

Office Use Only

SB 1123 SMALL LOT SUBDIVISION AND HOUSING DEVELOPMENT APPLICATION

California Senate Bill 684 (SB 684) (effective July 1, 2024), as amended by Senate Bill 1123 (SB 1123) (effective July 1, 2025), requires a local agency to ministerially consider a parcel map or a tentative and final map for a housing development project that meets certain requirements. The proposal must result in 10 or fewer parcels (lots) and the housing development project on the original lot proposed to be subdivided will contain 10 or fewer residential units. As part of the ministerial approval process, SB 684/1123 projects are exempt from CEQA. Eligibility criteria must be met to qualify. The full bill can be viewed [here](#).

Applicants intending to utilize the SB 1123 small lot subdivision provisions to process a tentative parcel map (PMR-SB1123) or tentative subdivision map (SDP-SB1123; projects with 5 to 10 parcels) shall complete and submit this application, along with required submittal materials identified in Part E, and the applicable fee as listed on the Planning Fee Schedule to Planning and Environmental Review (PER). PER will review the form to ensure eligibility and compliance with the requirements for utilizing the SB 1123 provisions.

If the project is eligible and complies with the listed requirements of SB 1123, the tentative map will be processed by PER consistent with County Code Title 22 and Sacramento Zoning Code (SCZ) User Guide procedures. PER may request supporting documentation or supplemental information in order to determine the project’s eligibility and compliance with the requirements of SB 1123.

Part A. Contact Information

<input type="checkbox"/> Applicant		<input type="checkbox"/> Property Owner/Agent		<input type="checkbox"/> Other: _____	
Name:					
Mailing Address:					
Email:			Phone Number:		
<input type="checkbox"/> Applicant		<input type="checkbox"/> Property Owner/Agent		<input type="checkbox"/> Other: _____	
Name:					
Mailing Address:					
Email:			Phone Number:		
<input type="checkbox"/> Applicant		<input type="checkbox"/> Property Owner/Agent		<input type="checkbox"/> Other: _____	
Name:					
Mailing Address:					
Email:			Phone Number:		

Part B. Project Site Information

Project Name:				
Site Address:				
Assessor's Parcel Number (APN):				
Zoning Designation:			Gross Acres:	
Project Description:				
How many lots are proposed?				
Provide the size of the resultant lots (Gross Acres)				
Lot 1:	Lot 2:	Lot 3:	Lot 4:	Lot 5:
Lot 6:	Lot 7:	Lot 8:	Lot 9:	Lot 10:

Part C. Eligibility Criteria

Tables 1 through 4 contain eligibility criteria as stipulated in SB 1123 [Government Code Sections 65852.28, 65913.4.5, and 66499.41]. The applicant is required to verify the projects compliance utilizing information from the website addresses and Government Code sections that have been provided.

Table 1: Parcel/Lot Eligibility Criteria Checklist

Instructions: Please evaluate the eligibility criteria below. Note that if any of the questions in the table below are responded to with a "NO", the project is not eligible for SB 1123 review and this application form should not be submitted.

Table 1: Parcel/Lot Eligibility Criteria		
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(1) The proposed subdivision will result in 10 or fewer parcels.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(2) The lot proposed to be subdivided meets all of the following sets of requirements: a) The parcel is zoned for multi-family residential development (Sacramento County Zoning Districts RD-15 through RD-40) or is vacant and zoned for single-family residential development (https://generalmap.gis.saccounty.gov/JSViewer/county_portal.html information provided under "Zoning" heading in Parcel Details tab).

