

Approval of an SB 9 project by the Department of Regional Planning (Regional Planning) **does not** guarantee approval/clearance by other Los Angeles County (County) departments or other agencies. Additional fees and studies from other County departments or agencies may be required, including but not limited to those listed below. Project feasibility can be negatively impacted by the following, which are not verified during Regional Planning review:

Earthquake Fault Zones

- Properties within delineated earthquake fault zone do not qualify for SB 9 unless the project complies with applicable seismic protection building code standards.
- The County Department of Public Works (Public Works) – Geotechnical and Materials Engineering Division and Building and Safety Division identify earthquake fault hazards and verify compliance with seismic protection building code standards during their review process.

100-Year Flood Zones

- Properties within a Federal Emergency Management Agency (FEMA) 100-year flood zone do not qualify for SB 9 unless the property is subject to a Letter of Map Revision prepared by FEMA and issued to the County or meets FEMA requirements necessary for minimum flood plain management criteria.
- A Letter of Map Revision issued by FEMA or evidence demonstrating the property meets FEMA requirements necessary for minimum flood plain management criteria must be submitted and verified by Public Works.

Regulatory Floodway

- Properties located within a regulatory floodway as determined by FEMA do not qualify for SB 9 unless the project has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations, to be submitted and verified by Public Works.

Sewer Capacity and Engineering

- Properties with private wastewater (septic) systems must also demonstrate that the system meets all requirements of the County Department of Public Health (Public Health).
 - Verification of a percolation test performed within the last five years, or the last ten years if the percolation test has been recertified, will be required by Public Health in addition to other studies.
- A Grading and Drainage Plan may be required by Public Works to determine a property’s capacity to support additional units.

I, the property owner, have read and understand that review and approval of the proposed project by Regional Planning does not guarantee approval/clearance by other County departments or agencies. I further acknowledge I am continuing with the review of the project by Regional Planning at my own risk. If the project’s development is not allowed by another County department or agency, Regional Planning fees will not be refunded.

Project Site Address/APN _____

Owner/Applicant Name: _____

Signature: _____

Date: _____