

CITY OF REDLANDS
Supplemental Application Form
Senate Bill 684 Eligibility Checklist



TO THE APPLICANT:

Government Code Section [66499.41](#), also known as Senate Bill 684 (SB 684), requires the City to review qualifying tentative parcel maps for subdivision projects using a streamlined ministerial review process. Eligible projects must comply with objective planning standards, and meet other specific requirements, as detailed in this checklist.

Applicants intending to invoke Senate Bill 684 (SB 684) must fill out this checklist. If necessary, the applicant will provide supporting documentation for each item (*as applicable*) to demonstrate eligibility.

Incomplete checklists that do not include required attachments or supporting documentation will not be processed and the request will be deemed incomplete. If any of the answers to the questions below are “no,” the project is not eligible for SB 684 review and the City’s standard subdivision review process will apply. There is no guarantee, expressed or implied, that any permit or application will be granted. Each project matter must be carefully investigated, and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. The burden of proof regarding this application rests upon the applicant.

NOTE: In the event of any conflict or inconsistency between state law and the City’s requirements, the provisions of state law shall prevail and take precedence.

The checklist on the following pages is provided to applicants for the purpose of verifying the proposed project will meet the eligibility requirements in accordance with State law. The information and data requested on the list must be provided in addition to the related application forms (i.e., the City of Redlands “Development Application Form”) and the related project plans (such as Site Plan, etc.).

For your convenience, the Development Application Form and other forms are available as fillable PDF documents on the [Planning Division’s webpage \(click here\)](#). After filing of the application and payment of applicable filing fees, the Planning Division will determine if the application is complete or incomplete within 30 days of submittal in accordance with California Government Code Section 65943.

Required Information for Verifying Eligibility **pursuant to SB 684**

The following information regarding the proposed subdivision in a single-family zone or multifamily zone must be provided to the City of Redlands in order to enable staff to review and process your application. Incomplete responses will result in your application being deemed “incomplete” per Gov. Code Section 65943 and may delay processing of your application.

Property Eligibility Criteria. The proposed project would meet the following:

- The lot is [zoned](#) for single-family and multi-family residential development.
- The lot is no larger than five (5.0) acres and substantially surrounded by qualified [urban uses](#) if zoned for multi-family residential development. If zoned for single-family development, the lot must be vacant and no larger than 1.5 acres and surrounded by qualified [urban areas](#).
- The lot is a legal parcel.
- The lot to be subdivided was *not* established pursuant to this bill or Government Code Section 66411.7 (SB 9 Lot Split).
- The proposed subdivision will result in ten (10) or fewer parcels.
- If the lot to be subdivided is zoned for multifamily uses:
 - The newly created parcels are no smaller than 600 square feet.
- If the lot to be subdivided is zoned for single-family uses and is vacant:
 - The newly created parcels are no smaller than 1,200 square feet.
- 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.

Demolition or Alteration of Existing Housing. The proposed Project would not require demolition or alteration of any of the following types of housing:

- 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.
- Housing that has been occupied by a tenant in the last five years, from the date that an application is submitted, including housing that has been demolished or that tenants have vacated prior to the submission of the application for a development permit.
- Housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power.

Historic Properties. The Project 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.

Ellis Act Rental or Lease Termination. The Owner(s) of the property on which the Project is proposed has not exercised the owner's rights under Chapter 12.75 of Division 7 of Title 1 of the California Government Code (the Ellis Act) to withdraw accommodations from rent or lease within 15 years before the date that the development proponent submits an application.

Proposed Housing Units. The housing units on the lot proposed to be subdivided are one of the following (select one):

- Constructed on fee simple ownership lots;
- Part of a common interest development;
- Part of a housing cooperative, as defined in Civil Code Section 817; or
- Owned by a community land trust meeting the requirements of Gov. Code § 66499.41.

Housing Element Consistency. The proposed development must meet one of the following:

- If the parcel is identified in the [Housing Element](#) for the current planning period, the development must result in at least as many units as projected for the parcel in the Housing Element. If the parcel is identified to accommodate low- or very low-income households, the development must result in at least as many low- or very-low-income units as projected in the Housing Element. These units shall be subject to a recorded affordability restriction of at least 45 years.
- If the parcel is not identified in the City's Housing Element for the current planning period (see [Appendix A: Site Inventory Map](#), and [Appendix B: Site Inventory List](#)), the development must result in at least as many units as the maximum allowable residential density for the parcel.

Subdivision Map Act. The proposed subdivision conforms to all applicable objective requirements of the Subdivision Map Act (Gov. Code Section 66410), except as otherwise expressly provided in Gov. Code Section 66499.41.

Public Utility. The parcels created are served by a [public water system](#) and a [municipal sewer system](#).

Location Criteria. The project must be located on a property that is outside (i.e., not located within) each of the following areas:

- A [very high fire hazard severity zone](#), as determined by the Department of Forestry & 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 & Fire Protection pursuant to Public Resources Code Section 4202. This does not apply to sites excluded from the specified hazard zones by the City, pursuant to Section 51179(b), or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

- A flood plain as determined by [maps](#) promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit 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.
- A floodway as determined by [maps](#) promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with the Code of Federal Regulations, Title 44, Section 60.3(d)(3).
- 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 & Monitoring Program of the California Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the City's voters (e.g., Measure "U" in the City of Redlands).
- A delineated [earthquake fault zone](#) as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies 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 & Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
- [Wetlands](#), as defined in the U.S. Fish & Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
- 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 (DTSC) pursuant to Health & Safety Code Section 25356, unless DTSC has cleared the site for residential use or residential mixed-uses.
- 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 & 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.
- 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 & Game Code).
- Lands under [conservation easement](#).
- A coastal zone, as defined in Division 20 of the Public Resources Code.

Certification of Accuracy and Completeness

The undersigned certifies on behalf of the Applicant and the Property Owner that the information provided in this form and its contents are true and correct to the best of the undersigned's knowledge and belief, and that information provided herein can and should be relied upon by the City of Redlands as being accurate and complete as the City of Redlands evaluates the proposed project. The Applicant and the Property Owner acknowledge that the project would comply with all items in the SB 684 eligibility checklist above, and that any necessary supporting information has been provided demonstrating compliance.

Owner's Name (print or type): _____

Owner's Signature: _____ Date Signed: _____

Applicant's Name (print or type): _____

Applicant's Signature: _____ Date Signed: _____