance FY 2026-27 Administration Report](#)  
[Attachment I Resolution CFD 2019 03 Park Circle Maintenance](#)  
[Attachment J CFD 2019 03 Park Circle FY 2026 27 Administration Report](#)  
[Attachment K Resolution CFD 2022 01 Piper Otay Preserve Maintenance](#)  
[Attachment L CFD 2022 01 Piper Otay Preserve FY 2026 27 Administration Report](#)  
[Attachment M Resolution CFD 04 1](#)  
[Attachment N CFD 04 1 FY 2026 27 Admin Report](#)  
[Attachment O Resolution CFD 09 1](#)  
[Attachment P CFD 09 1 FY 2026 27 Administration Report](#)  
[Attachment Q Resolution CFD 2014 01](#)  
[Attachment R CFD 2014 01 Borrego Springs FY 2026 27 Administration Report](#)  
[Attachment S CFD Levies 2026 2027 BL CEQA Findings](#)

- 10. SUBJECT: PUBLIC HEARING TO APPROVE FEES AND CHARGES FOR FISCAL YEAR 2026-27 TAX ROLL OF SAN DIEGO COUNTY SANITATION DISTRICT, CAMPO WATER MAINTENANCE DISTRICT, AND COUNTY SERVICE AREA NO. 137 - LIVE OAK SPRINGS WATER SYSTEM AND RELATED CEQA FINDING (DISTRICTS: 1, 2, & 4)**

#### **OVERVIEW**

The County of San Diego (County) operates two drinking water systems where customers are billed for services through the tax roll. The San Diego County Sanitation District (Sanitation

District) manages a sewer system serving properties throughout the unincorporated County which also collects service charges on the tax roll. Today's recommended action is to approve two resolutions to place charges on the Fiscal Year (FY) 2026-27 tax roll for the previously approved rates in 2023 associated with the Sanitation District and the two County operated water systems.

The Sanitation District provides sanitary sewer service to several unincorporated communities including Spring Valley, Lakeside, Alpine, Winter Gardens, East Otay Mesa, Campo, Julian, and Pine Valley. The County of San Diego (County) Board of Supervisors (Board) serves as the Sanitation District's Board of Directors (Directors). Sanitation District annual sewer service charges are collected on the property tax roll.

The County also operates the Campo Water Maintenance District (Water District), which provides water service to a portion of the unincorporated community of Campo, and County Service Area No. 137 - Live Oak Springs Water System (Live Oak Springs). Live Oak Springs is a special district where the County provides water service to portions of the unincorporated community of Boulevard. Annual water service charges for both the Campo Hills zone of the Water District and Live Oak Springs are currently collected on the property tax roll. The Board previously approved water charges for the Water District and Live Oak Springs and charges will remain unchanged from FY 2025-26.

On April 6, 2011 (1), the Board of Supervisors approved water rates for the approximately 222 drinking water customers served by the Campo Hills zone of the Water District. Today's recommended action is to place the annual water rate charges on the tax roll for FY 2025-26. This action does not change the previously approved annual water rates for Campo Hills, and the annual water rate for FY 2026-27 will remain unchanged from FY 2025-26 at \$1,320 per year for residential and commercial customers.

On November 18, 2020 (3), the Board of Supervisors approved a three-year water rate package through FY 2023-24 for Live Oak Springs, which serves approximately 90 residential and commercial customers. Today's recommended action is to place the annual water rate charges on the tax roll for FY 2026-27. Water charges are comprised of two components, a fixed base charge and a variable consumption charge. The annual water rate for FY 2026-27 will remain unchanged from FY 2025-26. The base charge for FY 2026-27 remains at \$99.86 per month. The variable consumption charge includes a two-tiered rate structure based on the amount of water a customer uses measured in hundred cubic feet (HCF). Tier 1 represents typical indoor water usage for a household with two occupants at a rate of \$11.01 per HCF. For Tier 2, it represents a higher water usage for a household that may include more than two occupants and landscape irrigation demand, the rate is \$13.70 per HCF.