		<p>b) The lot is no larger than five acres if zoned to allow multifamily residential development, or no larger than 1.5 acres if zoned for single-family residential development. In either case the lot is substantially surrounded by qualified urban uses.</p> <p>c) The lot is a legal parcel.</p> <p>d) The lot was not established pursuant to Section 66499.41 (small lot subdivision) or an SB-9 urban lot split pursuant to Government Code Section 66411.7.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>66499.41 (a)(3) (Check which one applies):</p> <p>a) <input type="checkbox"/> If the parcel allows for multi-family residential development, the newly created parcels are no smaller than 600 square feet.</p> <p>b) <input type="checkbox"/> If the parcel is zoned for single-family residential development, the newly created parcels are no smaller than 1,200 square feet.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>66499.41 (a)(4) The housing units on the lot proposed to be subdivided are one of the following (Check which one(s) apply):</p> <p>a) <input type="checkbox"/> Constructed on fee simple ownership lots;</p> <p>b) <input type="checkbox"/> Part of a common interest development;</p> <p>c) <input type="checkbox"/> Part of a housing cooperative, as defined in Civil Code Section 817;</p> <p>d) <input type="checkbox"/> Constructed on land owned by a community land trust meeting the requirements of Government Code Section 66499.41; or</p> <p>e) <input type="checkbox"/> Part of a tenancy in common, as described in Civil Code Section 685.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>66499.41 (a)(5) The proposed development must meet one of the following (Check which one applies. If applicable, fill out additional fields):</p> <p>a) <input type="checkbox"/> The parcel is identified in the Housing Element Vacant Land Inventory (Appendix C) and the development will result in at least as many units as projected for the parcel in the Housing Element. If the number of units projected in the Housing Element Vacant Land Inventory for the specific parcel exceeds 10 units, the parcel is not eligible.</p> <p>Number of units listed in Housing Element: _____</p> <p>Low Income: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>b) <input type="checkbox"/> The parcel is not identified in the Housing Element Vacant Land Inventory (Appendix C), and it will result in at least 66 percent of the maximum allowable residential density for the underlying zone district or 66 percent of 30 dwelling units per acre (County default density per Government Code Section 65583.2(c)(3)(B)), whichever is greater to a maximum of 10 lots/units.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>66499.41 (a)(10) The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (commencing with Government Code Section 66410), except as otherwise expressly provided in Government Code Section 66499.41.</p>

<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(11) The proposed subdivision complies with all applicable standards established in Section Government Code Section 65852.28, listed in the checklists in Tables 2-4 below.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(12) The parcels created pursuant to Government Code Section 66499.41 are served by a public water system and a municipal sewer system.

Table 2: Project and Parcel Eligibility Criteria Checklist

Instructions: Please evaluate eligibility criteria below. Note that if any of the questions in the table below are responded to with a “NO”, the project is not eligible for SB 1123 review and this application form should not be submitted.

Table 2: Project and Parcel Eligibility Criteria		
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(8)(A-D) Occupancy Restrictions. The project does not involve demolition or alteration of any of the following housing types: <ul style="list-style-type: none"> • Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low-, very low-, or extremely low-income. • Housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power. • Housing occupied by tenants within the five years preceding the date of the application, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit. • 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 of the Government Code to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(A) Protected Lands. The entirety of the project site is located outside either prime farmland or farmland of statewide importance, as defined pursuant to U.S. Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation (https://maps.conservation.ca.gov/agriculture/) or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction;
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(B) Protected Lands. The entirety of the project site is located outside wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993);
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(C) Protected Lands. The entirety of the project site is located outside a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to

		Section 4202 of the Public Resources Code (https://osfm.fire.ca.gov/divisions/community-wildfire-preparedness-and-mitigation/wildfire-preparedness/fire-hazard-severity-zones);
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(D) Protected Lands. The entirety of the project site is located outside a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has determined the site is suitable for residential use or residential mixed-uses (http://geotracker.waterboards.ca.gov/ and https://www.envirostor.dtsc.ca.gov/public/);
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(E) Protected Lands. The entirety of the project site is located outside a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, and the development does not comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by the building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2 of the Government Code.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(F) Protected Lands. The entirety of the project site is located outside a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA, and either the site has not been subject to a Letter of Map Revision prepared by FEMA and issued to the local jurisdiction or the site does not meet FEMA requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations. (https://msc.fema.gov/portal/home);
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(G) Protected Lands. The entirety of the project site is located outside a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, and the development has not received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. (https://msc.fema.gov/portal/home);
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(H) Protected Lands. The entirety of the project site is located outside lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan

		http://www.per.saccounty.net/EnvironmentalDocuments/Pages/BiologicalPreservation.aspx ;
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(I) Protected Lands. The entirety of the project site is located outside habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code); and
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(9)(J) Protected Lands. The entirety of the project site is located outside lands under a conservation easement.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(13) Separate Title. The proposed subdivision does not result in an existing dwelling unit being sold separately from any other existing dwelling unit on the lot.

