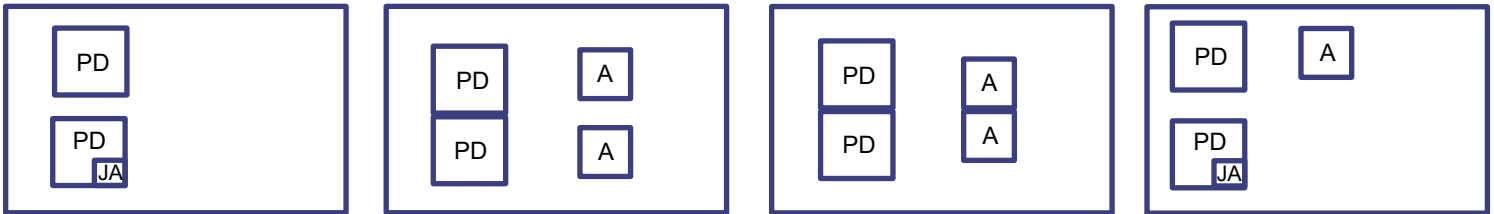




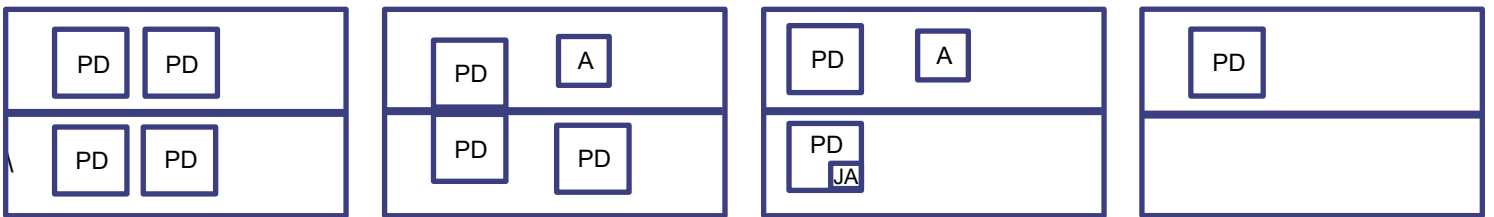
SENATE BILL 9 CHECKLIST

California's Senate Bill 9 (SB 9) ([California Government Code \(Gov. Code\) §§ 65852.21 and 66411.7](#)), establishes a ministerial approval process for qualifying housing developments, meaning eligible projects must be reviewed without discretionary action or public hearings. Under SB 9, parcels located within qualifying single-family residential zones (Very Low Residential (VL), Low Residential (LR), and Hillside Residential (HR)), may be eligible for either an urban lot split, a two-unit development per parcel, or both, subject to state law. Furthermore, lots and units developed under SB 9 may be eligible to include Accessory Dwelling Units (ADUs) and/or Junior Accessory Dwelling Units (JADUs) ([Gov. Code § 66323](#)). ADUs and JADUs are reviewed under a separate ministerial process and are not part of the SB 9 review.

Two-unit Development ([RCMC §17.36.020](#)). Allows up to two residential units within a single parcel.



Urban Lot Split ([RCMC §17.36.030](#)). Allows for the subdivision of one parcel into two lots.



LEGEND

PD: Primary Dwelling Unit

JA: Junior Accessory Dwelling Unit (JADU)

A: Accessory Dwelling Unit (ADU)

The diagrams above are provided for illustrative purposes only and show the potential maximum number and combinations of primary dwelling units, accessory dwelling units (ADUs), and junior accessory dwelling units (JADUs) that may be permitted under state law. Actual development potential may vary based on lot size, access, setbacks, building code requirements, fire code requirements, easements, and other applicable objective standards.

This checklist is intended to provide guidance and support a clear and timely review process for housing developments pursuant to SB 9, while ensuring project eligibility and completeness at submittal. If you have additional questions, please contact the Planning Department at (909) 477-2750 or Planning@CityofRC.us.



