



DIANNE JACOB
VICE-CHAIRWOMAN
SUPERVISOR, SECOND DISTRICT
SAN DIEGO COUNTY BOARD OF SUPERVISORS

AGENDA ITEM

DATE: July 23, 2008

TO: Board of Supervisors

SUBJECT: ASSISTING DISASTER SURVIVORS (DISTRICTS: ALL)

SUMMARY:

Overview

The firestorms of 2003 and 2007 tragically demonstrated the devastating impacts wildfires cause in San Diego County. Approximately 3,500 homes were destroyed or damaged by both catastrophic events. Every day individuals affected by those fires continue to work through the strenuous pain of rebuilding not only their homes, but also their lives. In addition, the rebuilding process can be very daunting and complicated, particularly in the unincorporated area.

To make matters worse, many individuals have recently discovered that their properties – on which they own and diligently have paid taxes for years – are not legal buildable lots according to State law. This ultimately prohibits them from rebuilding because, in most cases, the subject parcels were not legally subdivided in accordance with the State Subdivision Map Act. As expected, the nature of this news is very hard for a fire survivor to comprehend.

In an effort to assist property owners who lost structures in a declared natural disaster area and discovered their property was not a legal buildable lot, today's action will direct the Chief Administrative Officer (CAO) to investigate options that will allow these property owners to rebuild their lost or damaged structures. In addition, this item will also direct the CAO to pursue any necessary legislative changes or actions at the Federal and State level that will accomplish the above goal.

SUBJECT: ASSISTING DISASTER SURVIVORS (DISTRICTS: ALL)

Recommendation(s)

VICE-CHAIRWOMAN JACOB

1. Direct the Chief Administrative Officer to investigate options that will allow property owners who lost structures in a declared natural disaster area and discovered their property was not a legal buildable lot to rebuild their lost or damaged structures.
2. Direct the Chief Administrative Officer to pursue any necessary legislative changes or actions at the Federal or State level that will allow property owners who lost structures in a declared natural disaster area and discovered their property was not a legal buildable lot to rebuild their lost or damaged structures.
3. Direct the Chief Administrative Office to report back to the Board in 90 days with all findings.

Fiscal Impact:

There is no fiscal impact associated with this action at this time.

Business Impact Statement:

N/A

Advisory Board Statement:

N/A

BACKGROUND:

The firestorms of 2003 and 2007 tragically demonstrated the devastating impacts wildfires cause in San Diego County. Approximately 3,500 homes were destroyed or damaged by both tragic events. Every day individuals affected by those fires continue to work through the strenuous pain of rebuilding not only their homes, but also their lives. In addition, the rebuilding process can be very daunting and complicated, particularly in the unincorporated area.

To make matters worse, many individuals have recently discovered that their properties – on which they own and diligently have paid taxes for years – are not legal buildable lots according to State law. This ultimately prohibits them from rebuilding because, in most cases, the subject parcels were not legally subdivided in accordance with the State Subdivision Map Act. The Subdivision Map Act requires approval of division of lands prior to the conveyance of a portion of property from one owner to another. In addition, there have been cases where fire survivors are unable to rebuild because the ownership and the Assessor's Parcel Number do not match but the legal description on the deed is correct. These lots were not subdivided in accordance with the Subdivision Map Act and do not meet minimum lot size, preventing the rebuild of structures destroyed in the fires. As expected, the nature of this news is very hard for a fire survivor to comprehend.

SUBJECT: ASSISTING DISASTER SURVIVORS (DISTRICTS: ALL)

In an effort to assist property owners who lost structures in a declared natural disaster area and discovered their property was not a legal buildable lot according to the State Subdivision Map Act, today's action will direct the Chief Administrative Officer (CAO) to investigate options that will allow these property owners to rebuild their lost or damaged structures. In addition, this item will also direct the CAO to pursue any necessary legislative changes or actions at the Federal and State level that will accomplish the above goal. I urge your support!

Respectfully submitted,

DIANNE JACOB
VICE-CHAIRWOMAN
Supervisor, Second District

SUBJECT: ASSISTING DISASTER SURVIVORS (DISTRICTS: ALL)

AGENDA ITEM INFORMATION SHEET

CONCURRENCE(S)

COUNTY COUNSEL REVIEW	<input checked="" type="checkbox"/> Yes	
Written Disclosure per County Charter Section 1000.1 Required	<input type="checkbox"/> Yes	<input type="checkbox"/> No
GROUP/AGENCY FINANCE DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
CHIEF FINANCIAL OFFICER	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Requires Four Votes	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
GROUP/AGENCY INFORMATION TECHNOLOGY DIRECTOR	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
COUNTY TECHNOLOGY OFFICE	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
DEPARTMENT OF HUMAN RESOURCES	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> N/A
Other Concurrence(s):	N/A	

ORIGINATING DEPARTMENT: District 1

CONTACT PERSON(S):

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Fax
Mail Station
E-mail

AUTHORIZED REPRESENTATIVE: _____