ORANGE COUNTY OC Public Works

DATE:	December 8, 2021
TO:	Orange County Planning Commission
FROM:	OC Development Services
SUBJECT:	Overview of Senate Bill 9 Atkins (SB9) – Two-Unit Developments and Urban Lot Splits
PROPOSAL:	Staff will be presenting information regarding the recent state adopted Senate Bill 9.
ZONING/ GENERAL PLAN:	N/A
LOCATION:	Unincorporated Areas of Orange County
APPLICANT:	OC Development Services
STAFF CONTACT:	Brian Kurnow, Land Use Manager 714.667.8881 Brian.Kurnow@ocpw.ocgov.com

RECOMMENDED ACTION:

OC Development Services recommends the Planning Commission:

a. Receive staff report and public testimony as appropriate.

b. Provide feedback to staff as appropriate.

BACKGROUND:

In recent years, the State has passed legislation to reduce barriers to develop new housing and increase housing opportunities. Additionally, the State has set forth aggressive housing goals for jurisdictions statewide to meet projected population growth. The unincorporated areas of the County received a Reginal Housing Needs Assessment (RHNA) allocation of 10,406 units, which is approximately double the RHNA allocation since the last housing element cycle. Senate Bill 9, (SB9) is one of the recent pieces of legislation aimed at facilitating the development of new housing. It was signed into law on September 16, 2021 and will become effective January 1, 2022.

SB9 adds Government Code Sections 65852.21, 66411.7, and amends Government Code Section 66452.6 to allow for ministerial approval of two (2) units on a single-family zoned lot and "Urban Lot Splits." An Urban Lot Split is defined as a ministerial subdivision of a property in a single-family residential zone, resulting in two lots that can be built with up to two residential units on each lot.

SB 9 has received attention from the public, as County staff has been receiving inquiries daily. County staff prepared for the implementation of SB9 ahead of the January 1, 2022 effective date to ensure the County's compliance with the new law and to develop a new process to comply with ministerial subdivision map approvals required by January 1, 2022.

DISCUSSION:

Recent State legislation is aimed at facilitating the development of new housing to meet the increased housing demand. Similar to Assembly Bill 881 (AB 881), which reduced barriers to development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs), Senate Bill 9 (SB9) is another tool to help single-family residential homeowners develop additional residential units on their own property.

SB9 provides for: (1) the development of two units on a single-family zoned property by right, without the size limitations associated with developing an ADU, and (2) a single-family residential zoned lot to be split into two parcels for development of up to two residential units on each resulting lot. To qualify for one of the ministerial approvals authorized by SB9 an applicant must meet the following statutory criteria:

1. The property must be within an Urbanized Area or Urbanized Cluster as defined by the US Census Bureau. There are areas within the County that do not meet this criterion, the US Census map has been included as attachment #3. Areas not included are generally in the less populated rural areas in the south eastern portion of the County.
2. The property must be zoned single-family residential, and this includes those properties zoned single-family residential within Specific Plan and Planned Communities.
3. The property needs to be able to be serviced with all necessary utilities including sewer and water.

<u>Two-Unit Developments</u>

Many properties within the County will qualify under SB 9 to develop a second unit on the same lot based upon the above-mentioned criteria. If a property qualifies, up to two units can be built on the property and that development can be ministerially approved in accordance with defined, objective development standards:

1. Units must maintain a minimum four (4) foot setback from side and rear property lines
2. Each unit must be at least a minimum of 800 square feet in size
3. Housing can be constructed within the footprint of a demolished structure regardless of setbacks
4. A maximum of one (1) parking space can be required, no parking spaces are required if the property is:
    a. Within ½ mile walking distance to a high-quality transit corridor as defined by Section 21155 of the Public Resources Code, or major transit stop; or
    b. There is a car share vehicle located within one block of the parcel
5. Construction must comply with all applicable building and safety codes
6. A maximum of two units is allowed on each lot, and ADUs and JADUs count against the two unit maximum
    a. Additional residential units (more than two) <u>cannot</u> be developed using other state laws, such as AB 881

SB9 also sets forth restrictions on the demolition of existing units and how the residential units can be rented:

1. None of the units on properties utilizing SB9 can be used as short-term rentals
2. Demolition or alteration of an existing unit is prohibited if the existing unit is:
    a. Income restricted (affordable housing or rent controlled);
    b. Housing withdrawn from the rental market in the last 15 years;
    c. Housing occupied by a tenant in the past 3 years; or
    d. A historic structure
3. Reliance on SB9 also cannot result in the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:
    a. If a local ordinance so allows; or
    b. The site has not been occupied by a tenant in the last three years

<u>Urban Lot Splits</u>

SB9 also provides the ability to split a single-family residential zoned property into two parcels through a ministerial Urban Lot Split. The development criteria identified above apply regardless if the property in question remains as one lot or is split into two. However, if the property is split into two parcels the following criteria must also be met:

1. The resulting lots must be at least 1,200 square feet in area
2. The resulting lots must be at least 40% of the size of the original lot (No more than a 60/40 split)

3. The resulting lots are not required to meet the minimum lot area for the zone that would otherwise apply
4. No setback is required for a structure rebuilt in the same location
5. Legal access must be provided to both lots, with either direct access to a roadway or an access easement
6. The property owner must sign an affidavit that they intend to live on the property as their primary residence for at least three (3) years from the approval date of the map
7. The SB9 process can only occur one time per lot and cannot be used to further subdivide properties which have already been subdivided through an Urban Lot Split

Planning staff have been working with Survey and Building staff to create a new process to accommodate Urban Lot Splits, as it is unlike any existing subdivision map process. A process has been identified and we are working through the details to ensure the County is ready to accept applications through the County's customer portal (myOCeservices) and using the Land Management System (LMS) by January 1, 2022. Additionally, staff has developed and will be publishing a SB9 guidance handout on the County's website for the public, provided as attachment #2 to this report.

Submitted by:

Laree Alonso

Laree Alonso, Interim Planning Manager
OC Development Services

Concurred by:

Amanda Carr

Amanda Carr, Deputy Director, OC Public Works
Manager, OC Development Services

ATTACHMENTS:

1. Government Code Sections 65852.21, 66411.7 and 66452.6
2. County of Orange SB 9 Guidance Handout
3. 2010 US Census Urbanized Area and Urbanized Cluster Map

Senate Bill No. 9

CHAPTER 162

An act to amend Section 66452.6 of, and to add Sections 65852.21 and 66411.7 to, the Government Code, relating to land use.

[Approved by Governor September 16, 2021. Filed with Secretary of State September 16, 2021.]

LEGISLATIVE COUNSEL'S DIGEST

SB 9, Atkins. Housing development: approvals.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.

This bill, among other things, would require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving the construction of 2 residential units, including, but not limited to, authorizing a local agency to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of up to 2 units or physically precluding either of the 2 units from being at least 800 square feet in floor area, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances.

The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification of those maps. Under the Subdivision Map Act, an approved or conditionally approved tentative map expires 24

months after its approval or conditional approval or after any additional period of time as prescribed by local ordinance, not to exceed an additional 12 months, except as provided.

This bill, among other things, would require a local agency to ministerially approve a parcel map for an urban lot split that meets certain requirements, including, but not limited to, that the urban lot split would not require the demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the parcel is located within a single-family residential zone, and that the parcel is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

The bill would set forth what a local agency can and cannot require in approving an urban lot split, including, but not limited to, authorizing a local agency to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, unless those standards would have the effect of physically precluding the construction of 2 units, as defined, on either of the resulting parcels or physically precluding either of the 2 units from being at least 800 square feet in floor area, prohibiting the imposition of setback requirements under certain circumstances, and setting maximum setback requirements under all other circumstances. The bill would require an applicant to sign an affidavit stating that they intend to occupy one of the housing units as their principal residence for a minimum of 3 years from the date of the approval of the urban lot split, unless the applicant is a community land trust or a qualified nonprofit corporation, as specified. The bill would prohibit a local agency from imposing any additional owner occupancy standards on applicants. By requiring applicants to sign affidavits, thereby expanding the crime of perjury, the bill would impose a state-mandated local program.

The bill would also extend the limit on the additional period that may be provided by ordinance, as described above, from 12 months to 24 months and would make other conforming or nonsubstantive changes.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment. CEQA does not apply to the approval of ministerial projects.

This bill, by establishing the ministerial review processes described above, would thereby exempt the approval of projects subject to those processes from CEQA.

The California Coastal Act of 1976 provides for the planning and regulation of development, under a coastal development permit process, within the coastal zone, as defined, that shall be based on various coastal resources planning and management policies set forth in the act.

This bill would exempt a local agency from being required to hold public hearings for coastal development permit applications for housing developments and urban lot splits pursuant to the above provisions.

By increasing the duties of local agencies with respect to land use regulations, the bill would impose a state-mandated local program.

The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for specified reasons.