SECTION 1: Review Process

1. **Completeness and Eligibility Review:** Pursuant to the Permit Streamlining Act ([Gov. Code § 65943](#)), the Planning Department will review the application for completeness within 30 days of submittal. If the application is incomplete, the Planning Department will notify the applicant in writing and identify the information required to deem the application complete. Once the application is deemed complete, a technical review will be completed within 15 days. Additional technical review cycles may extend the total review time up to 60 days.
2. **Ministerial Review:** Qualifying SB 9 projects shall be reviewed ministerially and shall not be subject to discretionary review, public hearings, or subjective design standards ([Gov. Code §§ 65852.21 and 66411.7](#)).
3. **California Environmental Quality Act (CEQA):** Eligible SB 9 projects are exempt from review under CEQA pursuant to state law ([Gov. Code §§ 65852.21 and 66411.7](#)).
4. **Objective Zoning and Design Standards Compliance:** The project shall be reviewed for compliance with all applicable objective zoning, subdivision, and design standards pursuant to [Gov. Code §§ 65852.21 and 66411.7](#).
5. **Decision and Action:** The Planning Department shall provide zoning clearance for an application that complies with all applicable SB 9 requirements and objective standards. The Planning Department may deny an application if: a) the parcel is not eligible under SB 9; b) the application is incomplete; c) the project does not comply with state law; d) the project proposes demolition of protected housing. If the city denies an application, it shall return in writing a full set of comments to the applicant within the 60-day review period, identifying items that are defective or deficient and describing how the application can be remedied.
6. **Standard Requirements:** The Planning Department may provide standard requirement comments to ensure compliance with applicable codes and standards.
7. **Next Steps - Final Map and Plan Check Submittal:**
Urban Lot Split – Final Map Submittal. Following approval of the SB 9 application by the Planning Department, the applicant shall submit a final parcel map, and all required supporting materials to the Engineering Department if an urban lot split is proposed. The final parcel map will be reviewed for compliance with all applicable subdivision, access, easement, drainage, utility, and engineering requirements ([Gov. Code § 66411.7](#)).

Two-Unit Development – Building Plan Check Submittal. If the project includes a two-unit development, the applicant shall submit construction plans and all required application materials to the Building and Safety Department for plan check review. Building plans will be reviewed for compliance with all applicable Building Code, Fire Code, accessibility, utility, and objective zoning and development standards.

Permit Requirement. Issuance of an SB 9 zoning clearance by the Planning Department does not authorize construction. All required engineering approvals, building permits, and other applicable permits must be obtained prior to commencement of any site work or construction.



SECTION 2: Filing Requirements

The chart below identifies the required application section and supporting materials based on the proposed SB 9 project type (two-unit development, urban lot split, or a combination of both.). “Yes” indicates the section or document required, while “N/a” indicates the section or document not applicable.

SB 9 Project Type Filing Requirements				
Requirement	Two-unit Development	Urban Lot Split	Urban Lot Split and Two-unit Development	Staff Verification*
Ministerial Review Application via Online Permit Center	Yes	Yes	Yes	
Section 3: Project Information	Yes	Yes	Yes	
Section 4: SB 9 Project Type	Yes	Yes	Yes	
Section 5: SB 9 Eligibility Checklist	Yes	Yes	Yes	
Section 6: Two-unit Development Requirements	Yes	N/A	Yes	
Section 7: Urban Lot Split Requirements	N/A	Yes	Yes	
Section 8: SB 9 Covenant Agreement ¹	N/A	Yes	Yes	
Section 9: Owner Declaration and Authorization	Yes	Yes	Yes	
Section 10: Applicant Acknowledgment	Yes	Yes	Yes	
Section 11: Development Package – Two-unit Development	Yes	N/A	Yes	
Section 12: Development Package – Urban Lot Split	N/A	Yes	Yes	
Preliminary Title Report	Yes	Yes	Yes	

* For Staff use only.

¹ This requirement 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 a qualified nonprofit corporation as described in Section 214.15 of the Revenue and Taxation Code.



