



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

Senate Bill 9 was recently signed into law and regulations will go into effect on January 1, 2022. For properties that meet specific criteria, SB-9 created a ministerial approval process to allow a two-lot subdivision of a parcel zoned for residential use. SB-9 also created a ministerial approval process to allow for a housing development of no more than two units per lot in a single-family zone (duplex). The SB-9 two-unit application is processed by the Zoning Counter, please contact the

SB-9 Tentative Parcel Maps are processed by Planning & Development Services (PDS). PDS is committed to helping customers navigate the mapping process and ensuring customer satisfaction. Applicants and their professional staff (Engineer and/or Land Surveyor) will work directly with PDS mapping and engineering staff. When issues arise, applicants can request a Project Issue Resolution (PIR) Conference at any time in the process to discuss issues 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 Tentative Parcel Map 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-600 checklist includes the criteria which parcels are required for SB-9 eligibility
- 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**

The SB-9 2-Lot Tentative Map 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 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:

- |                                      |                        |
|--------------------------------------|------------------------|
| ⇒ Aesthetics                         | ⇒ Land Use / Planning  |
| ⇒ Agriculture and Forestry Resources | ⇒ Mineral Resources    |
| ⇒ Air Quality                        | ⇒ Noise                |
| ⇒ Biological Resources               | ⇒ Population / Housing |
| ⇒ Cultural Resources                 | ⇒ Public Services      |
| ⇒ Energy                             | ⇒ Recreation           |
| ⇒ Geology/Soils                      | ⇒ Transportation       |



- ⇒ Greenhouse Gas Emissions
- ⇒ Hazards and Hazardous Materials
- ⇒ Hydrology/Water Quality
- ⇒ Tribal Cultural Resources
- ⇒ Utilities / Service Systems

### **DECISION**

Once all requirements have been satisfied, the Tentative Parcel Map 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. The SB-9 two-lot subdivision that includes a flat fee of \$8,504 and an option to receive additional environmental review for a deposit of \$5,594.

SB-9 properties include limitations that prohibit multiple SB-9 subdivisions. 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 2-Lot Tentative Map may need to comply with. Below is a list and link to some of the common ordinances that apply to map modifications:

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

In addition to the Ordinances listed above, SB-9 2-Lot Tentative Maps 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 Manual Major Subdivision
- ⇒ San Diego County Mapping Manual Major
- ⇒ San Diego Area Regional Standard Drawings
- ⇒ Public Road Standards
- ⇒ County Hydraulic Design Manual
- ⇒ San Diego County DPW Design Standard
- ⇒ County BMP Design Manual



### **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



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

