



Senate Bill 79 Local Enactment Submittal Form

Contact _____ Email _____
 Ordinance No. _____ Adoption Date _____
 Effective Date _____ Sunset Date _____

For jurisdictions submitting an ordinance or TOD alternative per Senate Bill 79, please complete Tables 1 through 4 of this form, as applicable.

Table 1: Submittal Documents (*Compile documents into as few files as possible*)

	Filename	Document Description	# pages	Document Date
<i>e.g.</i>	<i>Ordinance1234.pdf</i>	<i>Signed Resolution & Ordinance</i>	<i>10</i>	<i>July 1, 2026</i>
1				
2				
3				
4				
5				
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7				
8				
9				
10				

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Table 2: SB 79 TOD Zones in Jurisdiction

Metropolitan Planning Organization (MPO) Map Date (mm/dd/yy)		
Total TOD Zones (#)		Tier 2 TOD Zones (#)
Tier 1 TOD Zones (#)		Tier 1 Zones overlap w/ Tier 2 (#)

Table 3: Local Enactment of SB 79

Check all that apply to the submittal package
<input type="checkbox"/> Ordinance to adopt and implement SB 79 per Gov. Code, § 65912.160(c)(1)
<input type="checkbox"/> Ordinance to exempt sites per Gov. Code, § 65912.160(e) <input type="checkbox"/> (1) No walking path within 1 mi. to TOD stop <input type="checkbox"/> (2) Industrial Employment Hub
<input type="checkbox"/> Ordinance to temporarily exclude sites per Gov. Code, § 65912.161(b) <u>Temporary exclusion criteria:</u> <input type="checkbox"/> (1)(A) Site: Allows ≥ 50% of SB 79 Capacity <input type="checkbox"/> (1)(B)(i) TOD zone: Min. 33% Sites ≥ 50% SB 79 Capacity & 75% Density <input type="checkbox"/> (1)(B)(ii) TOD zone: Primarily low-resource area & ≥ 40% of SB 79 density <input type="checkbox"/> (1)(B)(iii) Site: Low-resource area & jurisdiction allows ≥ 50% of SB 79 capacity <input type="checkbox"/> (1)(C) Site: Covered by a local TOD alternative plan <input type="checkbox"/> (1)(D) High Fire Zone <input type="checkbox"/> (1)(E) Sea Level Rise <input type="checkbox"/> (1)(F) Historic Resource <input type="checkbox"/> Zoning Map per Gov. Code, § 65912.161(b)(2)
<input type="checkbox"/> TOD alternative plan to redistribute capacity per Gov. Code, § 65912.161(a) <input type="checkbox"/> Ordinance <input type="checkbox"/> Specific Plan <input type="checkbox"/> Housing Element Amendment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Existing TOD Plan <input type="checkbox"/> Other: <u>Site exceptions:</u> <input type="checkbox"/> (2)(A) High Fire Zone <input type="checkbox"/> (2)(B) Sea Level Rise <input type="checkbox"/> (2)(C) Historic Resource

Table 4: Statutory Criteria and Supporting Documentation

Statutory Criteria		Supporting Documentation (Reference applicable submittal document and page number(s))
All local enactment ordinances or TOD alternative plans: Complete rows 1-2.		
1	<u>SB 79 TOD zones:</u> “Transit-oriented development zone” means the area within one-half mile of a transit-oriented development stop. -Gov. Code, § 65912.156, subd. (m)	
2	<u>SB 79-eligible sites.</u> A housing development project shall be an allowed use as a transit-oriented housing development on any site zoned for residential, mixed, or commercial development within one-half or one-quarter	

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Statutory Criteria		Supporting Documentation <i>(Reference applicable submittal document and page number(s))</i>
	<p>mile of a transit-oriented development stop, if the development complies with the applicable of all of the following requirements.... -Gov. Code, § 65912.157, subd. (a)</p>	
<p>Ordinance to exempt certain sites: Complete rows 3-6 as applicable</p>		
3	<p><u>No Walking Path</u>: The local government makes findings supported by substantial evidence that there exists no walking path of less than one mile from that location to the transit-oriented development stop. -Gov. Code, § 65912.160, subd. (e)(1)</p>	
4	<p><u>Industrial Employment Hub – Min. 15 TOD stops and 250 acres</u>: A local government with at least 15 transit-oriented development stops designates the area as an industrial employment hub. An industrial employment hub shall be a contiguous area of at least 250 acres designated in the jurisdiction’s general plan on or before January 1, 2025, as an employment lands area. -Gov. Code, § 65912.160, subd. (e)(2)</p>	
5	<p><u>Industrial Employment Hub – Primarily Industrial Parcels</u>: The parcels within it shall be primarily dedicated to industrial use as defined in paragraph (3) of subdivision (f) of Section 65912.121. -Gov. Code, § 65912.160, subd. (e)(2)</p>	
6	<p><u>Industrial Employment Hub – Housing Use Not Permitted</u>: Housing shall not be a permitted use on any of the sites so excluded. -Gov. Code, § 65912.160, subd. (e)(2)</p>	
<p>Ordinance to temporarily exclude certain sites: Complete rows 7-15 as applicable. <i>Note: For purposes of this section, calculations regarding capacity, density, and floor area shall include capacity, density, or floor area available under voluntary local housing incentive programs per Gov. Code § 65912.161, subd. (a)(4).</i></p>		
7	<p><u>Zoning Map</u>: A local government that has adopted an ordinance pursuant to this subdivision shall indicate on its public zoning map which sites or transit-oriented development zones are and are not covered by Section 65912.157. -Gov. Code, § 65912.161, subd. (b)(2)</p>	