The people of the State of California do enact as follows:

SECTION 1. Section 65852.21 is added to the Government Code, to read:

65852.21. (a) A proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing, if the proposed housing development meets all of the following requirements:

(1) The parcel subject to the proposed housing development is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(2) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(3) Notwithstanding any provision of this section or any local law, the proposed housing development would not require demolition or alteration of any of the following types of housing:

(A) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(B) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(C) Housing that has been occupied by a tenant in the last three years.

(4) The parcel subject to the proposed housing development is not a parcel on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(5) The proposed housing development does not allow the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at least one of the following conditions:

(A) If a local ordinance so allows.

(B) The site has not been occupied by a tenant in the last three years.

(6) The development is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(b) (1) Notwithstanding any local law and except as provided in paragraph (2), a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards that do not conflict with this section.

(2) (A) The local agency shall not impose objective zoning standards, objective subdivision standards, and objective design standards that would have the effect of physically precluding the construction of up to two units or that would physically preclude either of the two units from being at least 800 square feet in floor area.

(B) (i) Notwithstanding subparagraph (A), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(ii) Notwithstanding subparagraph (A), in all other circumstances not described in clause (i), a local agency may require a setback of up to four feet from the side and rear lot lines.

(c) In addition to any conditions established in accordance with subdivision (b), a local agency may require any of the following conditions when considering an application for two residential units as provided for in this section:

(1) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor, as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop, as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(2) For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.

(d) Notwithstanding subdivision (a), a local agency may deny a proposed housing development project if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is

no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(f) Notwithstanding Section 65852.2 or 65852.22, a local agency shall not be required to permit an accessory dwelling unit or a junior accessory dwelling unit on parcels that use both the authority contained within this section and the authority contained in Section 66411.7.

(g) Notwithstanding subparagraph (B) of paragraph (2) of subdivision (b), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(h) Local agencies shall include units constructed pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(i) For purposes of this section, all of the following apply:

(1) A housing development contains two residential units if the development proposes no more than two new units or if it proposes to add one new unit to one existing unit.

(2) The terms "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(3) "Local agency" means a city, county, or city and county, whether general law or chartered.

(j) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(k) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for a housing development pursuant to this section.

SEC. 2. Section 66411.7 is added to the Government Code, to read:

66411.7. (a) Notwithstanding any other provision of this division and any local law, a local agency shall ministerially approve, as set forth in this section, a parcel map for an urban lot split only if the local agency determines that the parcel map for the urban lot split meets all the following requirements:

(1) The parcel map subdivides an existing parcel to create no more than two new parcels of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.

(2) (A) Except as provided in subparagraph (B), both newly created parcels are no smaller than 1,200 square feet.

(B) A local agency may by ordinance adopt a smaller minimum lot size subject to ministerial approval under this subdivision.

(3) The parcel being subdivided meets all the following requirements:

(A) The parcel is located within a single-family residential zone.

(B) The parcel subject to the proposed urban lot split is located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(C) The parcel satisfies the requirements specified in subparagraphs (B) to (K), inclusive, of paragraph (6) of subdivision (a) of Section 65913.4.

(D) The proposed urban lot split would not require demolition or alteration of any of the following types of housing:

(i) Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.

(ii) Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.

(iii) A parcel or parcels on which an owner of residential real property has exercised the owner's rights under Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

(iv) Housing that has been occupied by a tenant in the last three years.

(E) The parcel is not located within a historic district or property included on the State Historic Resources Inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city or county landmark or historic property or district pursuant to a city or county ordinance.

(F) The parcel has not been established through prior exercise of an urban lot split as provided for in this section.

(G) Neither the owner of the parcel being subdivided nor any person acting in concert with the owner has previously subdivided an adjacent parcel using an urban lot split as provided for in this section.

(b) An application for a parcel map for an urban lot split shall be approved in accordance with the following requirements:

(1) A local agency shall approve or deny an application for a parcel map for an urban lot split ministerially without discretionary review.

(2) A local agency shall approve an urban lot split only if it conforms to all applicable objective requirements of the Subdivision Map Act (Division

2 (commencing with Section 66410)), except as otherwise expressly provided in this section.

(3) Notwithstanding Section 66411.1, a local agency shall not impose regulations that require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map for an urban lot split pursuant to this section.

(c) (1) Except as provided in paragraph (2), notwithstanding any local law, a local agency may impose objective zoning standards, objective subdivision standards, and objective design review standards applicable to a parcel created by an urban lot split that do not conflict with this section.

(2) A local agency shall not impose objective zoning standards, objective subdivision standards, and objective design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet.

(3) (A) Notwithstanding paragraph (2), no setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(B) Notwithstanding paragraph (2), in all other circumstances not described in subparagraph (A), a local agency may require a setback of up to four feet from the side and rear lot lines.

(d) Notwithstanding subdivision (a), a local agency may deny an urban lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(e) In addition to any conditions established in accordance with this section, a local agency may require any of the following conditions when considering an application for a parcel map for an urban lot split:

(1) Easements required for the provision of public services and facilities.

(2) A requirement that the parcels have access to, provide access to, or adjoin the public right-of-way.

(3) Off-street parking of up to one space per unit, except that a local agency shall not impose parking requirements in either of the following instances:

(A) The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.

(B) There is a car share vehicle located within one block of the parcel.

(f) A local agency shall require that the uses allowed on a lot created by this section be limited to residential uses.

(g) (1) A local agency shall require an applicant for an urban lot split to sign an affidavit stating that the applicant intends to occupy one of the

housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split.

(2) This subdivision shall not apply to an applicant that is a "community land trust," as defined in clause (ii) of subparagraph (C) of paragraph (11) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code, or is a "qualified nonprofit corporation" as described in Section 214.15 of the Revenue and Taxation Code.

(3) A local agency shall not impose additional owner occupancy standards, other than provided for in this subdivision, on an urban lot split pursuant to this section.

(h) A local agency shall require that a rental of any unit created pursuant to this section be for a term longer than 30 days.

(i) A local agency shall not require, as a condition for ministerial approval of a parcel map application for the creation of an urban lot split, the correction of nonconforming zoning conditions.

(j) (1) Notwithstanding any provision of Section 65852.2, 65852.21, 65852.22, 65915, or this section, a local agency shall not be required to permit more than two units on a parcel created through the exercise of the authority contained within this section.

(2) For the purposes of this section, "unit" means any dwelling unit, including, but not limited to, a unit or units created pursuant to Section 65852.21, a primary dwelling, an accessory dwelling unit as defined in Section 65852.2, or a junior accessory dwelling unit as defined in Section 65852.22.

(k) Notwithstanding paragraph (3) of subdivision (c), an application shall not be rejected solely because it proposes adjacent or connected structures provided that the structures meet building code safety standards and are sufficient to allow separate conveyance.

(*l*) Local agencies shall include the number of applications for parcel maps for urban lot splits pursuant to this section in the annual housing element report as required by subparagraph (I) of paragraph (2) of subdivision (a) of Section 65400.

(m) For purposes of this section, both of the following shall apply:

(1) "Objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official prior to submittal. These standards may be embodied in alternative objective land use specifications adopted by a local agency, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances.

(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

(n) A local agency may adopt an ordinance to implement the provisions of this section. An ordinance adopted to implement this section shall not be

considered a project under Division 13 (commencing with Section 21000) of the Public Resources Code.

(o) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local agency shall not be required to hold public hearings for coastal development permit applications for urban lot splits pursuant to this section.

SEC. 3. Section 66452.6 of the Government Code is amended to read:

66452.6. (a) (1) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 24 months. However, if the subdivider is required to expend two hundred thirty-six thousand seven hundred ninety dollars ($236,790) or more to construct, improve, or finance the construction or improvement of public improvements outside the property boundaries of the tentative map, excluding improvements of public rights-of-way that abut the boundary of the property to be subdivided and that are reasonably related to the development of that property, each filing of a final map authorized by Section 66456.1 shall extend the expiration of the approved or conditionally approved tentative map by 48 months from the date of its expiration, as provided in this section, or the date of the previously filed final map, whichever is later. The extensions shall not extend the tentative map more than 10 years from its approval or conditional approval. However, a tentative map on property subject to a development agreement authorized by Article 2.5 (commencing with Section 65864) of Chapter 4 of Division 1 may be extended for the period of time provided for in the agreement, but not beyond the duration of the agreement. The number of phased final maps that may be filed shall be determined by the advisory agency at the time of the approval or conditional approval of the tentative map.

(2) Commencing January 1, 2012, and each calendar year thereafter, the amount of two hundred thirty-six thousand seven hundred ninety dollars ($236,790) shall be annually increased by operation of law according to the adjustment for inflation set forth in the statewide cost index for class B construction, as determined by the State Allocation Board at its January meeting. The effective date of each annual adjustment shall be March 1. The adjusted amount shall apply to tentative and vesting tentative maps whose applications were received after the effective date of the adjustment.

(3) "Public improvements," as used in this subdivision, include traffic controls, streets, roads, highways, freeways, bridges, overcrossings, street interchanges, flood control or storm drain facilities, sewer facilities, water facilities, and lighting facilities.