SECTION 3: Project Information

Project Information	
Project Address	
APN	
Property Owner	
Address	
Phone Number	
Email Address	
Authorized Applicant	
Address	
Phone Number	
Email Address	
Project Name	
Project Description. <i>Please provide a narrative project description that summarizes the project and its purpose.</i>	

SECTION 4: SB 9 Project Type

SB 9 Project Type			
Select the proposed SB 9 project type:			
<input type="checkbox"/> Urban Lot Split <input type="checkbox"/> Two-unit Development <input type="checkbox"/> Urban Lot Split and Two-unit Development			
Proposed Project Data			
Lot 1 Size:		Percentage of original parcel	
Lot 2 Size:		Percentage of original parcel	
Unit 1 Size and Type:		Unit 2 Size and Type:	
Unit 3 Size and Type:		Unit 4 Size and Type:	
Total # of Lots:		Total # of Units:	



SECTION 5: SB 9 Eligibility Checklist

Pursuant to [Gov. Code §§ 65852.21 and 66411.7](#), the parcel must meet the following eligibility criteria:

SB 9 Parcel Eligibility				
Requirement	Yes	No	Not Applicable	Staff Verification*
1. Is the parcel located within a single-family residential zone ?	VL LR HR			
2. Is the parcel located within a historic district?				
3. Is the parcel designated as a landmark property?				
4. Is the parcel listed on the California Register of Historical Resources?				
5. Has the parcel previously been subdivided under SB 9?				
6. Is the adjacent parcel subdivided under SB 9 by the same owner or any person acting in concert with the owner?				

Pursuant to [Gov. Code §§ 65852.21 and 66411.7](#), SB 9 projects shall not demolish or alter certain protected housing types:

Housing Protections				
Protections	Yes	No	Not Applicable	Staff Verification*
1. Will the parcel demolish rent-restricted affordable housing?				
2. Will the parcel demolish rent-controlled housing?				
3. Will the parcel demolish housing occupied by tenants within the past three years?				
4. Will the parcel demolish housing subject to an Ellis Act eviction within the past 15 years?				

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Pursuant to [Gov. Code §§ 65852.21 and 66411.7](#), parcels located within the following environmental constraint areas are not eligible unless all applicable state safety standards are satisfied:

Environmental Constraints				
Constraint	Yes	No	Not Applicable	Staff Verification*
1. Is the parcel located on prime farmland ?				
2. Is the parcel located within wetlands ?				
3. Is the parcel located within habitat for protected species ?				
4. Is the parcel located on land for conservation ?				
5. Is the parcel located on land under a conservation easement ?				
6. Is the parcel located within a very high fire hazard severity zone unless all applicable standards are met?				
7. Is the parcel located within a hazardous waste site ?				
8. Is the parcel located within a earthquake fault zone unless all applicable standards are met?				
9. Is the parcel within a flood plain ?				
10. Is the parcel located within a floodway ?				
11. Is the parcel located within a flood hazard zone unless all applicable standards are met?				

* For Staff use only.



SECTION 6: Two-unit Development Requirements

Pursuant to [Gov. Code § 65852.21](#) and [RCMC §17.36.020](#), two-unit developments must comply with the following requirements :

Two-unit Development				
Requirement	Yes	No	Not Applicable	Staff Verification*
1. Does the project propose no more than two primary dwelling units per parcel?				
2. Does the project provide at least one off-street parking space per residential unit? If NO, check which requirement the off-street parking meets and demonstrate compliance on project plans: <input type="checkbox"/> The lot is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. <input type="checkbox"/> There is a car share vehicle located within one block of the parcel.				
3. Does the proposed unit(s) maintain a minimum four-foot side and rear setbacks provided?				
4. Does the conversion of an existing dwelling unit and any proposed additions to the existing dwelling unit maintain a minimum setback of four feet from side and rear property lines?				
5. Does the conversion of an existing dwelling unit and any proposed additions comply with the maximum building height allowed by the base zoning district?				
6. Will each lot create by the parcel map contain no more than two residential units, including any ADU or JADU?				
7. Can utilities adequately serve the proposed development?				
8. Does the applicant agree to record an SB 9 covenant with the San Bernardino County Assessor-Recorder-Clerk and provide a copy to the City including the following provisions? a. Prohibition of a short-term rental of a residential unit for a period of less than 31 days; b. Prohibition of nonresidential uses on the site; c. Prohibition of any subsequent urban lot split of land that was previously subdivided with an				

* For Staff use only.



