

Development Services Department is Moving and CEQA News July 2025

DSD is moving out of the City Operations Building to two new locations:

- **WHERE:** [7650 Mission Valley Road](#)
- **WHEN:** By the end of July with many divisions already in place
- **WHO:** Public Counters (primarily by appointment), Ministerial Building permit review, Engineering, Inspectors and Code Enforcement and Cashiers
- Planning Commission (PC), Hearing Officer (starts in August) and the Historical Resources Board (start date TBD) will be held in the Mission Valley location
 - The first PC hearing will be held in Mission Valley on July 31, and the meetings will be reduced to once per month
- Records Division is the last to leave downtown and will be in Mission Valley by late July
- Free Parking!
- Most Staff will still be telecommuting 2/3 days per week
- To schedule an appointment: [Book a Virtual or In-Person Appointment](#)

- **WHERE:** [550 West C Street-Downtown](#)
- **WHEN:** First week of July
- **WHO:** Discretionary Development Project Manager's, Land Development Review (Landscape, Planning Environmental), including a public counter (by appointment only)
- Parking:
 - Metered Street Parking
 - Ace Parking: [402 C Street](#)
 - [1050 Columbia Street](#)

DSD Org Chart (March 2025)

Big CEQA News!

On June 30, 2025, Governor Newsom signed into law Assembly Bill (AB) 130 and Senate Bill (SB) 131, which contain substantial reforms to CEQA as applicable to housing projects. Adopted as budget trailer bills, these took effect **immediately** on June 30, 2025.

- AB 130 exempts qualifying "infill" housing projects from CEQA, with no labor or wage standard requirements for projects up to 85 feet.
- SB 131 limits CEQA review for housing projects that narrowly fail to qualify for a CEQA exemption. CEQA review for such projects is now restricted to the environmental effects caused by the condition that precluded applicability of the exemption.

[AB 130 Statutory Exemption](#)

- **The project site is no more than 20 acres** (or five acres for "[Builder's Remedy](#)" projects). The Class 32 Infill Development exemption is limited to sites of five acres or less. This is a significant improvement to current law.
- The project site is within the boundaries of an incorporated municipality, or "urban area" as defined by the U.S. Census Bureau.
- The project site was previously developed with "urban uses" or is substantially surrounded by sites developed with urban uses.
- The project is consistent with local zoning standards, applicable general plan standards and any applicable local coastal program, subject to deviations allowed by the State Density Bonus Law.
- The project's density must be at least 50 percent of the jurisdiction's "Mullin density," which ranges from 10 units to 30 units per acre, depending on the jurisdiction.
- The project will not require demolition of a historic structure that was placed on a historic register before the project's preliminary application was submitted.
- For projects submitted after Jan. 1, 2025, no portion of the project will be used as a hotel, motel, or bed and breakfast.
- All project sites must meet SB 35's site eligibility criteria to access the exemption (farmland, wetlands and conservation/species habitat areas are excluded, and coastal sites, fire hazard zones, hazardous waste sites,

- earthquake fault zones and flood areas are subject to specified restrictions).
- Projects within 500 feet of a freeway must meet additional air filtration and air quality requirements to qualify for the exemption and cannot have balconies facing a freeway.
- Projects must complete a Phase I environmental assessment and mitigate any Recognized Environmental Conditions identified by the assessment.
- Projects are required to undergo tribal consultation if requested by a tribe.
- https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260AB130

SB 131 Public Resources

- Significantly restricts CEQA review for projects that narrowly fail to qualify for a CEQA exemption (including AB 130's new statutory exemption for infill housing).
- If a housing project would qualify for a CEQA exemption "but for a single condition" of that exemption, CEQA review for the housing project is limited to environmental effects caused by that single condition.
- The Initial Study or Environmental Impact Report (EIR) is only required to examine environmental effects that are caused "solely" by the presence of the single condition that precludes qualification.
- Further, EIRs for these "near-miss" housing projects are not required to include any discussion of alternatives or growth-inducing impacts.
- SB 131's streamlined review does not apply to housing projects that:
 - are "not similar in kind" to projects that typically qualify for the exemption
 - fail to satisfy a CEQA exemption due to the presence of two or more conditions
 - include a distribution center
 - include oil or gas infrastructure
 - are on natural and protected lands
- https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB131