



County of San Diego, Planning & Development Services
**LAND DEVELOPMENT SB 9 TPM VIABILITY
 ASSESSMENT**

Submittal Date: _____ Project #: _____

With the implementation of Senate Bills SB 9 and SB 450, it is essential to comply with all submittal requirements including the Subdivision Ordinance, County Public Road Standards (CPRS) and Private Road Standards. This checklist is designed to identify Land Development issues and guide you through the SB 9-TPM submittal process. Please note that any application failing to meet the specific criteria or fails to include the required information listed below will be deemed incomplete. We appreciate your attention to these details and look forward to assisting you with your proposal.

1. Is the project proposing new access points (i.e. new driveways)? Yes No

2. If yes to the above, will the driveway cross over another private parcel, or as a result of this subdivision cross over a newly created parcel?
 If yes, a new private easement will be required and must be shown pursuant to the County Subdivision Ordinance.

3. Will the parcels use a common driveway (i.e. a driveway shared by more than one legal lot) or separate driveways serving each new lot?
 Common Driveway Separate (Individual) Driveways

4. How many dwelling units are proposed for each lot?
 Lot 1: _____ units Lot 2: _____ units

Pursuant to Section 5.4.C of the County Public Road Standards (CPRS), if the total number of units utilizing a single driveway exceeds two, provide a sight distance certification from a California-registered Civil Engineer or Land Surveyor demonstrating that there is a safe unobstructed line of sight for drivers entering/exiting the driveway or private road onto/out of the County-maintained public road.

5. Does the project directly front a County-maintained public road?

If yes...

Provide the road classification: _____

Pursuant to Section 6.1.C and 6.7.1.5 of the CPRS, if the General Plan identifies the road classification as a mobility element road, the driveway separation must be 300 feet. If the road classification of the public road is a non-mobility element road, the driveway separation must be at least 100 feet.

If the driveway separation distance for a new access point (Item 1) cannot be met, a Design Exception Request (DER) must be submitted along with the SB-9 application.

Provide the frontage width* of the existing parcel to be subdivided: _____ feet

**If the frontage width is less than 24 feet, the SB-9 application may be rejected.*



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If no...

Is the fronting road private?

If the road is private, provide legal documentation that the existing parcel has been granted a minimum 40-foot wide private road easement connecting to a County-maintained public road.

Is the fronting road a Caltrans road?

If a new or modified access is proposed, provide written Caltrans concurrence.

Is the fronting road a Permanent Road Division (PRD) road or Community Service District (CSD) road?

If yes, provide a letter from the PRD or CSD allowing the subdivision proposal.

6. Does the existing parcel take offsite access from a minimum 24-foot-wide improved road?

If no, provide the existing improved road surfacing width: _____

AND a letter from the Fire Authority Having Jurisdiction (FAHJ) stating the less than 24 feet wide road is sufficient for them to provide service. The existing road must be shown within an easement pursuant to the County Subdivision Ordinance.

7. Does the existing property have encroachments (obstructions) into the public right of way?

If so, provide a copy of the permit allowing the encroachment into the public right of way. If no permit was granted, if the SB-9 application is deemed complete, all unpermitted encroachments into the right of way will be conditioned and required to be removed.

8. Are there existing public facilities/utilities within the property boundaries?

If yes, can the location of the utility easements be determined through public record and/or through a preliminary title report?

9. Is there natural drainage features or drainage facilities through the site which would be impacted by the proposed subdivision?

If so, impacts related to reduction in flow, increase in flow, and/or diversion in flow need to be determined prior to submittal and appropriate mitigation and/or letters of permission provided.

On-site Private Roadway Requirements:

The minimum required private road unobstructed road-surfacing width is 24 feet over a 28 feet graded width. If the private road provides access for other lots, the private road shall be constructed within a 40-foot-wide private road easement.

On-site private driveways serving no more than two residential lots may be designed to an unobstructed road-surfacing width of 16 feet over a 20 feet graded width.

All proposed private roads shall comply with the Fire Authority Having Jurisdiction requirements, San Diego County Standards for Private Roads, and the Consolidated Fire Code.



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Land Development Reviewer: _____

LD Application Determination:

- Complete
- Incomplete

Comments:

Senate Bill (SB) 450, recently signed into law by Governor Newsom, will take effect on January 1, 2025. This bill mandates that PDS must approve or deny a completed SB 9-TPM application within 60 days. If PDS fails to act within this timeframe, the application will be automatically deemed approved. Therefore, it is crucial that all required forms and information are submitted; otherwise, the application will be rejected.

By signing, the applicant certifies under penalty of perjury that all provided information is accurate and assumes responsibility for the complete submission of the SB 9-TPM application package. Inaccurate information or incomplete applications may result in a denial. Applications that do not meet the listed prerequisites or do not comply with the SB 9 requirements, cannot be approved, and the associated time and costs will be charged to the applicant's account.

Applicants are responsible for all costs related to the SB 9-TPM application, regardless of the outcome.

For applications submitted as a "deposit case," any remaining funds will be refunded upon completion of the application and case closure process.

Print Name: _____

Signature: _____ Date: _____



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References:

- Subdivision Ordinance:
https://codelibrary.amlegal.com/codes/san_diego/latest/sandiego_regs/0-0-0-85668
- County Private Road Standard:
<https://www.sandiegocounty.gov/content/dam/sdc/dplu/docs/PRRDST.pdf>
- County Public Roads Standard:
https://www.sandiegocounty.gov/content/dam/sdc/dpw/COUNTY_ROADS/roadspdf/pbrstds.pdf
- Consolidated Fire Code:
<https://www.sandiegocounty.gov/content/dam/sdc/sdcfa/documents/prevention/2023%20County%20of%20San%20Diego%20Consolidated%20Fire%20Code.pdf>
- San Diego County Design Standards:
https://www.sandiegocounty.gov/content/dam/sdc/dpw/DPW_STANDARDS/San%20Diego%20County%20Design%20Standards_Rev%2012-2020.pdf
- San Diego Regional Design Standards:
[https://www.sandiegocounty.gov/content/dam/sdc/dpw/DPW_STANDARDS/2022-rsd/2022%20RSD%20\(All%20Sections\)-%20WITH%20LINKS.pdf](https://www.sandiegocounty.gov/content/dam/sdc/dpw/DPW_STANDARDS/2022-rsd/2022%20RSD%20(All%20Sections)-%20WITH%20LINKS.pdf)
- Emergency Vehicle Turnaround:
<https://www.sandiegocounty.gov/content/dam/sdc/sdcfa/documents/development-services/Emergency%20Vehicle%20Turnaround%20-%20Residential.pdf>