Two-unit Development				
Requirement	Yes	No	Not Applicable	Staff Verification*
urban lot split; d. Owner-occupancy of one of the primary dwelling units for a minimum of three years from the date of approval.				

SECTION 7: Urban Lot Split Requirements

Pursuant to [Gov. Code § 66411.7](#) and [RCMC §17.36.030](#), urban lot split, and urban lot split and two-unit developments must comply with the following requirements:

Urban Lot Split				
Requirement	Yes	No	Not Applicable	Staff Verification*
1. Do the newly created lots result in approximately equal lot area, with no lot smaller than 40 percent of the original parcel proposed for subdivision?				
2. Is each resulting parcel at least 1,200 square feet in size?				
3. Does the proposed lot split result in no more than two parcels?				
4. Are existing easements and access maintained?				
5. Do the proposed parcels have legal access to a public street?				
6. Does the applicant agree to record an SB 9 covenant with the San Bernardino County Assessor-Recorder-Clerk and provide a copy to the City including the following provisions? a. Prohibition of a short-term rental of a residential unit for a period of less than 31 days; b. Prohibition of nonresidential uses on the site; c. Prohibition of any subsequent urban lot split of land that was previously subdivided with an urban lot split; d. Owner-occupancy of one of the primary dwelling units for a minimum of three years from the date of approval.				

* For Staff use only.



SECTION 8: SB 9 Covenant Agreement

RECORDING REQUESTED BY: NAME ADDRESS AND WHEN RECORDED MAIL TO: NAME ADDRESS	
---	--

COVENANT AND AGREEMENT
(SB 9 DEVELOPMENT / TWO-UNIT DEVELOPMENT)

This Covenant and Agreement is made and entered into as of the ___ day of _____, 20___. The undersigned hereby certify that they are the owner of the real property (the "Property") located in the City of Rancho Cucamonga, County of San Bernardino, State of California, particularly and legally described as follows:

Street Address: _____

San Bernardino County APN Number(s): _____

Legal Description: See Exhibit A, attached hereto.

The Property is zoned _____ as shown on the City's Zoning Map and is currently developed with a _____. The Owner applied to the City for approval to develop two-units on a single parcel pursuant to Section 17.36.020 of the Rancho Cucamonga Municipal Code in accordance with the plans attached hereto as Exhibit B.

The undersigned agree and covenant that such property shall be maintained in accordance with Rancho Cucamonga Municipal Code Section 17.36.020 including the following restrictions: (1) there shall not be any non-residential use of the Property; (2) there shall not be any rental of a dwelling on the Property for a period less than thirty-one (31) consecutive days; (3) there shall not be any separate conveyance of a primary dwelling on the Property, any separate fee interest, and any other common interest development within the lot; and (4) the Owner shall occupy one of the primary dwelling units for a minimum of three years from the date of approval.

These restrictions shall run with the land and be binding upon the undersigned and all future owners, and lack of compliance may result in legal action against the property owner to compel compliance with the Rancho Cucamonga Municipal Code.

[SIGNATURE PAGE FOLLOWS]

OWNER #1

OWNER #2

By: _____

By: _____

Name: _____

Name: _____

(Print Name)

(Print Name)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On _____ before me, _____ Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On _____ before me, _____ Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

Exhibit A
Legal Description of Property and Original Parcel Map

Exhibit “A” consists of ___ pages, excluding this cover page.

Exhibit B
Two-unit Development Plans

Exhibit “B” consists of ___ page, excluding this cover page.