On May 3, 2023 (SA01), a five-year sewer rate package through FY 2027-28 was approved. Single-family residential customers, which make up 87% of the Sanitation District's approximately 37,000 customers, will be assessed an annual sewer charge of \$646.55 per equivalent dwelling unit (EDU) which reflects the 5.75% increase approved in 2023. Last year's rate was \$611.40 per EDU. An EDU is a standard unit of measure based on the average volume of wastewater flow generated by a typical single-family residential dwelling. In addition, a pass-through charge of \$94.79 for the City of San Diego's Metropolitan Wastewater (Metro)

System will be charged per EDU for a combined annual charge of \$741.35. Attachment B contains a complete list of pass-through charges by residential, commercial, industrial, and institutional classifications. The Department of Public Works (DPW), in 2023, met with all affected Community Planning Groups, provided virtual meetings for the public, direct mailings, dedicated website, including materials provided in all eight threshold languages and specific stakeholder engagements.

The Department of Public Works continues to look for opportunities to reduce costs through innovations and efficiencies. Collecting sewer and water service charges through the tax roll minimizes administrative costs by eliminating the need for monthly billing and payment collection. These efforts save customers more than \$1 million annually. In addition, cutting-edge technologies to inspect pipelines reduces costly emergency repairs and efficiently allows staff to allocate labor, equipment, and materials to operate and maintain the systems.

A public hearing on these tax roll reports will be held at today's meeting to allow the public an opportunity to comment on sewer and water service charges on the property tax roll. Today's action also includes a request to conduct a public hearing on the Sanitation District, Water District, and CSA No. 137 tax roll reports, and to adopt resolutions approving collection of sewer and water service charges on the FY 2026-27 tax rolls. At the hearing, any interested person may appear, and object or protest said reports.

If the resolutions are not adopted, the sewer and water service charges cannot be placed on the tax rolls for FY 2026-27. Without the funds generated by the charges, services for sewer and water would be greatly reduced.

**RECOMMENDATION(S)**  
**CHIEF ADMINISTRATIVE OFFICER**

Acting as Board of Supervisors:

1. Find that the proposed action is not subject to the California Environmental Quality Act (CEQA) as specified under Section 15060 (c)(3) of the state CEQA Guidelines because levying sewer and water service charges on the property tax roll is administrative in nature and is not a project as defined in CEQA Guidelines Section 15378.
2. Adopt a Resolution titled: RESOLUTION AUTHORIZING WATER SERVICE CHARGES FOR FISCAL YEAR 2026-27 TO BE COLLECTED ON THE TAX ROLL.

Acting as the Board of Directors of the San Diego County Sanitation District:

3. Adopt a Resolution titled: RESOLUTION AUTHORIZING SEWER SERVICE CHARGES FOR FISCAL YEAR 2026-27 TO BE COLLECTED ON THE TAX ROLL.

**EQUITY IMPACT STATEMENT**

The San Diego County Sanitation District, Campo Water Maintenance District, and County Service Area No. 137 - Live Oak Springs Water System strive to implement programs and projects that preserve, enhance, and promote quality of life, health and safety, sustainability, equity, and environmental resources while simultaneously complying with mandatory federal, state, and local regulations. The services, maintenance, and infrastructure enhancements realized from the revenues generated by approved fee ordinances benefit unincorporated communities by

ensuring safe drinking water and reducing the risk of sewage spills and adverse impacts on water quality.

### **SUSTAINABILITY IMPACT STATEMENT**

Implementation of a resolution authorizing sewer and water service charges for Fiscal Years 2026-27 to be collected on the tax roll has economic, environmental, and health and well-being sustainability benefits. Today's action will provide for essential sewer and water system operation, maintenance, and capital improvement, which contribute to the County's sustainability goals, including aligning the County's available resources with services to maintain fiscal stability and ensure long-term solvency; cultivating a natural environment for residents, visitors and future generations to enjoy; and ensuring the capability to respond and recover to immediate needs for individuals, families, and the region. A well-maintained sewer and water system protects the health and well-being of the communities served and helps protect water quality, which are both key County sustainability goals.

