



SB9: Two-Unit Development & Urban Lot Splits

Eligibility Checklist

Name:
Mailing Address:
Phone Number:
Email:
Property Address:
Building Permit Number (if applicable):
Planning Application Number (if applicable):

Use this checklist to determine whether a property may qualify for development under Senate Bill 9 (SB9).¹

This checklist is intended for use by property owners to self-identify potentially eligible properties.

1. General Eligibility Criteria

- ☐ The parcel is not located in any of the following:
 - Historic district
 - Wetlands
 - Very high fire severity zone
 - Hazardous waste site
 - Delineated earthquake fault zones
 - Special flood hazard area (100-year flood zone)
 - Regulatory floodway identified in a FEMA map
 - Land identified for conservation in:
 - An adopted natural resource protection plan
 - An adopted habitat conservation plan for protected species
- ☐ The parcel is not subject to a conservation easement
- ☐ The proposed development/urban lot split will not require demolition or alteration of any of the following types of housing:
 - Housing subject to a recorded covenant, ordinance, or law that restricts rents to moderate, low, or very low incomes;
 - A rent-controlled unit;
 - A unit that has been occupied by a tenant within the past three years; or
 - Housing removed from the rental market within the past 15 years under the Ellis Act.

2. Two-Unit Development Eligibility Criteria

- ☐ The parcel is zoned R-L (Low Density Residential).
- ☐ The proposed development will not result in the demolition of more than 25 percent of existing exterior structural walls.

3. Urban Lot Split Eligibility Criteria

- ☐ The split will result in two parcels approximately equal in size (no less than 40% of the original parcel size).
- ☐ The parcel is located within both:
 - a single-family residential zone; and
 - an urbanized area/urban cluster designated by the U.S. Census Bureau
- ☐ The parcel is not located on prime farmland or farmland of statewide importance.
- ☐ The parcel does not contain habitat for protected species
- ☐ Adjacent parcels have not been split by the same applicant using the same urban lot split provisions.
- ☐ The proposed parcels will have all required easements for public services and facilities.
- ☐ The proposed parcels will have access to a public right-of-way.
- ☐ A minimum of one off-street parking space will be provided.
- ☐ The property owner will occupy one of the housing units as a principal residence for at least 3 years.
- ☐ The property will not be used for a short-term rental.
- ☐ No ADUs or JADUs are proposed.

Questions?

Contact the San Joaquin County Community Development Department – Planning Division to help determine eligibility.

- Phone: (209) 468-3121
- Email: planning@sjgov.org
- Website: sjgov.org/departments/cdd/home

¹ For more information about criteria and exceptions, please see:

- Two-Unit Projects: Two residential units may be constructed on a single-family zoned lot without discretionary review or hearings.
 - Development Title Section 9-200.040 – Two-Unit Projects in the R-L Zone
 - Government Code Section 65852.21.
- Urban Lot Splits: Eligible single-family lots may be subdivided into two lots, each of which can accommodate up to two units (allowing up to 4 total units on what was formerly one single-family lot).
 - Development Title Section 9-501.040 – Urban Lot Splits
 - Government Code Section 66411.7. & 66452.6.