RECORDING REQUESTED BY: NAME ADDRESS AND WHEN RECORDED MAIL TO: NAME ADDRESS	
---	--

COVENANT AND AGREEMENT
(SB 9 DEVELOPMENT / URBAN LOT SPLITS)

This Covenant and Agreement is made and entered into as of the ___ day of _____, 20___. The undersigned hereby certify that they are the owner of the real property (the “Property”) located in the City of Rancho Cucamonga, County of San Bernardino, State of California, particularly and legally described as follows:

Street Address: _____

San Bernardino County APN Number(s): _____

Legal Description: See Exhibit A, attached hereto.

The Property is zoned _____ as shown on the City’s Zoning Map and is currently developed with a _____. The Owner applied to the City for approval to subdivide the property into two new lots as an “urban lot split” pursuant to Section 17.36.030 of the Rancho Cucamonga Municipal Code in accordance with the map attached hereto as Exhibit B. Pursuant to Government Code Section 66411.7(a)(3)(F), the Property has not been established through any prior urban lot split as provided for in that section.

The undersigned agree and covenant that such property shall be maintained in accordance with Rancho Cucamonga Municipal Code Section 17.36.030 including the following restrictions: (1) there shall not be any non-residential use of the Property; (2) there shall not be any rental of a dwelling on the Property for a period less than thirty-one (31) consecutive days; (3) there shall not be any separate conveyance of a primary dwelling on the Property, any separate fee interest, and any other common interest development within the lot; and (4) the Owner shall occupy one of the primary dwelling units for a minimum of three years from the date of approval.

These restrictions shall run with the land and be binding upon the undersigned and all future owners, and lack of compliance may result in legal action against the property owner to compel compliance with the Rancho Cucamonga Municipal Code.

[SIGNATURE PAGE FOLLOWS]

OWNER #1

OWNER #2

By: _____

By: _____

Name: _____

Name: _____

(Print Name)

(Print Name)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On _____ before me, _____ Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

On _____ before me, _____ Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal Above

Signature of Notary Public

Exhibit A
Legal Description of Property and Original Parcel Map

Exhibit "A" consists of ___ pages, excluding this cover page.

Exhibit B
Urban Lot Split

Exhibit “B” consists of ___ page, excluding this cover page.



SECTION 9: Owner Declaration and Authorization

Please check all that apply:

- I am the Owner of the real property that is the subject of this application and supplemental documentation, and consent to its filing.
- I, the Owner, certify that all individuals and entities with a financial interest in the proposed development have been fully disclosed, as required by SB 1439.
- I, the Owner, understand that documentation verifying property ownership must be provided at the time of application submittal.
- I, the Owner, authorize the Applicant/ Representative listed in this application to act on my behalf, including signing and submitting application materials, in accordance with City requirements.
- I, the Owner, declare under penalty of perjury that the information provided is true and correct.

Signature: _____ Date: _____

Print Name: _____

Title, Company: _____

Additional Owner Signature (if applicable):

