



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753 5a (Rev 01/01/26) Previously DFG 753 5a

RECEIPT NUMBER

37-01/22/2026-0051

STATE CLEARING HOUSE NUMBER(If applicable)

2021070359

SEE INSTRUCTIONS ON REVERSE TYPE OR PRINT CLEARLY

LEAD AGENCY

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE

01/22/2026

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2026-NOD-0006

PROJECT TITLE

CITYWIDE COMMUNITY ENHANCEMENT OVERLAY ZONE AND REMOVAL OF THE COMMUNITY PLAN IMPLEMENTATION OVERLAY ZONE FOR THE COLLEGE AREA AND CLAIREMONT COMMUNITY PLANNING AREAS

PROJECT APPLICANT NAME

CITY OF SAN DIEGO, CITY PLANNING DEPARTMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-236-6494

PROJECT APPLICANT ADDRESS

202 C STREET, MS 413

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92101

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☐ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)

\$4,227 50

\$

0 00

☐ Mitigated/Negative Declaration (MND)/(ND)

\$3,043 75

\$

0 00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,437 25

\$

0 00

☐ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☒ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee(State Water Resources Control Board only)

\$850 00

\$

0 00

☒ County documentary handling fee

\$

50 00

☐ Other

\$

0 00

PAYMENT METHOD

☐ Cash

☐ Credit

☒ Check

☒ Other

TOTAL RECEIVED

\$

50 00

SIGNATURE

X *Maria Gomez*

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, MARIA GOMEZ, Deputy

Payment Reference #: CHECK # 0002091364 AND REM: 07/30/2024 RECT: 37-07/30/2024-0608



**SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET**

**FILED**

Jan 22, 2026 09:16 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2026-000054  
State Receipt # 37012220260051  
Document # 2026-NOD-6

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

CITYWIDE COMMUNITY ENHANCEMENT OVERLAY ZONE AND REMOVAL OF THE COMMUNITY PLAN  
IMPLEMENTATION OVERLAY ZONE FOR THE COLLEGE AREA AND CLAIREMONT COMMUNITY PLANNING AREAS

**Check Document being Filed:**

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON** January 22, 2026  
**Posted** January 22, 2026 **Removed** \_\_\_\_\_  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** \_\_\_\_\_

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**NOTICE OF DETERMINATION  
(SUBSEQUENT ACTION)**

TO:   X   Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

FROM: City of San Diego  
City Planning Department  
202 C Street, MS 413  
San Diego, CA 92101

  X   Office of Land Use and Climate Innovation  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

Project Number: N/A

State Clearinghouse Number: 2021070359

Project Title: Citywide Community Enhancement Overlay Zone and Removal of the Community Plan Implementation Overlay Zone for the College Area and Clairemont Community Planning Areas

Project Location: Citywide (All Districts)

**Description of Subsequent Action:**

City Council approval of the Community Enhancement Overlay Zone which is a new citywide overlay zone that provides supplemental development regulations for public spaces within community-specific locations, which would be identified as part of a community plan update. The supplemental development requirements will only apply to areas that have been specifically added by City Council via ordinance. At this time, the Community Enhancement Overlay Zone would only apply in specific areas within the Clairemont and College Area Community Plan areas.

The proposed Community Enhancement Overlay Zone would help to implement the City's General Plan and Climate Action Plan by requiring public spaces with amenities, including plazas, paseos, urban greens and greenways, and connectivity improvements as development occurs in community-specific locations. The regulations in the Community Enhancement Overlay Zone would complement the existing base zone regulations to require new development in these areas to provide public spaces and connectivity improvements. The regulations in the Community Enhancement Overlay Zone identify the public space requirements, how the requirements would be applied, and what types of public spaces and public space amenities would be required.

The Community Enhancement Overlay Zone would replace the Community Plan Implementation Overlay Zone in future community plan updates. The Community Plan Implementation Overlay Zone implements varying supplemental development regulations within a community plan and will be removed for community-specific areas and replaced with the Community Enhancement Overlay Zone. The Community Enhancement Overlay Zone would provide the same development regulations to ensure uniform application across all community plan areas. Future community plan updates may include new or modified Community Enhancement Overlay Zone provisions tailored to individual community needs, which can then inform further refinements and application of the Community Enhancement Overlay Zone to other communities. The existing Community Plan Implementation Overlay Zone regulations will continue to apply in all other areas that have not removed community-specific Community Plan Implementation Overlay Zone regulations, which would occur as part of future Community Plan Updates, subject to City Council approval.

