



DECEMBER 2008 LEGISLATIVE DIGEST

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COMMUNITY

COUNTY MOVES FORWARD ON FEE DEFERRALS

Contact: [Matt Adams](#)

San Diego – The County Board of Supervisors voted unanimously to craft a policy that will defer payment of development impact fees for new construction. Supervisors Bill Horn and Ron Roberts said the fee deferral program is vital to getting the construction industry moving again in San Diego County. Impact fees, otherwise known as DIFs, are charged to all new construction to pay for roads, parks and other public services. Payment is typically required before construction and months before any impacts actually occur. Deferring fees to the certificate of occupancy or final inspection can relieve some financing pressures and make projects economically viable in a tight lending market.

POWAY HIKES IMPACT FEES

Contact: [Scott Molloy](#)

Poway – The Poway City Council ignored opposition by residents and business groups and voted unanimously to increase fees on sewer and water. The Council also voted to increase traffic, park and fire protection fees by insisting that even with the hikes, that the city still had some of the lowest fees in the county. Commercial development was hardest hit with fees for a typical 50,000 square-foot multi-tenant office building climbing to \$181,000. Local residents voiced strong objection to the Affordable Housing fee that they called an unfair tax on new housing. Representatives from the BIA, NAIOP and the Housing Federation urged the Council to delay fee increases due to the economic collapse of the housing market. Residents vowed to take their objection to the affordable housing fee to the voters via a ballot initiative.

COUNTY RELEASES DRAFT GENERAL PLAN

Contact: [Scott Molloy](#)

San Diego – The County released a draft of its [General Plan Update](#). The Draft Plan contains 6 main elements, including a Land Use Element, a Mobility (Transportation) Element, and a Conservation/Open Space Element. The BIA has formed a stakeholder working group to prepare comments on the plan. Of particular focus will be Land Use Element Policies governing the type and level of housing and economic development for the County's future. The County's General Plan Update proposes to concentrate 80% of the County's future growth inside the County Water Authority Service Territory and envisions growth being further concentrated in and around the "village cores" of the County's 30 individual communities. Very low-density rural land uses and green belts are planned for the remainder of the County. The County would like comments on the Draft General Plan by January 16, 2009.