Signature: _____ Date: _____

Print Name: _____

Title, Company: _____

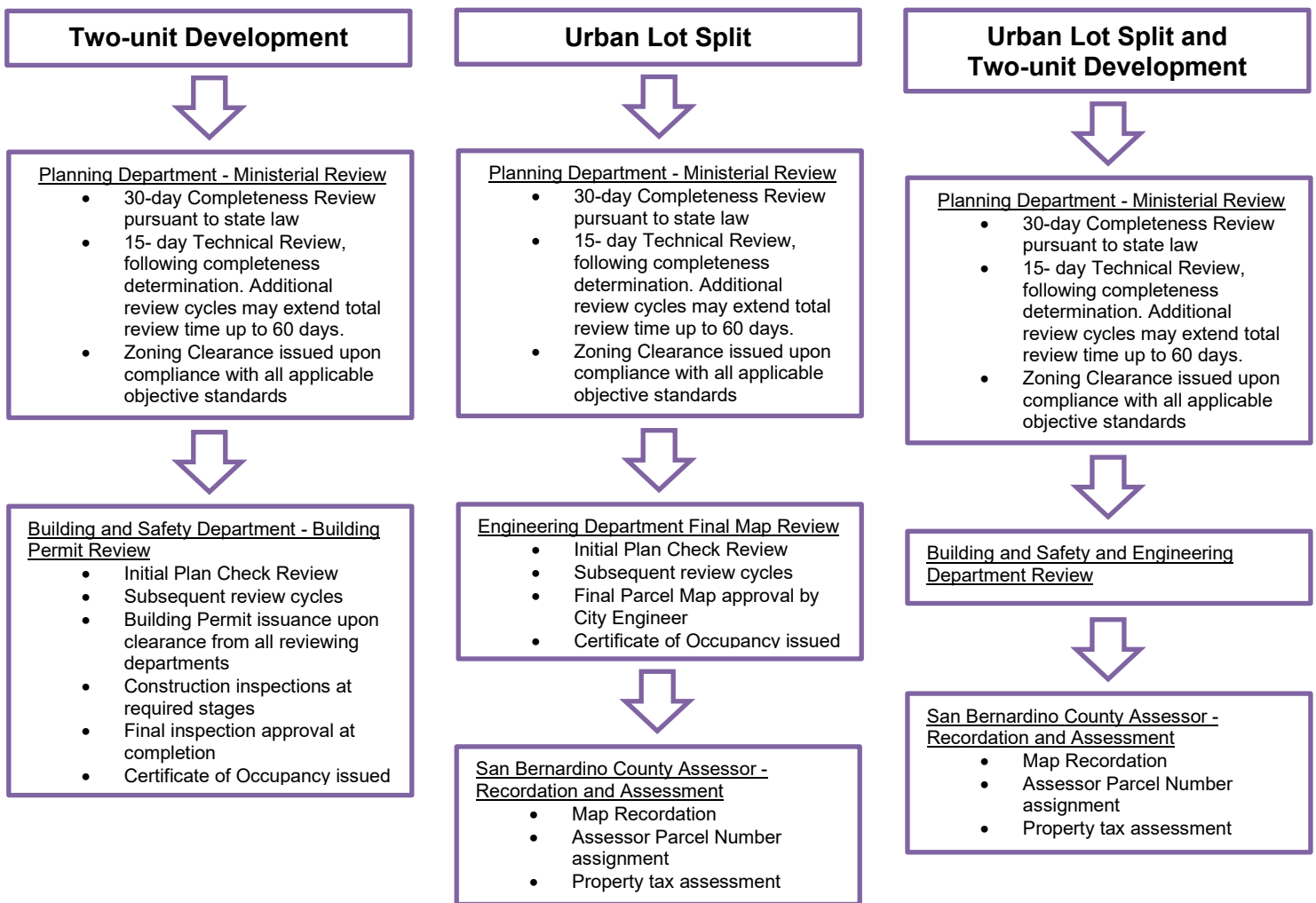
Ownership Information Requirements

Type of Property Owner	Required Documentation	Provided
Individual	Grant Deed	<input type="checkbox"/>
Limited Liability Company (LLC)	Operating Agreement or Articles of Organization	<input type="checkbox"/>
Corporation	Articles of Incorporation, Bylaws, and/or Meeting Minutes	<input type="checkbox"/>
Limited Partnership (LP)	Partnership Agreement	<input type="checkbox"/>
Trust	Trust Instrument	<input type="checkbox"/>



SECTION 10: Applicant Acknowledgment

I, the property owner, have read and understood that the review and zoning clearance of the proposed SB 9 project by the Planning Department does not guarantee approval/clearance by other city departments or agencies. I further acknowledge I am continuing with the review of the project by the Planning Department at my own risk. If the project development is not allowed by another city department or agency, Planning Department fees will not be refunded. Furthermore, additional fees and requirements may be identified during review by the Engineering Department, Building and Safety Department, Fire Department, or other applicable city departments or agencies.