Table 3: Housing Development Eligibility Criteria Checklist

Instructions: Please evaluate the eligibility criteria below. Note that if any of the questions in the table below are responded to with a "NO", the project is not eligible for SB 684/1123 review and this application form should not be submitted.

Table 3: Housing Development Eligibility Criteria		
<input type="checkbox"/> YES	<input type="checkbox"/> NO	665852.28 (a) The proposed housing development is on a lot created in accordance with SZC Section 5.4.7 and Government Code Section 66499.41.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a)(1) The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (a) (6) The average total area of floorspace for the proposed housing units on the lot proposed to be subdivided does not exceed 1,750 net habitable square feet. Average habitable floorspace is: _____ square feet
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66499.41 (g) No ADUs/JADUs. Applicant acknowledges that Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are <u>not permitted</u> on parcels created through SB 1123 Small Lot Subdivisions. This requirement shall be clearly indicated on the map and notification provided to future property owners.
<input type="checkbox"/> YES	<input type="checkbox"/> NO	66300.6 (b) Replacement Housing. If any existing dwelling unit is proposed to be demolished, the development project complies with the replacement housing provisions of Government Code Section 66300.6(b).

Table 4: Development and Objective Standards Review Checklist

Instructions: Please evaluate the eligibility criteria below. Note that if any of the questions in the table below are responded to with a "NO", the project is not eligible for SB 1123 review and this application form should not be submitted.

Table 4: Development and Objective Standards Review		
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>65852.28 (b)(1) and 66499.41 (d) Objective Zoning Standards.</p> <p>The proposed housing development complies with all objective zoning standards, objective subdivision standards, and objective design review standards applicable to the parcel as provided in the zoning district in which the parcel is located that do not conflict with SZC Section 5.4.7** and Government Code Sections 65852.28 and 66499.41.</p> <p>**Unless it would have the effect of physically precluding the construction of the development project at densities provided for in Government Code Section 65583.2(c)(3)(B) or a greater density adopted by a local agency.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>65852.28 (b)(2)(E) Setbacks. The proposed housing development meets the following minimum required setbacks:</p> <ul style="list-style-type: none"> A) Front yard (each lot): 20 feet or 24 feet if there is a PUPF; within an SPA/NPA/Specific/Master Plan as specified in the plan. B) Side Street Yard (each lot): 12.5 feet or 16.5 feet if there is a PUPF; within an SPA/NPA/Specific/Master Plan as specified in the plan. C) Rear and side yard setbacks from the original lot line are at least four feet, except that no setback shall be required for an existing legally created structure or a structure constructed in the same location and to the same dimensions as an existing legally created structure. <p>Note: While no setback between the units is required for compliance with objective development standards, setbacks of less than five feet from property lines or other structures may require fire walls and/or restrictions on non-protected openings as may be required by the California Building Code (Title 24 of the California Code of Regulations).</p> <p>Projects that cannot meet requirements A and/or B above may request a minor deviation to the front and/or side street yard setbacks if documentation demonstrating that full implementation of standard would physically prevent the ability to develop the parcel at its maximum allowable density (without exceed 10 lots/units) is provided.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>65852.28 (b)(2)(D), (F) Parking. One parking space, which may be uncovered or not enclosed, shall be required per unit constructed. Parking requirement may be waived if project demonstrates it is within one-half mile walking distance of major transit, as defined in Public Resources Code Section 21155(b) or Public Resources Code Section 21064.3.</p> <p>When parking is required, the project meets the development standards for parking spaces and surfaces as provided in SZC Section 5.9.3.F.</p>
<input type="checkbox"/> YES	<input type="checkbox"/> NO	<p>65852.28 (b)(2)(G) Floor Area Ratio Standards. The following floor area ratios shall apply:</p> <ul style="list-style-type: none"> • For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0.