The Community Plan Implementation Overlay Zone would remain in the San Diego Municipal Code (SDMC) as an implementation tool for community plans that currently use the Community Plan Implementation Overlay Zone. However, as part of future proposed Community Plan Updates, the

Community Enhancement Overlay Zone would be proposed for applicability, and the community-specific Community Plan Implementation Overlay Zone would be repealed subject to City Council approval. Recently adopted community plans could also be amended to utilize the Community Enhancement Overlay Zone, subject to future City Council action.

The project would amend the following sections of the SDMC: Chapter 11, Article 3, Division 1 Section 113.0103; Chapter 12, Article 6, Division 4 Section 126.0402; Chapter 12, Article 6, Division 5 Section 126.0502; Chapter 13, Article 2, Division 1 Section 132.0102; Chapter 13, Article 2, Division 14 Sections 132.1402 and 132.1403; Chapter 14, Article 3, Division 3 Section 143.0302; Chapter 14, Article 3, Division 9 Section 143.0920; Chapter 14, Article 3, Division 10 Section 143.1025; Chapter 14, Article 3, Division 14 Section 143.1410, and add Chapter 13, Article 2 Division 16 and Sections 132.1601, 132.1602, 132.1605, 132.1610, 132.1615, 132.1620, 132.1625, and 132.1630, and 132.1635; Chapter 14, Article 1, Division 6 Section 141.0621.

The proposed action to approve the Community Enhancement Overlay Zone and associated SDMC and Local Coastal Program amendments has been reviewed for consistency with and is adequately addressed in the following documents, all referred to as the "Blueprint SD PEIR": Final Program Environmental Impact Report (PEIR) for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan and Local Coastal Plan Update (SCH No. 2021070359) which was certified by the San Diego City Council (City Council) on July 23, 2024 (Resolution R-315701); Final Addendum to PEIR SCH No. 2021070359 for the College Area Community Plan Update which was adopted by the City Council on December 16, 2025; and Final Addendum to PEIR SCH No. 2021070359 for the Clairemont Community Plan Update which was adopted by the City Council on December 16, 2025. The proposed action would help to implement the General Plan and Climate Action Plan by requiring development to provide public spaces within or adjacent to the public right-of-way. Thus, approval of this activity is a subsequent discretionary action within the scope of the development program analyzed in the Blueprint SD PEIR and is not considered to be a separate project for the purposes of the California Environmental Quality Act (CEQA) review pursuant to CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, there is no change in circumstance, additional information, or project changes to warrant additional environmental review for this action.

Project Applicant: City of San Diego, City Planning Department, 202 C Street, MS 413, San Diego, CA 92101. Contact: Sean McGee, Principal Planner. Phone: 619-236-6494. E-mail: [smcgee@sandiego.gov](mailto:smcgee@sandiego.gov).

This is to advise that on 01/13/2026 the City of San Diego City Council approved the above described project and made the following determinations: O-22050

1. The activity in its approved form will not have significant effects on the environment beyond those identified in the Final PEIR for the Blueprint SD Initiative, Hillcrest Focused Plan Amendment to the Uptown Community Plan, and University Community Plan Update (CPU) and Local Coastal Program Update (SCH No. 2021070359) which was certified by the City of San Diego City Council on July 23, 2024 (Resolution No. R-315701).
2. Mitigation measures ☐ were, ☒ were not, made a condition of the approval of the project and a mitigation, monitoring, and reporting program ☐ was, ☒ was not, adopted for the project.
3. (EIR only) Findings ☐ were, ☐ were not, made pursuant to CEQA Guidelines Section 15091.
4. (EIR only) A Statement of Overriding Considerations ☐ was, ☐ was not, adopted for this project.

5. A record of the project approval may be examined at the City of San Diego City Planning Department, located at 202 C Street, San Diego, CA 92101.

The final environmental document listed above, including comments and responses, is available to the public on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.

Analyst: Elena Pascual, Senior Planner  
City of San Diego City Planning Department  
202 C Street, MS 413  
San Diego, CA 92101

Telephone: (619) 533-5928

Filed by:

Connie Petterson

Signature

Legislative Recorder II

Title

Reference: California Public Resources Code, Sections 21108 and 21152.