Project Site Address/APN _____

Owner/Applicant Name: _____

Signature: _____ Date: _____



SECTION 11: Development Package – Two-unit Development

All plans shall be clear, legible, and accurately scaled. Please follow the instructions for PDF Formatting Requirements for EDR Submission (see attached PDF guidelines). Plans not conforming to these guidelines will not be accepted for processing.

- All uploaded plan documents shall be provided in PDF format. In addition, the applicant is encouraged to submit CAD/3D CAD and Building Information Model (BIM) files) following the approval of a project.
- All plans shall be drawn to an appropriate engineering and/or architectural scale, with the scale clearly labeled (Grading Plan scale should not typically exceed 1" = 40'). All elevations should, where feasible, be drawn to an architectural scale no smaller than 1/4" = 1'. All plans should be clear, legible, and accurately scaled.
- All plans shall be clearly labeled with the title of each sheet and have a unique sheet number.
- All site plans need to contain a north arrow and a legend identifying any symbols.
- A one-sheet index map shall be provided when a plan cannot contain the entire project on one sheet.
- Existing versus proposed improvements must be clearly identified and all items may not apply to all projects.

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

The development package must be in one single PDF file at a maximum size of 100 MB. Individual sheets or large files will not be accepted and will delay the intake process. Please follow the instructions for PDF Formatting Requirements for EDR Submission attached.

If submitting a Two-unit Development, the following items shall be included in the development package:

A. Detailed Site Plan shall include the following:

- Name, address, and phone number of the applicant and the author of the plan (architect, engineer, etc.).
- Property lines with lot dimensions.
- Dimensioned locations of:
 - Setbacks (actual) from all buildings to street curb face and side and rear property lines.
 - Existing street dedications and improvements, including curbs, gutters, sidewalks, and paving widths.
 - Access, both vehicular and pedestrian, showing the service areas and points of ingress and egress.
 - Off-street parking and loading or outdoor storage area. Show location, number, and typical dimension of spaces and wheel stop placements (where used).
 - All street improvements and driveways, including adjacent and across-the-street properties.
- Distances between the buildings and/or structures.
- Location, height, and materials of the walls and fences (Sections if required).
- Nearest cross streets in both directions with plus or minus distances from the subject property.



- A vicinity map showing the closest major cross streets, zoning, and existing land uses (Does not need to be to scale).
- Total existing impervious area (square feet).
- Total new impervious area (square feet).
- Total removal and replacement of impervious area (square feet).

B. Elevations:

- Dimensions for building elevations of all sides of all proposed buildings and structures.

C. Floor Plan:

- All floors, including labeled use of each room (bedroom, kitchen, game room, etc.)

D. Roof Plans

SECTION 12: Development Package – Urban Lot Split

E. Site Utilization Map: This map shall show the location of the site and the relationship of the proposed project to existing surrounding uses. The map shall indicate the proposed project site plan and all of the following items within a 600-foot radius: all parcel lines and streets (R.O.W., improvements, drainage facilities), location and use of structures, adjacent access and circulation, and existing zoning and land use. The scale of this map shall not be less than 1" = 100'.

F. Tentative Map: This map shall be prepared in accordance with the Subdivision Map Act, the City's Subdivision Ordinance, and shall include the following (see attached sheet).

- Tentative Map number and legal description.
- Name, address, and phone number of the owner, subdivider and engineer or surveyor. Include license number of engineer, or surveyor.
- List of Utilities providing service.
- Boundary information with O.R./Map Reference
- A vicinity map, a north arrow and a scale.
- Location and identity of abutting subdivisions, surrounding zoning and land use.
- Lot dimensions, areas and numbers (with largest parcel number circled).
- Street right-of-way dimensions, centerline radii, tangent lengths, names (use letters for new streets), distances to adjoining streets, and typical sections.
- Easement locations, widths and purposes.
- Existing water courses.
- Show topographical features within the project site and 100 feet beyond the site boundaries (not required on the Tentative Parcel Map if shown on a separate conceptual grading plan).
- Location, size and type of trees on the project site (note possible removals).
- All existing and proposed buildings, wells, septic systems, etc. (label "to remain" or "to be removed").