

Attachment G – Action Sheet

ADU ORDINANCE AMENDMENT INCLUDING THE SEPARATE SALE OF ADUs
AND RELATED CEQA EXEMPTION

The following are various possibilities for the County of San Diego Board of Supervisors (Board) direction at the March 4, 2026, ADU Ordinance Amendment including the Separate Sale of ADUs hearing. This form is only a sample of the many possible directives and should not be construed to presuppose or limit deliberation or possible actions.

1. CEQA EXEMPTION

- Find the update to the County’s Zoning Ordinance implementing State law governing the permitting of ADUs is not a “project” and is exempt from CEQA under CEQA Guidelines section 15378(b)(4) as it merely aligns the County’s Zoning Ordinance with state law already in effect. Changes related to the separate sale of ADUs do not require analysis under CEQA as the transfer of ownership of these homes will not cause a direct or reasonably foreseeable indirect physical change in the environment.

2. UPDATES TO COMPLY WITH MANDATORY STATE LAW

- Adopt the attached Form of Ordinance, Section 6156.x through 6156.x.C including Section 8900 Table AL-1.0, that addresses updates needed to comply with mandatory State law.

3. SEPARATE SALE OF ADUs

- Option 1:** Adopt the attached Form of Ordinance, Section 6156.x.D, that creates a local program for the separate sale of ADUs, with only State baseline criteria and no programmatic options for local eligibility criteria.

OR

- Adopt the attached Form of Ordinance, Section 6156.x.D, that creates a local program for the separate sale of ADUs, with one or more programmatic options for local eligibility criteria.

- Option 2:** Right of First Refusal
- Option 3:** Detached ADUs Only
- Option 4:** New Construction Only

OR

- Option 5:** Do not adopt the attached Form of Ordinance, Section 6156.x.D, that creates a local program for the separate sale of ADUs.