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:

37-07/30/2024-0608

STATE CLEARING HOUSE NUMBER (If applicable)

2021070359

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN DIEGO CITY PLANNING DEPARTMENT

LEAD AGENCY EMAIL

DATE

07/30/2024

COUNTY/STATE AGENCY OF FILING

SAN DIEGO

DOCUMENT NUMBER

2024-NOD-0085

PROJECT TITLE

BLUEPRINT SD INITIATIVE

PROJECT APPLICANT NAME

CITY OF SAN DIEGO PLANNING DEPARTMENT

PROJECT APPLICANT EMAIL

PHONE NUMBER

619-236-7225

PROJECT APPLICANT ADDRESS

202 C ST.

CITY

SAN DIEGO

STATE

CA

ZIP CODE

92101

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency☐ School District☐ Other Special District☐ State Agency☐ Private Entity**CHECK APPLICABLE FEES:**☒ Environmental Impact Report (EIR)

\$4,051.25

\$

4,051.25

☐ Mitigated/Negative Declaration (MND)/(ND)

\$2,918.75

\$

0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25

\$

0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

0.00

**PAYMENT METHOD**☐ Cash☐ Credit☒ Check☐ Other

TOTAL RECEIVED

\$

4,101.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

San Diego County Clerk, KARINA ORTIZ, Deputy

Payment Reference #: check no. 0002010792



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Jul 30, 2024 01:40 PM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2024-000655  
State Receipt # 37073020240608  
Document # 2024-NOD-85

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

BLUEPRINT SD INITIATIVE

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE SAN DIEGO  
COUNTY CLERK ON July 30, 2024  
Posted July 30, 2024 Removed **AUG 29 2024**  
Returned to agency on **AUG 29 2024**  
DEPUTY ERS E. Stopke

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

### NOTICE OF DETERMINATION

To: X Recorder/County Clerk  
P.O. Box 1750, MS A33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2422

From: City of San Diego  
City Planning Department  
202 C Street, Floor 5, MS 413  
San Diego, CA 92101

X Office of Planning And Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**PROJECT NUMBER:** N/A

**STATE CLEARINGHOUSE NUMBER:** 2021070359

**PROJECT TITLE:** Blueprint SD Initiative

**PROJECT LOCATION:** Citywide. The project location is the entire City of San Diego municipal area within the County of San Diego, as future land use policy, community plan updates and amendments, and San Diego Municipal Code amendments to implement the Blueprint SD Initiative may apply citywide.

**DESCRIPTION OF ACTION:** The General Plan provides a policy framework for land use decisions that balances the needs of the City as required by state law (Government Code Section 65300). It expresses a Citywide vision and provides a comprehensive approach for how the City should develop, provide public services, and maintain and enhance the qualities that define the City of San Diego. The overarching strategy of the General Plan is based on the City of Villages, which focuses growth into mixed-use activity centers that are pedestrian-friendly districts linked to the planned regional transit system.

The General Plan provides a vision and policy framework to guide the development of each of the City's 52 community planning areas. Community plans are written to refine the General Plan's citywide policies and provide location-based policies and recommendations to guide development over a 20-to-30-year timeframe. Community plans provide more detailed land use designations and community-specific policies on a wide array of topics including housing, mobility, open space and parks, public facilities, safety, noise, sustainability, environmental justice, urban design, and historic preservation.

The General Plan and community plans play a critical role in meeting the City's Climate Action Plan (CAP) goals and contributing to the region's mobility vision and needs. They also help the City implement other Citywide policy documents such as the City's Climate Resilient SD Plan and the Parks Master Plan. The General Plan and community plans identify land uses and public improvements that work toward achieving the Citywide mobility mode share goals. As such, the City has shifted away from accommodating additional vehicular travel to instead focus on reducing vehicular travel through strategic land use planning, primarily by locating new development within walking distance to transit stops and stations, and through investments in walking/rolling, bicycling, and transit improvements.

The Blueprint SD Initiative includes a comprehensive amendment to the General Plan to better align the City of Villages Strategy to reflect the latest goals, policies, and plans for housing, mobility and transit, environmental protection, and climate change adaptation and sustainable growth. The Blueprint SD Initiative would amend the General Plan to reflect an updated Citywide land use framework designed around the 2050 regional transportation network in the San Diego Association of Governments' (SANDAG's) Regional Plan to promote reductions in per capita greenhouse gas (GHG) emissions and vehicle miles traveled (VMT). The Blueprint SD Initiative identifies complementary land use, transportation, and related

policies to support future development according to the revised land use framework. The land use and policy amendments would build upon the climate goals outlined in the City's CAP and Climate Resilient SD Plan.

The Blueprint SD Initiative's land use and policy framework would apply Citywide and future land use policy, community plan updates and amendments, and San Diego Municipal Code amendments to implement the Blueprint SD Initiative may apply Citywide. Consistent with the Blueprint SD Initiative, the City anticipates that future community plan updates, specific plans, and focused plan amendments would involve the redesignation of existing land uses within specific areas, referred to as the Climate Smart Village Areas. These are areas that have access to existing or planned transit and demonstrate the greatest likelihood to encourage walking/rolling, biking, and transit use.

