

From: [C Cotton](#)
To: [FGG, Public Comment](#)
Cc: [Government Affairs](#); [CouncilMember Joe LaCava](#); [Congressman Scott Peters](#)
Subject: [External] Re: 03/03/2026 and 03/04/2026 County of San Diego Board of Supervisors Agendas - FINAL
Date: Friday, February 27, 2026 3:57:58 PM

Greetings Board of Supervisors and County Officials,

RE: Administrative Item (2) - SECOND CONSIDERATION AND ADOPTION OF AN ORDINANCE:
TRAFFIC ADVISORY COMMITTEE (02/11/2026 - ADOPT
RECOMMENDATIONS INCLUDING INTRODUCING AN ORDINANCE;
03/04/2026 - SECOND READING OF AN ORDINANCE, UNLESS ORDINANCE IS
MODIFIED ON SECOND READING, AND CEQA EXEMPTION FINDING

Financial Scope: Approved projects included significant, multi-million dollar investments for intersection improvements, with funding from the **Department of Public Works (DPW) Road Fund**.

MTS Display Issues: While not specifically detailed as a primary agenda item in the provided text, the broader context of transportation, traffic flow, and safety issues often covers public transit reliability, as a part of the discussion we should include addressing **malfunctioning MTS train display schedules**.

Thank You,
Cassandra Cotton

On Fri, Feb 27, 2026 at 3:15 PM C Cotton <92130connects@gmail.com> wrote:
Greetings Board of Supervisors and County Officials,

RE: Agenda Item (1) - SECOND CONSIDERATION AND ADOPTION OF ORDINANCES:
ADOPT AN ORDINANCE REPEALING AND REENACTING THE COUNTY
BUILDING, RESIDENTIAL, ELECTRICAL, PLUMBING, MECHANICAL,
ENERGY EFFICIENCY, GREEN BUILDING CODES, AND AN ORDINANCE
AMENDING THE FLOOD DAMAGE PREVENTION ORDINANCE, AND
RELATED CEQA EXEMPTION (TRIENNIAL COUNTY BUILDING CODE
UPDATE) (2/11/2026 - FIRST READING; 3/4/2026 - SECOND READING)

Recent legislative in California like the (*2025 California Building Standards Code updates and AB 130*) and the adoption of a county ordinance to repeal and reenact building, residential, electrical, plumbing, mechanical, energy, and green building codes aligns with state-mandated three-year update cycles which went into effect January 1, 2026.

The ordinance is designed to enhance safety and meet sustainability goals. However, there should be an ongoing discussion of the scrutiny regarding the financial burden it imposes on the construction industry and potential conflicts with state-level efforts to control housing costs through stricter, standardized building requirements.

Key Aspects of the Ordinance

Adoption of 2025 California Code: The ordinance formally adopts the new state codes, which are based on updated international codes for safety, sanitation, and sustainability.

Local Amendments ("Reach Codes"): The county likely includes local amendments based on findings of specific local climatic, geological, or topographical conditions, such as stricter fire or seismic safety requirements.

Energy Efficiency & Decarbonization: Updated energy codes focus on electrification, heat pumps for space/water heating, and solar-ready requirements to meet greenhouse gas reduction targets.

Green Building Standards: Enhanced standards often include EV charging infrastructure, water conservation, and lowered embodied carbon in new construction.

Flood Damage Prevention Amendments: Revisions to flood ordinances ensure compliance with National

Flood Insurance Program (NFIP) requirements to minimize damage in flood-prone areas, often mandating higher elevation levels for structures.

CEQA Exemption ("Common Sense" Exemption): The ordinance typically claims exemption from the California Environmental Quality Act (CEQA) under the "common sense" exemption (Section 15061(b)(3)), arguing that the update, which mostly enhances safety and environmental standards, will not have a significant adverse impact on the environment.

Concerns and Challenges

Increased Construction Costs: A major concern is the increased upfront cost for builders and homeowners. Industry estimates suggest major updates over the last 15 years have added significant costs (\$51,000–\$117,000) to new single-family homes.

Impact on Housing Affordability: The added costs for stricter energy, green, and flood standards may further strain housing affordability.

Conflict with State "Freeze" (AB 130): The recent passage of AB 130 (effective Oct 1, 2025) restricts local governments from adopting more stringent, non-exempt, or new all-electric residential standards until June 2031. Counties must ensure their local amendments fit specific exceptions.

Technical Complexity and Compliance: The complexity of new codes can delay projects, limit material innovation, and increase the difficulty of code enforcement, leading to inconsistent application.

"Mad Rush" for Permits: Contractors often rush to submit plans before the new, stricter code cycle takes effect, overwhelming planning departments.

Retrofit Costs: Changes to flood damage prevention may require expensive improvements for homeowners in special flood hazard areas.

Thank You,
Cassandra Cotton

On Fri, Feb 27, 2026 at 1:59 PM C Cotton <92130connects@gmail.com> wrote:

Thank you for the update. I'll let you know if I have any questions or concerns.

Cassandra Cotton

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