(b) (1) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include any period of time during which a development moratorium, imposed after approval of the tentative map, is in existence. However, the length of the moratorium shall not exceed five years.

(2) The length of time specified in paragraph (1) shall be extended for up to three years, but in no event beyond January 1, 1992, during the pendency of any lawsuit in which the subdivider asserts, and the local agency that approved or conditionally approved the tentative map denies, the existence or application of a development moratorium to the tentative map.

(3) Once a development moratorium is terminated, the map shall be valid for the same period of time as was left to run on the map at the time that the moratorium was imposed. However, if the remaining time is less than 120 days, the map shall be valid for 120 days following the termination of the moratorium.

(c) The period of time specified in subdivision (a), including any extension thereof granted pursuant to subdivision (e), shall not include the period of time during which a lawsuit involving the approval or conditional approval of the tentative map is or was pending in a court of competent jurisdiction, if the stay of the time period is approved by the local agency pursuant to this section. After service of the initial petition or complaint in the lawsuit upon the local agency, the subdivider may apply to the local agency for a stay pursuant to the local agency's adopted procedures. Within 40 days after receiving the application, the local agency shall either stay the time period for up to five years or deny the requested stay. The local agency may, by ordinance, establish procedures for reviewing the requests, including, but not limited to, notice and hearing requirements, appeal procedures, and other administrative requirements.

(d) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed with the legislative body without first processing a new tentative map. Once a timely filing is made, subsequent actions of the local agency, including, but not limited to, processing, approving, and recording, may lawfully occur after the date of expiration of the tentative map. Delivery to the county surveyor or city engineer shall be deemed a timely filing for purposes of this section.

(e) Upon application of the subdivider filed before the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Before the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

(f) For purposes of this section, a development moratorium includes a water or sewer moratorium, or a water and sewer moratorium, as well as other actions of public agencies that regulate land use, development, or the provision of services to the land, including the public agency with the authority to approve or conditionally approve the tentative map, which thereafter prevents, prohibits, or delays the approval of a final or parcel map. A development moratorium shall also be deemed to exist for purposes of this section for any period of time during which a condition imposed by the city or county could not be satisfied because of either of the following:

(1) The condition was one that, by its nature, necessitated action by the city or county, and the city or county either did not take the necessary action or by its own action or inaction was prevented or delayed in taking the necessary action before expiration of the tentative map.

(2) The condition necessitates acquisition of real property or any interest in real property from a public agency, other than the city or county that approved or conditionally approved the tentative map, and that other public agency fails or refuses to convey the property interest necessary to satisfy the condition. However, nothing in this subdivision shall be construed to require any public agency to convey any interest in real property owned by it. A development moratorium specified in this paragraph shall be deemed to have been imposed either on the date of approval or conditional approval of the tentative map, if evidence was included in the public record that the public agency that owns or controls the real property or any interest therein may refuse to convey that property or interest, or on the date that the public agency that owns or controls the real property or any interest therein receives an offer by the subdivider to purchase that property or interest for fair market value, whichever is later. A development moratorium specified in this paragraph shall extend the tentative map up to the maximum period as set forth in subdivision (b), but not later than January 1, 1992, so long as the public agency that owns or controls the real property or any interest therein fails or refuses to convey the necessary property interest, regardless of the reason for the failure or refusal, except that the development moratorium shall be deemed to terminate 60 days after the public agency has officially made, and communicated to the subdivider, a written offer or commitment binding on the agency to convey the necessary property interest for a fair market value, paid in a reasonable time and manner.

SEC. 4. The Legislature finds and declares that ensuring access to affordable housing is a matter of statewide concern and not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, Sections 1 and 2 of this act adding Sections 65852.21 and 66411.7 to the Government Code and Section 3 of this act amending Section 66452.6 of the Government Code apply to all cities, including charter cities.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act or

because costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

O

ORANGE COUNTY OC Public Works

SB 9: Two Unit Developments and Urban Lot Splits

Rev. November 23, 2021

SB 9 (which adds Government Code Sections 65852.21, 66411.7, and amends Government Code Section 66452.6) was passed by the California Legislature and becomes effective on January 1, 2022 allowing for ministerial approval of the development of up to two (2) units on single family zoned lots and "Urban Lot Splits."

An Urban Lot Split is defined as the ministerial subdivision of a property in a single-family residential zone into two lots that can be built with up to two dwelling units on each lot.

An Urban Lot Split can be processed ministerially regardless of the minimum lot size standards set forth in the Orange County Zoning Code, so long as certain criteria are met. The specific additions to the Government Code that are part of SB 9 can be found at the following link:

https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB9

The following pages will summarize the provisions of SB 9 and provide answers to some pertinent and frequently asked questions.

- Two (2) Unit Developments *without* an Urban Lot Split
- Two (2) Unit Developments *with* an Urban Lot Split
- Frequently Asked Questions on SB 9

ORANGE COUNTY
OC Public Works

Requirements for Two (2) Unit Developments *without* an Urban Lot Split

1. The property must be in a single-family residential zone.
2. The property must be located in a **census defined Urban Area or Urban Cluster.**
    a. Not all areas of the County are in a census defined Urban Area or Urban Cluster, **this must be verified**.
3. The building of a second unit cannot result in the demolition or alteration of:
    a. Income restricted units (affordable housing or rent controlled);
    b. Housing withdrawn from the rental market in the last 15 years;
    c. Housing occupied by a tenant in the past 3 years; or
    d. Historic structures.
4. All new units must maintain a minimum rear and side yard setback of four (4) feet.
5. The Development cannot result in the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets the following condition:
    a. The site has not been occupied by a tenant in the last three years.
6. Objective zoning standards, objective subdivision standards, and objective design standards still apply, unless application of those standards would have the effect of not allowing construction of:
    a. Up to two (2) units or physically precluding either of the two (2) units from being at least 800 square feet in floor area.
        i. Units include the following: Non-ADU Residence, ADU, or Junior ADU.
        Note: If two Non-ADU residences are built, ADU's and Junior ADU's are not permitted
7. No ownership occupancy requirements.
8. Units cannot be used for Short-Term Rentals.
9. Parking of up to one (1) space per unit, unless the project is :
    a. Within ½ mile walking distance to a high-quality transit corridor as defined by Section 21155 of the Public Resources Code, or major transit stop; or
    b. There is a car share vehicle located within one block of the parcel
10. No discretionary permit is required for qualifying projects.
11. Structures may be connected if the structures comply with building and safety codes.
12. For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.

ORANGE COUNTY
OC Public Works

<u>Requirements for Two (2) Unit Developments *with* an Urban Lot Split</u>

1. The property must be in a single-family residential zone.
2. The property must be located in a **census defined Urban Area or Urban Cluster.**
    a. Not all areas of the County are in a census defined Urban Area or Urban Cluster, **<u>this must be verified</u>**.
3. The Urban Lot Split cannot result in the demolition or alteration of:
    a. Income restricted units (affordable housing or rent controlled);
    b. Housing withdrawn from the rental market in the last 15 years;
    c. Housing occupied by a tenant in the past 3 years; or
    d. Historic structures.
4. All new units must maintain a minimum rear and side yard setback of four (4) feet.
5. The Urban Lot Split cannot result in the demolition of more than 25 percent of the existing exterior structural walls, unless the housing development meets at the following condition:
    a. The site has not been occupied by a tenant in the last three (3) years.
6. The owner of the property must intend to occupy one of the housing units as <u>their principal residence for a period of at least three (3) years from the approval date of the Urban Lot Split</u>.
    Note: This will be recorded with a signed affidavit
7. Units cannot be used for Short-Term Rentals.
8. The Urban Lot Split must result in two lots of approximately equal size, at most at 60/40 split of the former single lot.
9. All lots shall have access to a public or private ROW (easements or direct access).
10. All lots shall have access to utilities (easements).
11. Each new lot must be at least 1,200 square feet or more in area.
12. Objective zoning standards, objective subdivision standards, and objective design standards still apply, unless application of those standards would have the effect of not allowing construction of:
    a. Up to two (2) units or physically precluding either of the two (2) units from being at least 800 square feet in floor area
        i. Units include the following: Non-ADU Residence, ADU, or Junior ADU.
        ii. If two Non-ADU residences are built, ADU's and Junior ADU's are not permitted
13. No setback shall be required for a structure rebuilt in the same location to the same dimensions as an existing structure (but it cannot cross any property lines).
14. The Urban Lot Split process can only occur one time per lot and cannot be used to further subdivide properties which have already benefitted from an Urban Lot Split.
15. Parking of up to one (1) space per unit is required, unless the project its :
    a. Within ½ mile walking distance to a high-quality transit corridor as defined by Section 21155 of the Public Resources Code, or major transit stop; or
    b. There is a car share vehicle located within one block of the parcel
16. No discretionary permit is required for qualifying projects.
17. Structures may be connected if the structures comply with building and safety codes.
18. For residential units connected to an onsite wastewater treatment system, a percolation test completed within the last 5 years, or, if the percolation test has been recertified, within the last 10 years.