		<ul style="list-style-type: none"> For a housing development project consisting of eight to ten units, inclusive, the floor area ratio is 1.25.
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Part D. Required Materials Accompanying Completed Application

<input type="checkbox"/>	<p>Completed Application. All sections of this application must be completed. Applicant/Owner signatures are required in Part E.</p>
<input type="checkbox"/>	<p>Completed <u>Single Family Design Guidelines Supplemental Application</u>. All sections must be completed with descriptions of how the project complies with Section 2.0 of the Sacramento County Design Guidelines.</p>
<input type="checkbox"/>	<p>Tentative Map – Small Lot Subdivision. Submitted tentative map shall include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Exhibit shall be titled “Tentative Map – Small Lot Subdivision Pursuant to SB 1123”; <input type="checkbox"/> Subdivision name, date, north arrow, scale, contour intervals, vicinity map showing roads, adjoining subdivision, creeks, railroads and other data sufficient to locate the subdivision; <input type="checkbox"/> Contact information for property owner, including name, address and telephone number; <input type="checkbox"/> Contact information of applicant (if different than property owner); <input type="checkbox"/> Contact information on Registered Engineer or Licensed Surveyor who prepared the tentative map, including name, business address and telephone number; <input type="checkbox"/> A list of all service providers (i.e., water, sewer, school/park district, etc.); <input type="checkbox"/> Private sewage disposal systems and water wells shall be shown on the map (if required); <input type="checkbox"/> Proposed gross and net acreages and square footage of all new parcels; <input type="checkbox"/> Location of existing structures shall be plotted on the map, labeled and identified (by type of structure), and structures to be removed shall be so marked; and <input type="checkbox"/> Topographic data, generally two-foot contours except in floodplains where one-foot contours are required.
<input type="checkbox"/>	<p>Conceptual Site Plan. Submitted conceptual site plan shall include:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Title, address, and assessor parcel number of the property; <input type="checkbox"/> All property lines and easements (existing and proposed); <input type="checkbox"/> All existing and ultimate public right-of-ways; <input type="checkbox"/> Conceptual building envelopes; <input type="checkbox"/> All existing structures; <input type="checkbox"/> All site dimensions; <input type="checkbox"/> Location, species, and size of all existing trees (indicate trees to be removed); <input type="checkbox"/> All fences or walls including height; <input type="checkbox"/> A list of all service providers (water, sewer, school/park district, etc.); and <input type="checkbox"/> Floodplain designation and finished floor elevation (if applicable).

Part E. Fee Consent, Acknowledgements, and Required Signatures

An initial below indicates that you understand and agree to the item. If you do not understand an item please ask the intake planner for an explanation.

- _____ I agree to pay all fees required to complete processing of this application. I understand that fees paid are non-refundable.
- _____ I understand that pursuant to SB 1123 [Government Code Sections 65852.28, 65913.4.5, and 66499.41], a local jurisdiction may deny a Small Lot Subdivision 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 Government Code Section 65589.5(2)(d), 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.
- _____ I acknowledge and understand that if the project property is identified to accommodate low- or very low-income households, that the development is subject to a recorded affordability restriction of at least 45 years.
- _____ I hereby give permission to County staff and other authorized personnel to conduct site inspections and post public notification signs on my property during the processing of this application. I consent to the posting of the address and contact information of all parties to this application on any website maintained by the County of Sacramento (the County).
- _____ I agree not to alter the physical condition of the property during the processing of this application; such as, but not limited to removing trees, constructing or demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
- _____ Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.

The signature below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP OR OFFICIAL AGENT/ AUTHORITY TO FILE

Check applicable:

- ☐ Ownership
- ☐ Contract to Purchase*
- ☐ Letter of Authorization*
- ☐ Power of Attorney*

*Must Attach Evidence

_____	_____	_____
Owner's/Agent's Name	Signature	Date

_____	_____	_____
Owner's/Agent's Name	Signature	Date