



### **WHAT IS A SB-9 2-LOT TENTATIVE PARCEL MAP (SB 9-TPM)?**

Senate Bill 9 (SB-9), effective January 1, 2022, and Senate Bill 450 (SB-450), effective January 1, 2025, introduce important changes to the subdivision application process.

SB-9 established a ministerial approval process for properties meeting specific criteria, allowing for:

- A two-lot subdivision of a parcel zoned for residential use.
- A housing development of no more than two units per lot in a single-family zone.

Additionally, SB-450 requires that Planning & Development Services (PDS) processes completed applications within 60 days. Therefore, compliance with all the submittal requirements, and regulations under SB-9 and SB-450 is essential (please see PDS-602 and PDS-602A for additional information).

PDS is dedicated to assisting customers through the mapping process and ensuring satisfaction. Applicants and their professional staff (engineer and/or land surveyor) will work directly with PDS staff. If issues arise, applicants can request a Project Issue Resolution (PIR) Conference at any time to discuss concerns with Executive Management and County project staff.

### **WHEN DO YOU NEED A SB-9 2-LOT TENTATIVE PARCEL MAP?**

After it has been determined that the subject parcel is eligible for a SB 9-TPM or two units (duplex). Form PDS-600 is a checklist used to help applicants determine if the subject property qualifies for SB-9. The applicant must process and record a Parcel Map to complete the subdivision.

### **CONSISTENCY WITH POLICIES AND REQUIREMENTS**

In order for a SB-9 property to be approved the following criteria must be met:

- Form PDS-607 and PDS-607A include the submittal and processing criteria for compliance with SB-9
- See following link for the minimum submittal requirements of [PDS-PLN-SB9TPM.pdf \(sandiegocounty.gov\)](https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/PDS-PLN-SB9TPM.pdf)
- A Parcel Map must be recorded to finalize the SB-9 2-lot subdivision.
- A Covenant of Improvement must be signed and recorded on the resultant parcels

### **OPTIONAL ENVIRONMENTAL INFORMATION**

A SB 9-TPM application is a ministerial process and does not include an environmental or California Environmental Quality Act (CEQA) review. However, CEQA review may be required at the time of processing a grading permit. In order to receive additional environmental information pursuant to CEQA at time of SB-9 process, an additional deposit **is required**. Please indicate the option to receive environmental information on the SB 9-TPM application. **Please see the following link for the CEQA Consultants Page:**

<https://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/CeqaConsultantsList.pdf>



The additional environmental review will include information regarding the following items:

- |                                      |                            |
|--------------------------------------|----------------------------|
| ➡ Agriculture and Forestry Resources | ➡ Land Use / Planning      |
| ➡ Air Quality                        | ➡ Mineral Resources        |
| ➡ Biological Resources               | ➡ Noise                    |
| ➡ Cultural Resources                 | ➡ Population / Housing     |
| ➡ Energy                             | ➡ Public Services          |
| ➡ Geology/Soils                      | ➡ Recreation               |
| ➡ Transportation                     | ➡ Greenhouse Gas Emissions |
| ➡ Tribal Cultural Resources          | ➡ Hazards and Hazardous    |
| ➡ Utilities / Service Systems        | ➡ Hydrology/Water Quality  |

### **DECISION**

Once all requirements have been satisfied, the TPM is approved by the Director of PDS. An applicant can request to receive additional environmental information, upon an additional deposit, that may assist in processing future permits, including grading permits.

SB-9 properties include limitations that prohibit multiple SB-9 subdivisions. There cannot be a sequential subdivision on the same parcel, nor can there be a subdivision if the owner of the parcel being subdivided (or someone working in concert with that owner) has subdivided an adjacent parcel per SB-9. Please see the following link for the complete list of requirements and/or exemptions of SB-9:

[https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill\\_id=202120220SB9&showamends=false](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=202120220SB9&showamends=false)

### **PARCEL MAP**

Once approved, the map is then delivered by County staff for signature by the San Diego County Clerk of the Board of Supervisors (Clerk) and recordation by the San Diego County Recorder's office (Recorder). No public notice of the decision is required.

### **APPLICABLE ORDINANCES**

In addition to the subdivision ordinance, there are several other ordinances that a SB 9-TPM application may need to comply with. Below is a list and link to some of the common ordinances that apply to map modifications:

- |   |                              |
|---|------------------------------|
| ➡ Zoning Ordinance                          | ➡ General Plan               |
| ➡ County Fire Code                          | ➡ Community/Subregional Plan |
| ➡ Ground Water Ordinance                    | ➡ Subdivision Ordinance      |
| ➡ Multiple Species Conservation Plan (MSCP) | ➡ Habitat Loss Permit        |



In addition to the Ordinances listed above, SB 9-TPM's must conform with adopted County design manuals and standards. The most common design manuals and standards are listed below:

- [Private Road Standards](#)
- [San Diego County Mapping, Major Subdivision](#)
- [County BMP Design Manual](#)
- [San Diego Area Regional Standard Drawings](#)
- [Public Road Standards](#)
- [County Hydraulic Design Manual](#)
- [DPW Design Standard Drawings](#)
- 

### **OTHER JURISDICTIONS & DEPARTMENTS**

During the review process, PDS will route the proposal to various departments, depending upon the proposed project and potential impacts. A determination will be made by PDS on which Departments and jurisdictions will need to review the project during the first review. Depending upon the specifics of the project, outside agency approval can also be required. Some examples of other departments and jurisdictions that may be involved in the permit process include:

#### Internal:

- The Department of Public Works
- Department of Environmental Health and Quality

#### External:

- Local Fire District
- CalTrans



## SB-9 2-LOT TENTATIVE PARCEL MAP

application user guide

County of San Diego, Planning & Development Services | June 28, 2021

### **HOW DO I SUBMIT A SB-9 TWO-LOT SUBDIVISION?**



## SB-9 2-LOT TENTATIVE PARCEL MAP

application user guide

County of San Diego, Planning & Development Services | June 28, 2021

1

To identify what type of permit is required for your project, visit our Building Services Land Development Counter at 5510 Overland Avenue, San Diego, CA 92123, call us at (858) 694-2055 or visit our [website](#)



2

***This step is Optional:***

Submit a request for an Initial Consultation meeting. This process is available to and recommended for applicants wanting input on requirements, design, and cost and time estimates before submittal.

3

Complete all required forms, plans, and documents as required by the SB-9 2-Lot TPM application checklist.

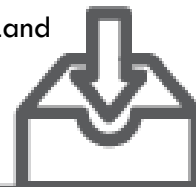


4

Identify the required fee/deposit required for the application.

5

Submit the complete application and initial deposit in-person at the Land Development counter, located at 5510 Overland Avenue. Or submit the complete application via email to [LDPERMITCOUNTER@sdcounty.ca.gov](mailto:LDPERMITCOUNTER@sdcounty.ca.gov).



6

A PDS Project Manager will be assigned to the project and will contact you once the review is complete.