Frequently Asked Questions:

1. Does SB 9 apply to Specific Plans, Plan Communities, and Local Coastal Programs (LCPs)?
   Yes, SB 9 applies to all areas designated for single-family residential uses. However, the location must be in a Census defined Urban Area or Urban Cluster. There are some parts of the County that are not in one of these areas.
2. Does SB9 apply non-residentially zoned property with an existing single-family residence?
   No, SB9 only applies to properties zoned for single-family residential use.
3. Is there a time frame for constructing the residential unit(s)?
   No, SB 9 does not establish a time frame to construct any of the units.
4. Can I do an Urban Lot Split on vacant land?
   Yes. A vacant lot can be subdivided through an Urban Lot Split, however, the owner must also intend to use the property as their principal residence for a minimum of three years from the date that the Urban Lot Split is approved.
5. Can I use any of the residential units (existing or new) as a Short-Term rental (STR) if I use SB9?
   No, none of the residential units on a property which use the provisions of SB9 can be used as a STR
6. If I already have an ADU can I build another unit per SB9 on my property without an Urban Lot Split?
   No, SB9 allows for a maximum of two (2) units per property and ADU's and Junior ADU's count against the two unit maximum
7. Can I have an ADU (or Junior ADU) in addition to having two units per SB9?
   No, SB9 allows for a maximum of two (2) units per property and ADU's and Junior ADU's count against the two unit maximum
8. Is there a maximum square footage for each unit under the provisions of SB9?
   No, SB9 does not set a maximum unit size; however, the resulting units must be a minimum of 800 square feet in floor area.

County Administration South
601 North Ross Street
Santa Ana, California 92701

P.O. Box 4048
Santa Ana, CA 92702-4048

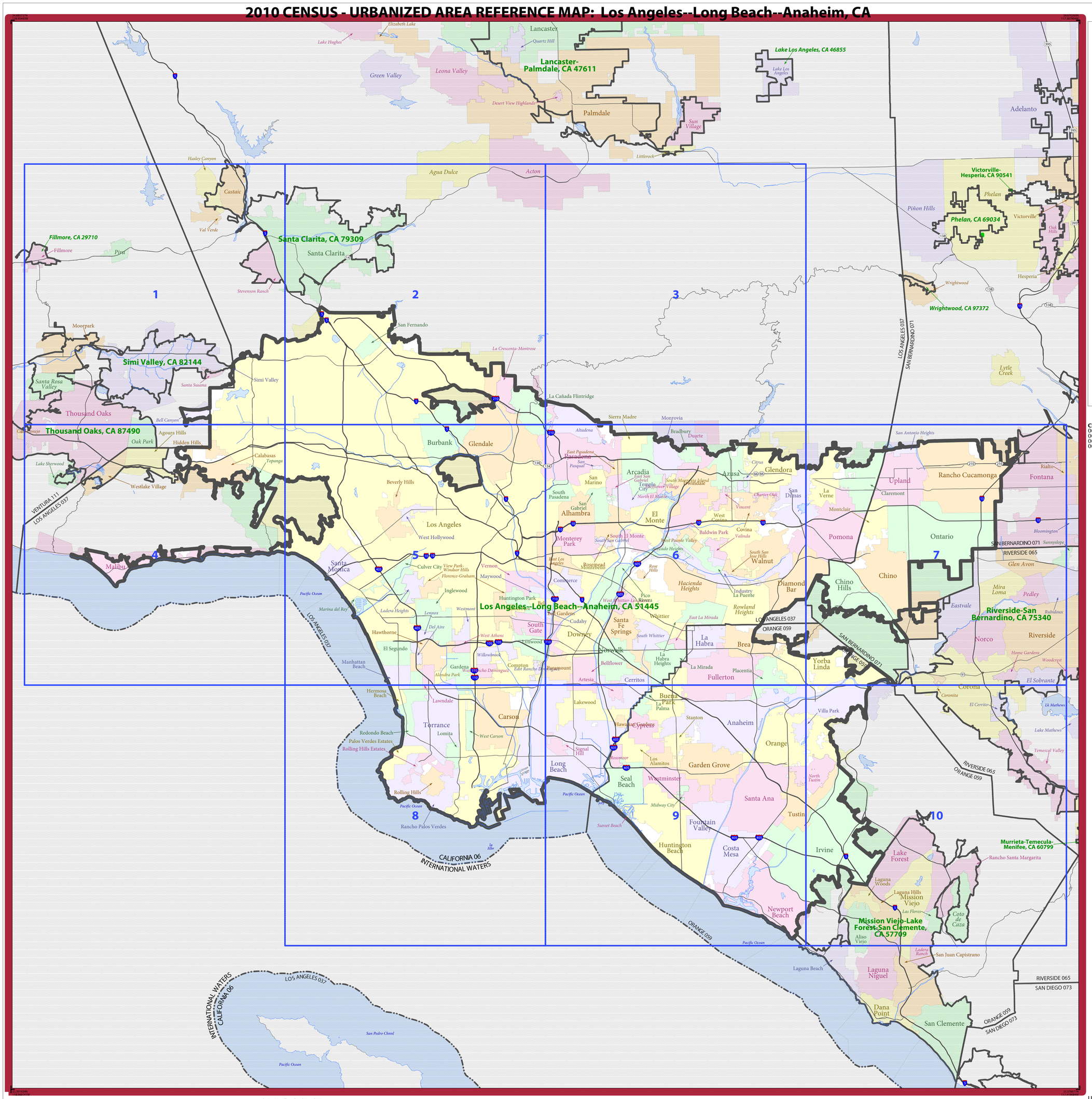
(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA

ATTACHMENT #3



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		Tooele, VT 88057
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	5	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

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3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

COUNTIES IN SUBJECT URBANIZED AREA

06037	Los Angeles
06059	Orange
06071	San Bernardino
06111	Ventura

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 5 10 15 20 25 Kilometers
0 3 6 9 12 15 Miles
The plotted map scale is 1:1196512

N W E S

United States Census Bureau

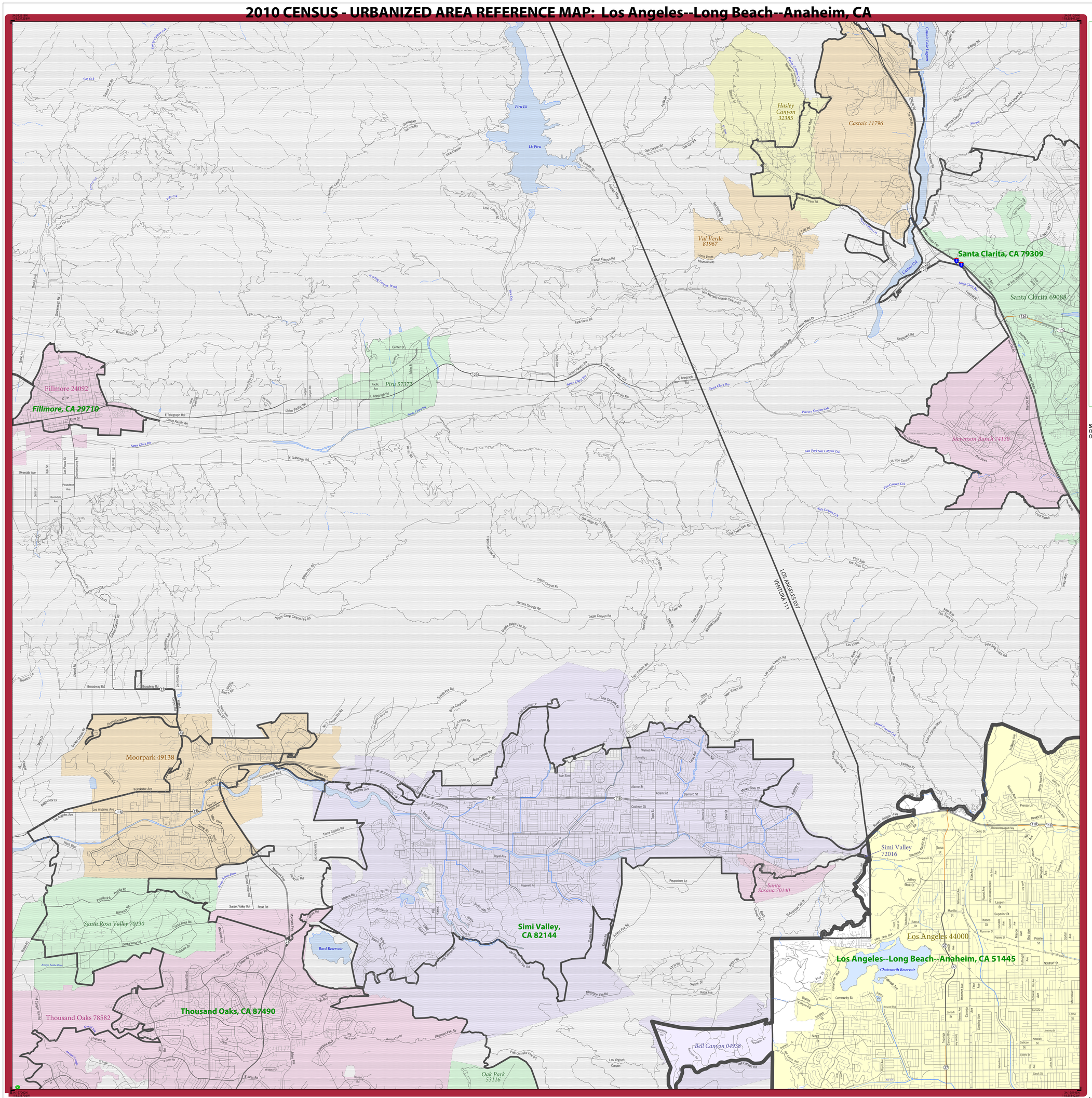
INDEX SHEET

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (INDEX)
231051445000

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		Tooele, VT 88057
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	5	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