### **FISCAL IMPACT**

Funds for this request are included in the Fiscal Year (FY) 2026-27 CAO Recommended Operational Plan in the Department of Public Works, San Diego County Sanitation District (Sanitation District), Campo Water Maintenance District (Water District), and County Service Area No. 137 - Live Oak Springs Water System (Live Oak Springs). The annual sewer and water service charges will produce about \$41.2 million in revenue with \$40.7 million received by the Sanitation District, \$0.3 million for the Campo Water, and \$0.2 million for Live Oak Springs. Effective July 1, 2026, the sewer rate will reflect the increase approved by the Board of Directors of the Sanitation District on May 3, 2023 (SA#01); the Live Oak Springs water rate will reflect no increase for Live Oak Springs per the Board of Supervisors (Board) adopted ordinance on November 18, 2020 (03); the water rate will reflect no increase for Water District per the Board adopted ordinance on April 6, 2011 (01). The proposed charges are evaluated annually in an amount sufficient to recover the full cost as required by Board Policy B-29. Accordingly, there is no projected unrecovered cost, and a waiver of Board Policy B-29 is not needed. The funding source is service charges on property owners within the identified districts. There will be no change in net General Fund cost and no additional staff years.

If the Directors and/or Board does not adopt the resolutions, the sewer and water service charges cannot be placed on the tax roll for FY 2026-27. If service charges are not placed on the tax roll, services for sewer and water would be greatly reduced, and capital improvements and maintenance would be suspended. If placement on the tax roll is deferred, administrative costs to collect funds, set up accounts, and handle arrearages would be incurred and passed on to ratepayers.

### **BUSINESS IMPACT STATEMENT**

N/A

(RELATES TO SANITATION DISTRICT ITEM SA01)

**Attachments:** [Regular Landuse DPW BL Tax Roll Final](#)  
[6 24 26 WWM A72 Form New Agenda Information Sheet v2](#)  
[6 24 26 Tax Roll EA Signed](#)  
[Attachment A Vicinity Map](#)  
[Attachment B Fiscal Year 2026 27 Annual Sewer Rates](#)  
[Attachment C Resolution WSC FY2026 27](#)  
[Attachment D Resolution SSC FY2026 27](#)

**11. SUBJECT: CLOSED SESSION (DISTRICTS: ALL)**

**OVERVIEW**

- A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION  
(Paragraph (1) of subdivision (d) of Section 54956.9)  
Zack Kimball v. County of San Diego, et al.;  
United States District Court Case No.: 24-cv-0682-BAS-VET
  
- B. CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code section 54957.6)  
Designated Representative: Brandy Winterbottom  
Employee Organizations: Deputy District Attorneys' Association, Deputy Sheriffs' Association of San Diego County, District Attorney Investigators' Association, Public Defenders' Association of San Diego County, San Diego County Probation Officers' Association, San Diego County Supervising Probation Officers' Association, San Diego Deputy County Counsels' Association, Service Employees International Union, Local 221 - CLC, Teamsters Local 986
  
- C. CONFERENCE WITH LABOR NEGOTIATORS  
(Government Code section 54957.6)  
Designated Representative: Brandy Winterbottom  
Unrepresented Employees: Chief Administrative Officer, Chief Probation Officer, County Counsel
  
- D. PUBLIC EMPLOYEE PERFORMANCE EVALUATION  
(Government Code section 54957)  
Title: County Counsel

**RECOMMENDATION(S)**  
**CHIEF ADMINISTRATIVE OFFICER**  
At the direction of the Board.

**EQUITY IMPACT STATEMENT**

N/A

**SUSTAINABILITY IMPACT STATEMENT**

N/A

**FISCAL IMPACT**

N/A

**BUSINESS IMPACT STATEMENT**

N/A

**Attachments:** [06 24cob](#)  
[Agenda Information Sheet](#)