

What are the criteria under SB 9?

Parcels/Lots that CAN support an SB 9 lot split (must meet <u>all</u> criteria below)	Parcels/Lots CANNOT support an SB 9 lot split (if <u>any</u> one of the below criteria are met)
Parcel lies completely within a U.S. Census Bureau designated urban area; and ,	Parcel is partially or completely outside of a U.S. Census Bureau designated urban area; or ,
Parcel is in a single-family residential zone (R-1, R-1-D, R-S, R-A, R-A-A, R-E, R-R, or R-R-A zoning districts); and ,	Parcel is in the A-1, A-1-20, or A-2 zoning districts, <u>not</u> in a single-family residential zone, and/or is designated as Agricultural Preserve; or ,
Parcel is <u>not</u> individually listed by the City of Redlands as an individually designated historic or scenic property , and <u>not</u> on the California Register of Historical Places ; and ,	Parcel is listed by the City of Redlands as an individually designated historic or scenic property, or is on the California Register of Historical Places; or ,
Parcel is <u>not</u> within a City of Redlands listed historic or scenic district ; and ,	Parcel is within a City of Redlands listed historic or scenic district; or ,
Parcel is <u>not</u> within a Fire, Flood, or Earthquake Hazard Zone; or if within a Fire, Flood, or Earthquake Hazard Zone then the hazard will be mitigated so there are no resulting adverse impacts; and ,	Parcel is in a Fire, Flood, or Earthquake Hazard Zone, and the project is designed in such a manner that the specific adverse impact cannot or will not be mitigated; or ,
Parcel is <u>not</u> on Prime Farmland or Farmland of Statewide Importance ; and ,	Parcel is on Prime Farmland or Farmland of Statewide Importance; or ,
Project does <u>not</u> demolish or alter affordable housing, housing that has been rented within the past 3 years, or housing from which a tenant was evicted within the past 15 years; and ,	Project requires demolition or alteration of affordable housing, housing that has been rented within the past 3 years, or housing from which a tenant was evicted within the past 15 years; or ,
Parcel is <u>not</u> listed as a Hazardous Waste Site (PRC 65962.5) , or if the parcel is a Hazardous Waste Site then it has been cleared for residential uses; and ,	Parcel is listed as a Hazardous Waste Site (PRC 65962.5) that has <u>not</u> been cleared for residential uses; or ,
Parcel is <u>not</u> under a Conservation Easement; and ,	Parcel is under a Conservation Easement; or ,
Parcel does <u>not</u> contain habitat for any protected species; and ,	Parcel contains habitat for any protected species; or ,
Parcel does <u>not</u> contain a Wetland; and ,	Parcel does contain a Wetland; or ,
Parcel can demonstrate adequate wastewater capacity.	Parcel <u>cannot</u> demonstrate adequate wastewater capacity.