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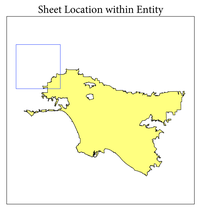
3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles
06111 Ventura

Sheet Location within Entity



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Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by: Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

Key to Sheets

	1	2
	4	5

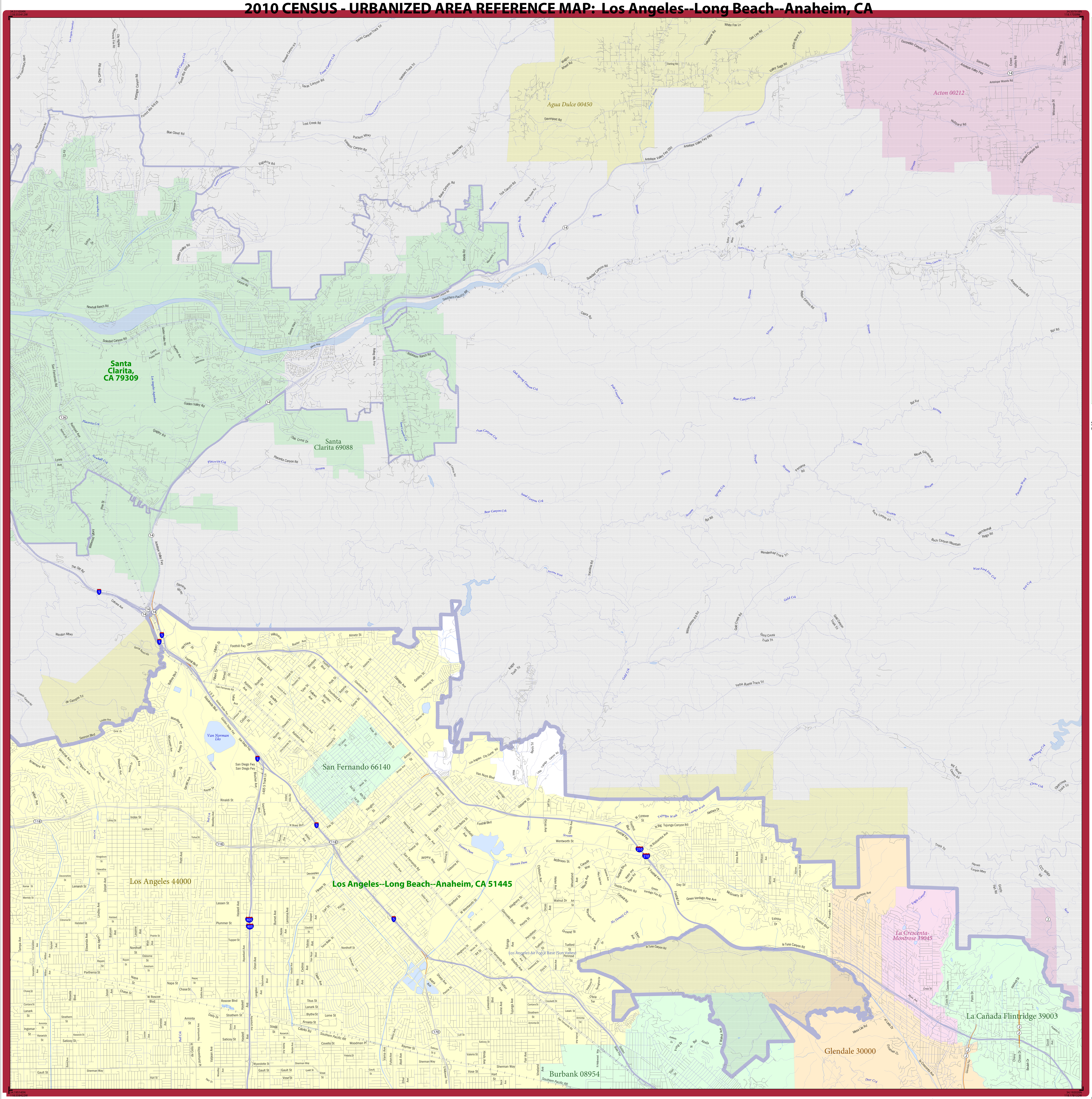
PARENT SHEET 1

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445001

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
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DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	3	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
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SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

Sheet Location within Entity

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Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

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0 1 2 3 4 5 Kilometers
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The plotted map scale is 1:48000

N W E S

United States Census Bureau

Key to Sheets

1	2	3
4	5	6

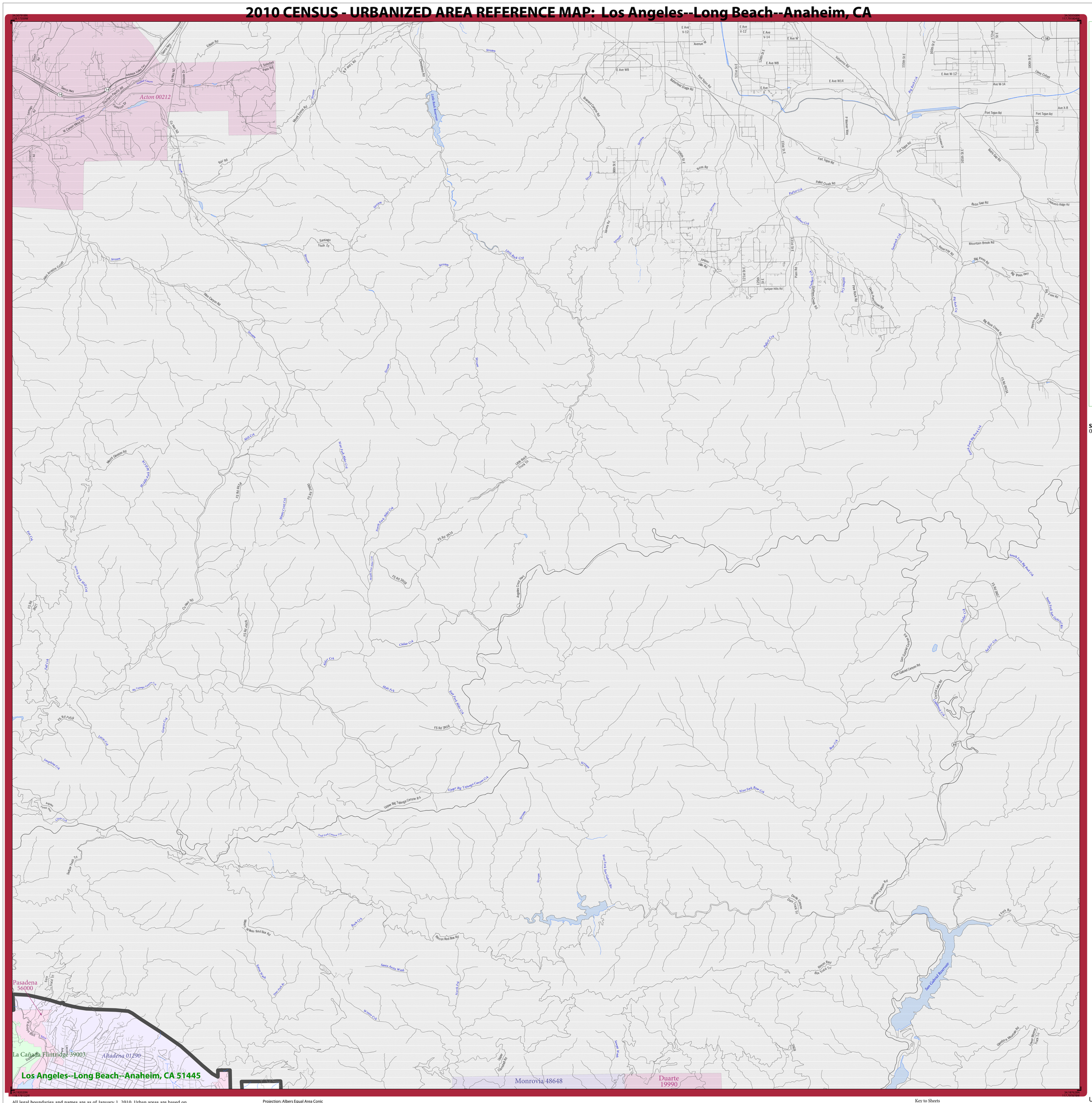
PARENT SHEET 2

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445002

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

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Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	15	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