**PROJECT APPLICANT:**

- 1) Nathen Causman, Senior Planner, City of San Diego City Planning Department, 202 C St., MS 413, San Diego, CA 92101. Telephone: (619) 236-7225. E-mail: [NCausman@sandiego.gov](mailto:NCausman@sandiego.gov).
- 2) Suchitra Lukes, Senior Planner, City of San Diego City Planning Department, 202 C St., MS 413, San Diego, CA 92101. Telephone: (619) 533-5931. E-mail: [SLukes@sandiego.gov](mailto:SLukes@sandiego.gov).

This is to advise that the City of San Diego City Council on 07/23/2024 approved the above described project and made the following determinations: R-315701

1. The project in its approved form X will, \_\_\_ will not, have a significant effect on the environment.
2. A Program Environmental Impact Report was prepared for this project and was certified pursuant to the provisions of CEQA.
3. Mitigation measures X were, \_\_\_ were not, made a condition of the approval of the project, and a Mitigation, Monitoring and Reporting Program X was, \_\_\_ was not, adopted for the project.
4. Findings X were, \_\_\_ were not, made pursuant to CEQA Guidelines Section 15091.
5. A Statement of Overriding Considerations X was, \_\_\_ was not, adopted for this project pursuant to CEQA Guidelines Section 15093.
6. A record of project approval may be examined at the address below.

It is hereby certified that the Final Program Environmental Impact Report, including comments and responses, is available to the general public for review on the City of San Diego's California Environmental Quality Act (CEQA) website: [www.sandiego.gov/ceqa/final](http://www.sandiego.gov/ceqa/final). All other records are available to the public for review at the office of the City Planning Department, 202 C St., Floor 5, MS 413, San Diego, CA 92101.

Analyst: Elena Pascual, Senior Planner  
City of San Diego City Planning Department  
202 C St., MS 413  
San Diego, CA 92101

Telephone: (619) 533 - 5928

Filed by:

Signature

Assoc Mgmt Analyst

Title

Reference: California Public Resources Code, Sections 21108 and 21152

Item 333a of 07/23/2024



## San Diego County



Transaction #: 7922003  
 Receipt #: 2024269650

**JORDAN Z. MARKS**

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 260

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0502 Fax (619) 557-4155

[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 07/30/2024

Cashier Location: SD

Print Date: 07/30/2024 1:40 pm

Payment Summary

|                |            |
|----------------|------------|
| Total Fees     | \$4,101.25 |
| Total Payments | \$4,101.25 |
| Balance:       | \$0.00     |

Payment

|                           |            |
|---------------------------|------------|
| CHECK PAYMENT #0002010792 | \$4,101.25 |
|---------------------------|------------|

|                |            |
|----------------|------------|
| Total Payments | \$4,101.25 |
|----------------|------------|

Filing

CEQA - NOD

FILE #: 2024-000655 Date: 07/30/2024 1:40PM Pages: 3

State Receipt # 37-07/30/2024-0608

|       |                                           |         |
|-------|-------------------------------------------|---------|
| Fees: | Fish & Wildlife County Administrative Fee | \$50.00 |
|-------|-------------------------------------------|---------|

|       |                                             |            |
|-------|---------------------------------------------|------------|
| Fees: | Fish & Wildlife Environmental Impact Report | \$4,051.25 |
|-------|---------------------------------------------|------------|

|                 |            |
|-----------------|------------|
| Total Fees Due: | \$4,101.25 |
|-----------------|------------|

|                              |            |
|------------------------------|------------|
| Grand Total - All Documents: | \$4,101.25 |
|------------------------------|------------|



# San Diego County



Transaction #: 8848279  
Receipt #: 2026026137

**JORDAN Z. MARKS**

Assessor/Recorder/County Clerk

1600 Pacific Highway Suite 260

P. O. Box 121750, San Diego, CA 92112-1750

Tel. (619) 237-0502 Fax (619) 557-4155

[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 01/22/2026  
Cashier Location: SD

Print Date: 01/22/2026 9:18 am

## Payment Summary

|                |         |
|----------------|---------|
| Total Fees     | \$50.00 |
| Total Payments | \$50.00 |
| Balance:       | \$0.00  |

## Payment

CHECK PAYMENT #0002091364

\$50.00

## Total Payments

\$50.00

## Filing

CEQA - NOD

FILE #: 2026-000054 Date: 01/22/2026 9:16AM Pages: 9

State Receipt # 37-01/22/2026-0051

Fees: Fish & Wildlife County Administrative Fee

\$50.00

Total Fees Due:

\$50.00

Grand Total - All Documents:

\$50.00