State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
37-07/24/2025-0565

STATE CLEARING HOUSE NUMBER (*If applicable*)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN DIEGO CITY PLANNING DEPARTMENT		07/24/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SAN DIEGO	37-2025-0565

PROJECT TITLE
ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATION AMENDMENTS TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM AMENDMENT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
CITY OF SAN DIEGO			619-446-5371
PROJECT APPLICANT ADDRESS	**CITY**	**STATE**	**ZIP CODE**
202 C STREET FLOOR 5	SAN DIEGO	CA	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)	$4,123.50	$	0.00
☐ Mitigated/Negative Declaration (MND)/(ND)	$2,968.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	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	AGENCY OF FILING PRINTED NAME AND TITLE
X ERS	San Diego County Clerk, ELVA STOPKE, Deputy

Payment Reference #: CHECK #0002066772

FILED
Jul 24, 2025 09:18 AM
JORDAN Z. MARKS
SAN DIEGO COUNTY CLERK
File # 2025-000616
State Receipt # 37072420250565

SAN DIEGO COUNTY CLERK
CEQA FILING COVER SHEET

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

ACCESSORY DWELLING UNIT (ADU) AND JUNIOR ACCESSORY DWELLING UNIT (JADU) REGULATION AMENDMENTS TO THE SAN DIEGO MUNICIPAL CODE AND LOCAL COASTAL PROGRAM AMENDMENT

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 24, 2025
Posted July 24, 2025 **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 EXEMPTION

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, Floor 5, MS 413
San Diego, CA 92101

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

PROJECT NO.: N/A

PROJECT TITLE: Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) Regulation Amendments to the San Diego Municipal Code and Local Coastal Program Amendment

PROJECT LOCATION-SPECIFIC: Citywide

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The City Planning Department is bringing forward amendments to the City's Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) regulations to align the San Diego Municipal Code with state law and incorporate revisions requested by the California Department of Housing and Community Development (HCD). The proposed amendments address ADU and JADU regulations, including minimum and maximum unit size, conversions, rental terms, the number of permitted units, landscape requirements, structure height limits, setbacks, replacement parking, and owner-occupancy requirements. The amendments also implement Senate Bill 1211 (Skinner, 2024), which establishes the number of ADU homes allowed on lots with existing or proposed multifamily structures, and Assembly Bill 1033 (Ting, 2023), which allows for the sale and conveyance of ADU homes. The City Planning Department is also proposing amendments to ADU setback requirements in High and Very High Fire Hazard Severity Zones.

The proposed amendments also include a modification to remove eligibility for the ADU Home Density Bonus Program in the RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-8, RS-1-9, RS-1-10, and RS-1-11 base zones, unless the portion of the premises proposed for development is located in an area identified as a High or Highest High or Highest California Tax Credit Allocation Committee (CTCAC) Opportunity Area at the time the development application is deemed complete and is in an area identified as residential in a land use plan . Other proposed amendments to the ADU Home Density Bonus Program include requirements related to the maximum number of permitted ADU and JADU homes on eligible single dwelling unit lots, minimum unit size, evacuation route access, automatic fire sprinkler installation, parking requirements for developments located outside of a Transit Priority Area, increased penalties for violations, and the introduction of new community enhancement fees.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego City Planning Department, 202 C Street, Floor 5, MS 413, San Diego, CA 92101. Contact: Liz Saidkhanian, Principal Planner, esaidkhanian@sandiego.gov, 619-533-5990

EXEMPT STATUS:
(x) MINISTERIAL: CEQA Guidelines Section 15282(h)
( ) DECLARED EMERGENCY
( ) EMERGENCY PROJECT
(x) CATEGORICAL EXEMPTION: CEQA Guidelines Section 15332 (In-fill Development Projects)
( ) STATUTORY EXEMPTION
( ) COMMON SENSE EXEMPTION

REASONS WHY PROJECT IS EXEMPT: R-316268

The Environmental Review Section of the City Planning Department has reviewed the Code Amendment and determined that the adoption of the proposed amendments revising the ADU Regulations and the City's ADU Home Density Bonus program is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15282(h) which exempts the adoption of an ordinance regarding second units in a single-family or multifamily residential zone by a city or county to implement the provisions of Sections 66314 and 66333 of the Government Code as set forth in Section 21080.17 of the Public Resources Code. The adoption of the proposed amendments is also categorically exempt from CEQA pursuant to CEQA Guidelines Section 15332 (In-fill Development Projects), as ADU and JADU projects meet the conditions of the Class 32 exemption. Adoption of the proposed amendments will remove zones from eligibility for the ADU Home Density Bonus program and limit the number of dwelling units that can be developed in eligible zones per the proposed amendments to the City's ADU Regulations and ADU Home Density Bonus program. These proposed amendments will decrease allowable ADU development in comparison to the existing regulations, which would decrease the potential for any physical effects on the environment.

Furthermore, the Environmental Review Section of the City Planning Department has reviewed the Code Amendment and determined that the adoption of the proposed amendments revising the ADU Regulations and the City's ADU Home Density Bonus program is consistent with the Final Addendum to the General Plan Program Environmental Impact Report (PEIR) for the General Plan Housing Element Update 2021-2029 (Project No. 104495/SCH No. 2006091032), which was adopted by the San Diego City Council on June 18, 2020 (Resolution R-313099). Therefore, the proposed action is a subsequent discretionary action and is not considered to be a separate project for the purposes of CEQA review pursuant to State CEQA Guidelines Sections 15378(c) and 15060(c)(3). Pursuant to CEQA Statute 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.

CONTACT PERSON: Rebecca Malone, AICP, Program Manager TELEPHONE: 619-446-5371
City Planning Department, City of San Diego
202 C Street, MS 413, San Diego, CA 92101

IF FILED BY APPLICANT:
1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
   (x) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.

Rebecca Malone 7/3/2025

Rebecca Malone, AICP
Program Manager, City Planning Department

CHECK ONE:
(X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

Filed by: Connie Patterson
Signature

Legislative Recorder II
Title

San Diego County

Transaction #: 8490086
Receipt #: 2025280618

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

Cashier Date: 07/24/2025
Cashier Location: SD

Print Date: 07/24/2025 9:19 am

Payment Summary

Total Fees:	$50.00
Total Payments:	$50.00
Balance:	$0.00

Payment

CHECK PAYMENT #0002066772 $50.00

Total Payments $50.00

Filing

CEQA - NOE FILE #: 2025-000616 Date: 07/24/2025 9:18AM Pages: 4

State Receipt # 37-07/24/2025-0565

Fees: Fish & Wildlife County Administrative Fee $50.00

Total Fees Due: $50.00

Grand Total - All Documents: $50.00