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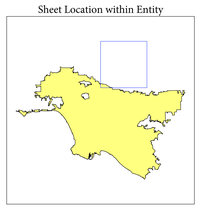
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

Sheet Location within Entity



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U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

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0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
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N W E S

United States Census Bureau

Key to Sheets

2	3	
5	6	7

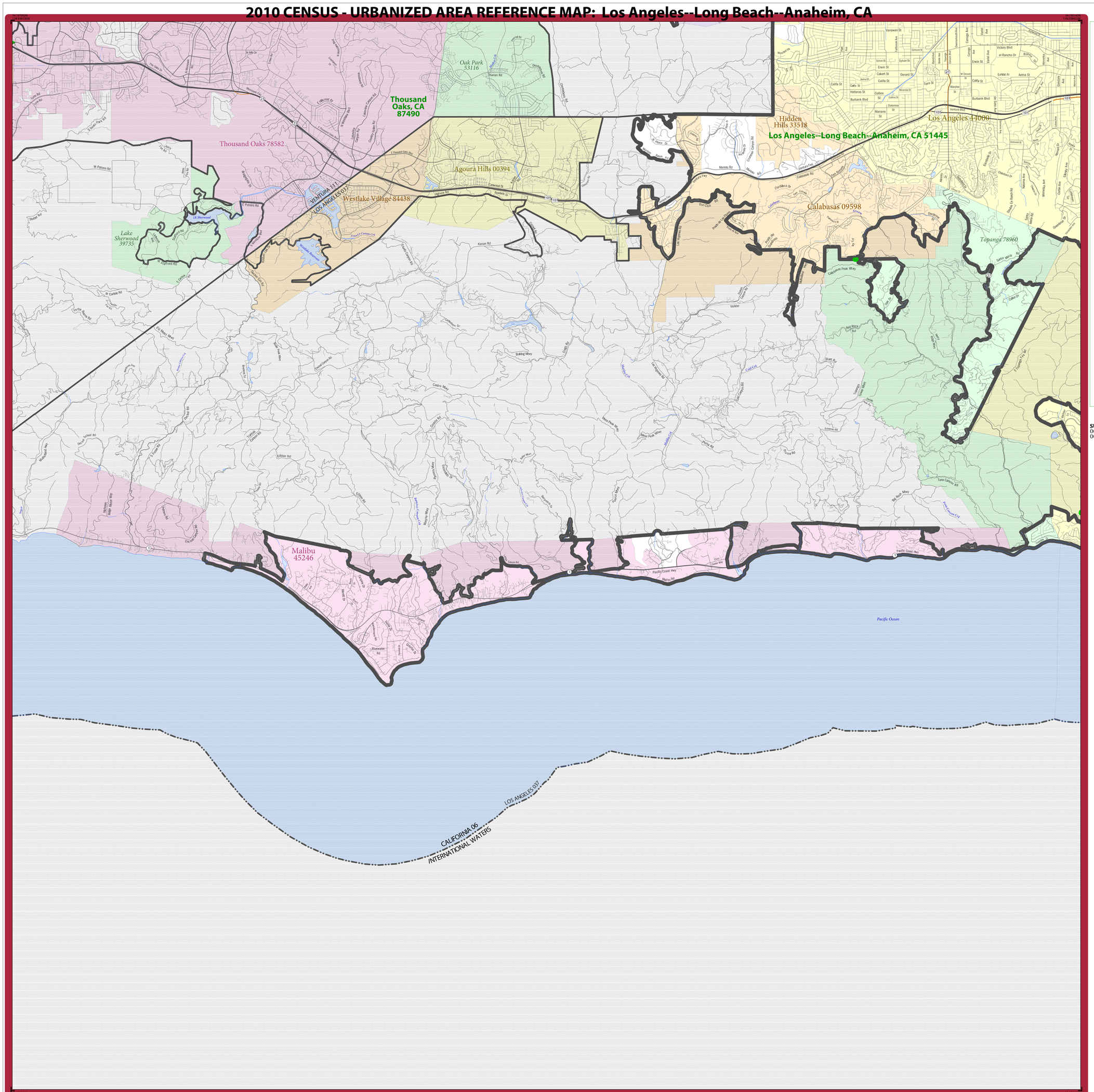
PARENT SHEET 3

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445003

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
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SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles
06111 Ventura

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

United States Census Bureau

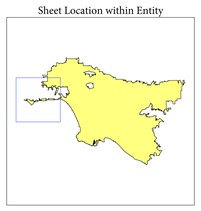
Key to Sheets

	1	2
	4	5
		8

PARENT SHEET 4

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

Sheet Location within Entity



UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445004

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA

LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		Tooele, VT 88057
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) 1,2		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place 1,3		Davis 18100
Census Designated Place (CDP) 3		Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	15	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

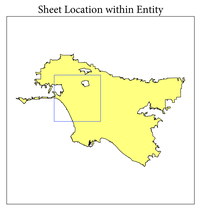
1 A '*' following an MCD name denotes a false MCD. A '*' following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

Sheet Location within Entity



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Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

United States Census Bureau

Key to Sheets

1	2	3
4	5	6
	8	9

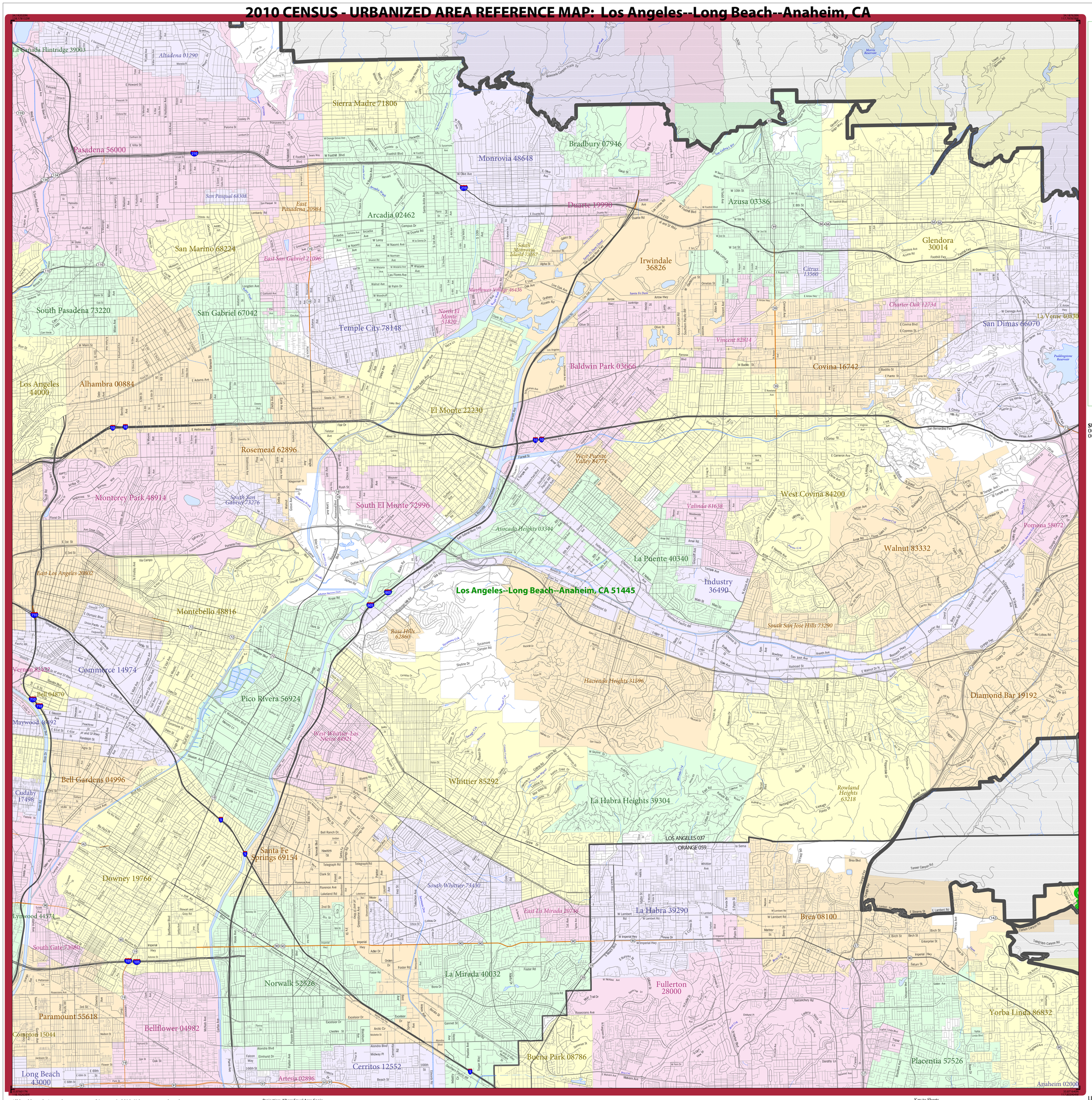
PARENT SHEET 5

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
2310514450005

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		Tooele, VT 88057
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) 1,2		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place 1,3		Davis 18100
Census Designated Place (CDP) 3		Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	15	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

