



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

September 25, 2019

Dear Valued Customer,

In an effort to help with the housing crisis, the County of San Diego has developed pre-approved building plans for Accessory Dwelling Units (ADUs). These plans have been designed and reviewed to ensure compliance to the California Building Code by staff. These plans are provided at no cost for customers. They have been designed to work anywhere in the unincorporated communities of San Diego County. Two sets of plans have been completed at this time, one for a 600 square foot home, and one for a 1,200 square foot home. Additional sizes and layouts will be developed throughout the year.

Since each property is unique, these plans are approximately 85% complete. It will be up to the individual property owner to complete the plans, based on the specific site. It is anticipated that many customers may take these plans to work with a contractor or other professional to finalize them with the few remaining components.

We understand that the plans and forms provided can be complicated if you are not familiar with the building process. We are here to help. We've set up a website that has additional information on ADUs at <https://www.sandiegocounty.gov/ADU>. If you would like to speak with us, we've set up a phone line for general questions at (858) 495-5382. We will be checking messages daily, and return calls within 24 hours. We are also available through e-mail at PDS.ADUquestions@sdcounty.ca.gov, or you may visit us here at our office.

The attached form PDS 609 will help you to complete the plans so that they will be ready for final approval. Some of the work that will still need to be completed includes the following items that are dependent on the specific site and orientation of the ADU:

- Site plan (Form PDS091)
- Stormwater Best Management Practices Standard SWQMP
- Energy calculations ([Calcerts](#))
- Truss design from a truss manufacturer based on County plans.

A tool that may be helpful, is our property summary report for your lot. This report will provide you with general information that will assist you in your next steps towards permitting an ADU (or building). This report is available at the following website:

<https://publicservices.sdcounty.ca.gov/CitizenAccess/>

Under the "reports" drop down at the top right corner you will choose the Property Summary Report. The link attached will take you to a guide that will assist you in getting your APN and looking up your property summary report.

You will want to coordinate and speak to a few other groups as you move forward with the County approved plans:

- Local Fire Authority - Please consult with your local fire authority for possible requirements or set back restrictions applicable to your property.
- Department of Environmental Health (DEH) - If your property is on a septic system please contact the Department of Environmental Health to discuss the lot capacity and feasibility of your property to support any additional septic requirements.
- Local School Districts – There may be additional fees for new home construction. Each school district is different. Please refer to your local school districts to verify their fees.
- Water Districts – There may be requirements or fees with your local water district. Please contact them to clarify these fees and requirements.

The plans the County is providing may not be exactly what you are looking for, but they can provide you with an understanding of what a building submittal set looks like. These ADUs utilize a conventional framing method with braced walls. If your project is more complex, you may need an engineer or architect to design unique vertical and lateral support systems. The County plans may be modified but will need to be reviewed for modifications and changes.

In addition to providing these pre-designed ADU plans, the County is also waiving ADU permit and development impact fees for a period of five years, which began on January 9, 2019. This includes the waiver of development impact fees (Transportation Impact, Park Lands Dedication Ordinance, and Drainage), as well as permit fees (building and onsite wastewater system) for ADUs located on lots with existing single family dwellings.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Howe", written over a horizontal line.

DENNIS HOWE, Chief of the Building Division
Planning & Development Services