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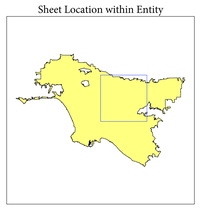
3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles
06059 Orange

Sheet Location within Entity



All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

Key to Sheets

2	3	
5	6	7
8	9	10

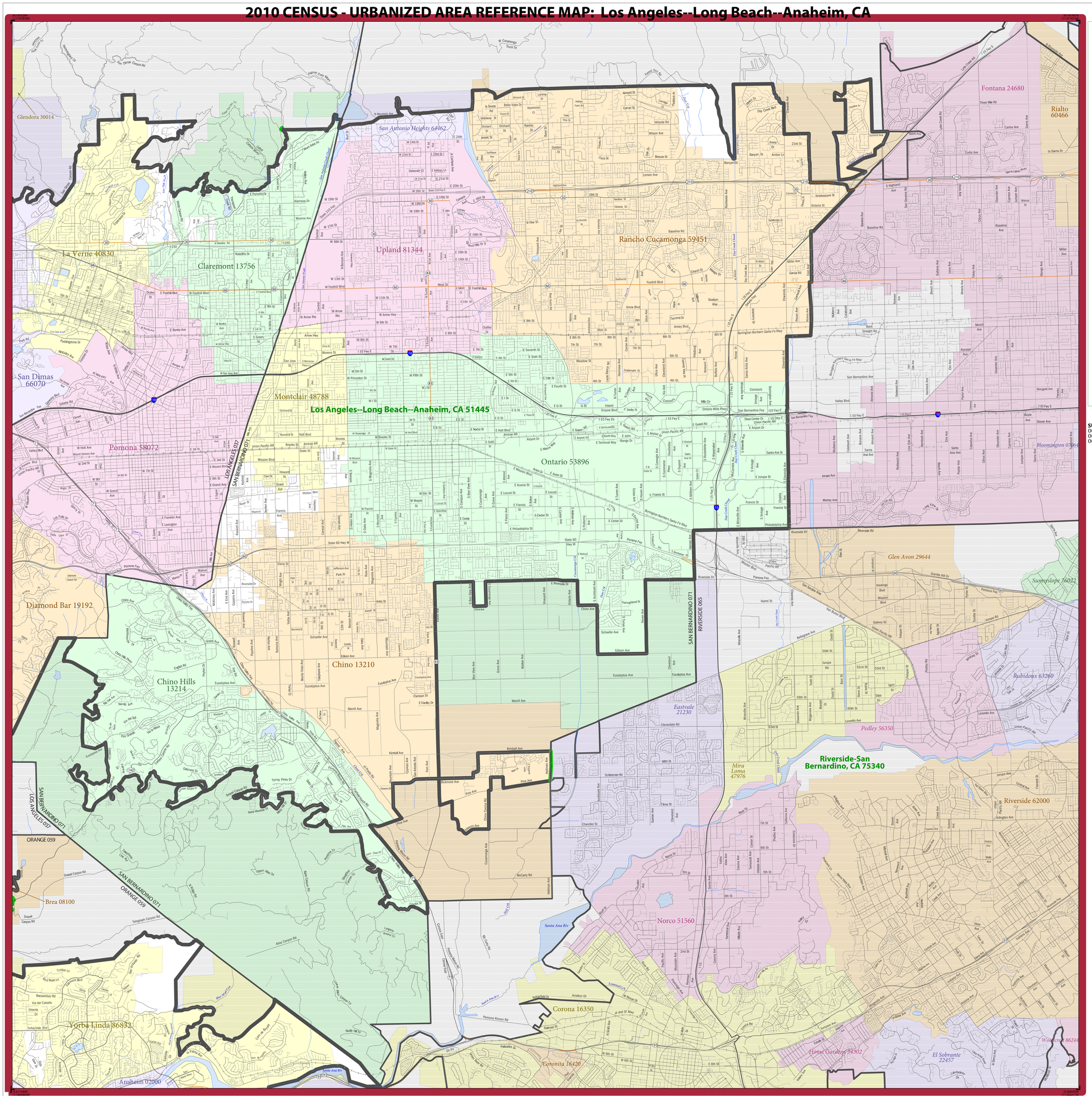
PARENT SHEET 6

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445006

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		*Tooele, VT 88057*
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	15	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

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3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles
06059 Orange
06071 San Bernardino

Sheet Location within Entity

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

Key to Sheets

3		
6	7	
9	10	

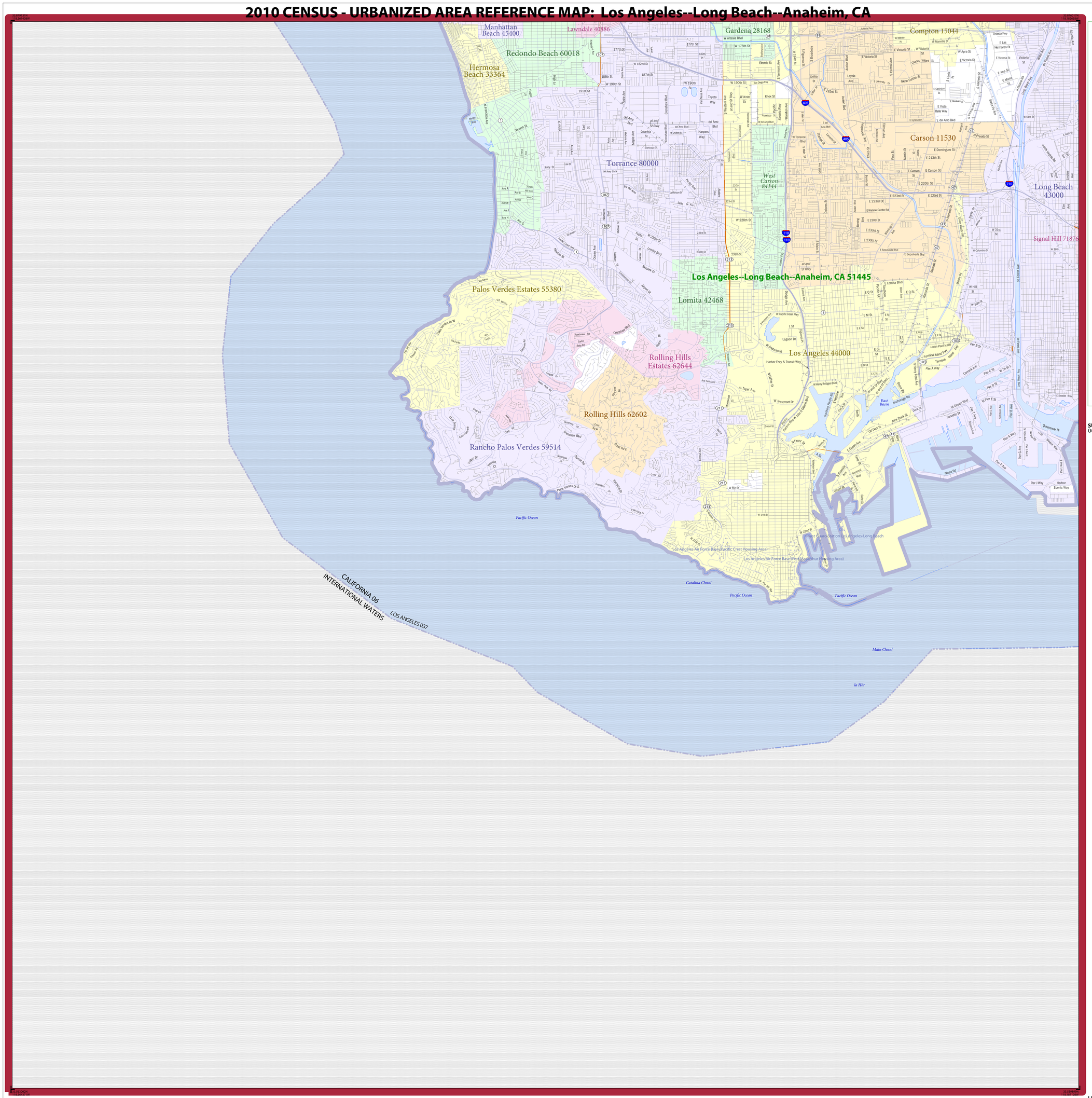
PARENT SHEET 7

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445007

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		*Tooele, VT 88057*
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	95	Water Body	*Pleasant Lake*
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	*Tumbling Cr*		
Intermittent Stream	*Piney Cr*		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

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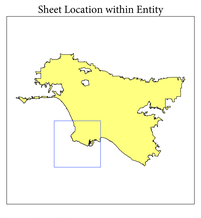
3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

Sheet Location within Entity



All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

United States Census Bureau

Key to Sheets

4	5	6
	8	9

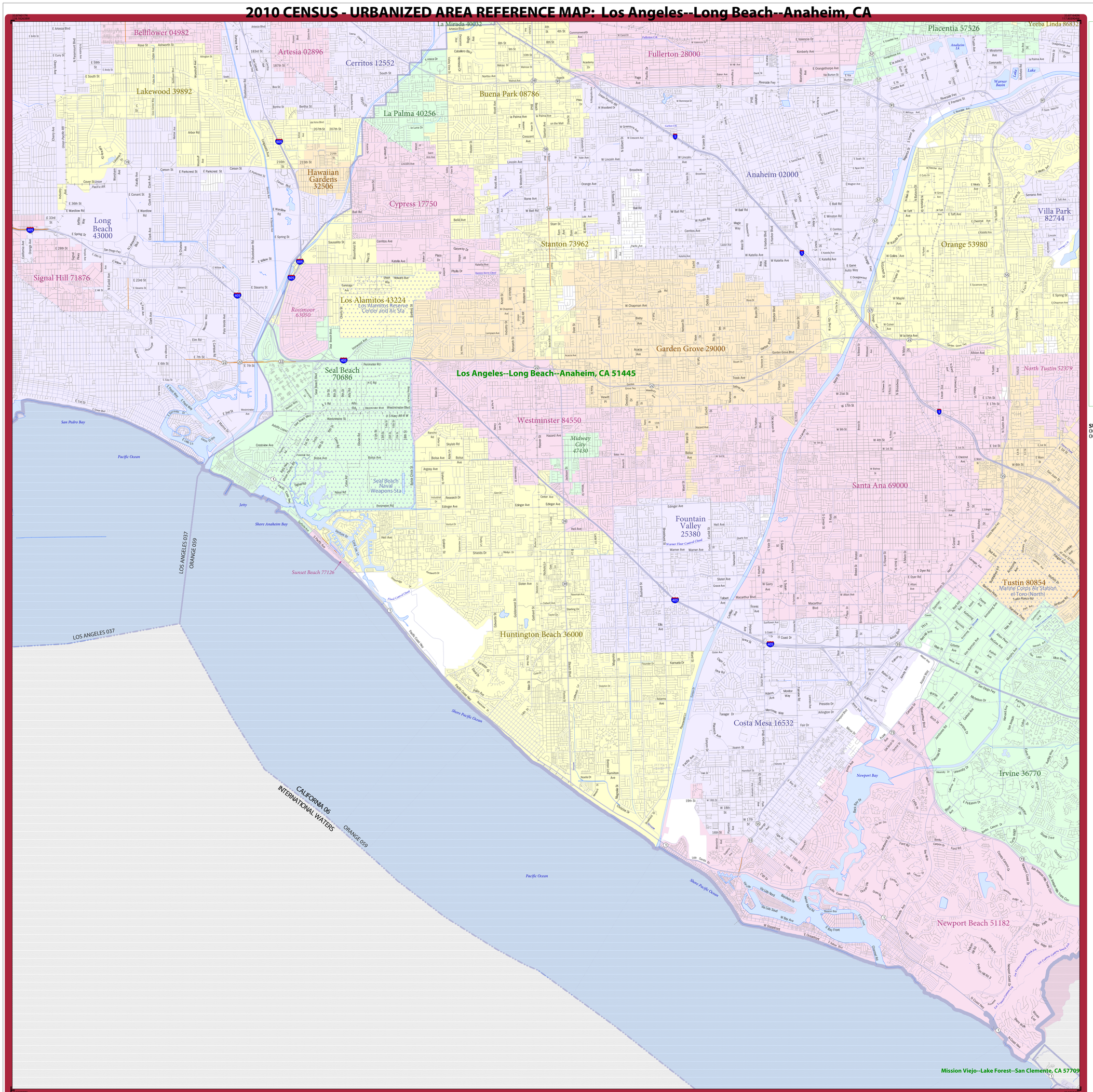
PARENT SHEET 8

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
2310S1445008

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		*Tooele, VT 88057*
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	10	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

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3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles
06059 Orange

Sheet Location within Entity

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

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Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

United States Census Bureau

Key to Sheets

5	6	7
8	9	10

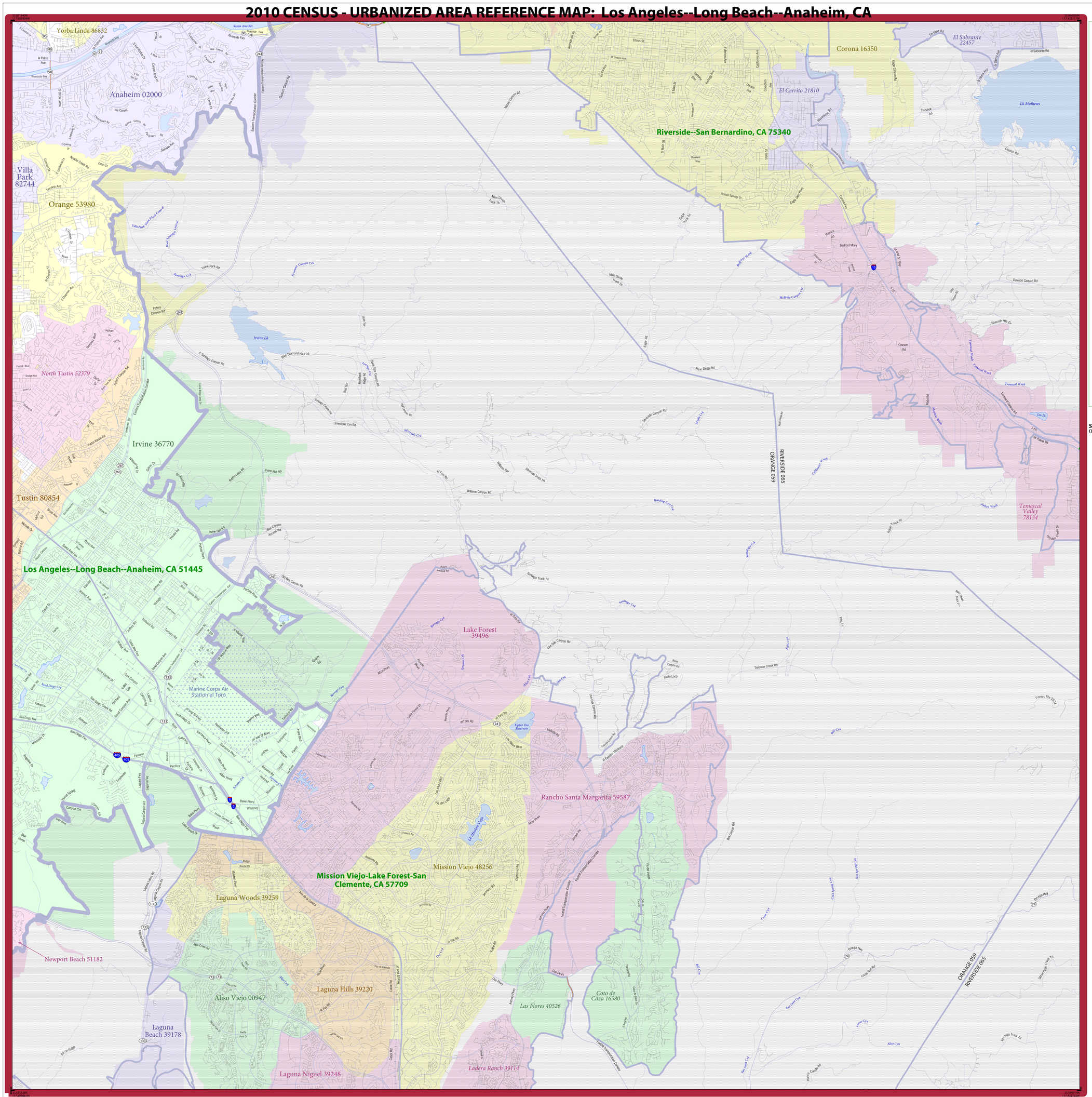
PARENT SHEET 9

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445009

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
Urban Cluster		*Tooele, VT 88057*
State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	15	Water Body	*Pleasant Lake*
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	*Tumbling Cr*		
Intermittent Stream	*Piney Cr*		

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3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06059 Orange

Sheet Location within Entity

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Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

United States Census Bureau

Key to Sheets

6	7	
9	10	

PARENT SHEET 10

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
231051445010