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Statutory Criteria		Supporting Documentation <i>(Reference applicable submittal document and page number(s))</i>
8	<p><u>50% of Density and Floor Area Ratio</u>: A site that has been identified by the local jurisdiction which permits density and residential floor area ratio at no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157. -Gov. Code, § 65912.161, subd. (b)(1)(A)</p>	
9	<p><u>33% / 50% / 75% Sites and TOD Zone</u>: A site in a transit-oriented development zone in which at least 33 percent of sites in the relevant transit-oriented development zone have permitted density and residential floor area ratio no less than 50 percent of the standards specified under subdivision (a) of Section 65912.157 and which includes sites with densities that cumulatively allow for at least 75 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157. -Gov. Code, § 65912.161, subd. (b)(1)(B)(i)</p>	
10	<p><u>40% of Density and Low Resource Area</u>: A site in a transit-oriented development zone around a transit-oriented development stop that is primarily comprised of a low-resource area which includes sites with densities that cumulatively allow for at least 40 percent of the aggregate density for the transit-oriented development zone specified under subdivision (a) of Section 65912.157. -Gov. Code, § 65912.161, subd. (b)(1)(B)(ii)</p>	
11	<p><u>50% of Density and Floor Area and Low Resource Area</u>: A site in an area designated as low resource on the most recently adopted version of the opportunity area maps published by the California Tax Credit Allocation Committee and the department, and within a jurisdiction that cumulatively allows for at least 50 percent of the total capacity for units and floor area as specified under Section 65912.157 across all transit-oriented development zones. -Gov. Code, § 65912.161, subd. (b)(1)(B)(iii)</p>	

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Statutory Criteria		Supporting Documentation <i>(Reference applicable submittal document and page number(s))</i>
12	<p><u>Covered by TOD alternative plan</u>: A site that is covered by a local transit-oriented development alternative plan adopted by a local government. -Gov. Code, § 65912.161, subd. (b)(1)(C)</p>	
13	<p><u>Very High Fire Severity Hazard Zone</u>: Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. -Gov. Code, § 65912.161, subd. (b)(1)(D)</p>	
14	<p><u>1 Foot Sea Level Rise</u>: Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government's coastal hazards vulnerability assessment. -Gov. Code, § 65912.161, subd. (b)(1)(E)</p>	
15	<p><u>Historic Resource</u>: Sites with a historic resource designated as of January 1, 2025, on a local register. -Gov. Code, § 65912.161, subd. (b)(1)(F)</p>	
<p>TOD Alternative Plan: Complete rows 16-23. <i>Note: For purposes of this section, calculations regarding capacity, density, and floor area shall include capacity, density, or floor area available under voluntary local housing incentive programs per Gov. Code § 65912.161, subd. (a)(4).</i></p>		
16	<p><u>Across all TOD Zones - Same Total Net Capacity</u>: A local transit-oriented development alternative plan shall maintain at least the same total net zoned capacity, in terms of both total units and residential floor area, as provided for in this chapter across all transit-oriented development zones within the jurisdiction.</p> <p>(A) Net zoned capacity in units shall be measured by subtracting the current number of units on the site from the number allowed by the applicable development standards.</p> <p>(B) Net zoned capacity in floor area shall be measured by subtracting the current developed floor area of the site from the amount allowed by the applicable development standards.</p>	

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Statutory Criteria		Supporting Documentation <i>(Reference applicable submittal document and page number(s))</i>
	-Gov. Code, § 65912.161, subd. (a)(1)	
17	<p><u>Density Exception – High Fire Zone:</u> Sites within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code.</p> <p>-Gov. Code, § 65912.161, subd. (a)(2)(A)</p> <p><i>Note: Per .161(a)(4), any site excluded from the minimum density requirements of subparagraphs (A) to (C) of paragraph (2) shall not be counted toward the plan’s capacity.</i></p>	
18	<p><u>Density Exception – 1 Foot Sea Level Rise:</u> Sites that are vulnerable to one foot of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological Survey, the University of California, or a local government’s coastal hazards vulnerability assessment.</p> <p>-Gov. Code, § 65912.161, subd. (a)(2)(B)</p> <p><i>Note: Per .161(a)(4), any site excluded from the minimum density requirements of subparagraphs (A) to (C) of paragraph (2) shall not be counted toward the plan’s capacity.</i></p>	
19	<p><u>Density Exception– Historic Resource:</u> Sites with a historic resource designated on a local register, so long as sites excluded from the density requirements of this paragraph on that basis do not cumulatively exceed 10 percent of the eligible area of any transit-oriented development zone.</p> <p>-Gov. Code, § 65912.161, subd. (a)(2)(C)</p> <p><i>Note: Per .161(a)(4), any site excluded from the minimum density requirements of subparagraphs (A) to (C) of paragraph (2) shall not be counted toward the plan’s capacity.</i></p>	

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Statutory Criteria		Supporting Documentation (Reference applicable submittal document and page number(s))
20	<p><u>On each site - Maximum 50% reduction of density:</u> The plan shall not reduce the maximum allowed density for any individual site on which the plan allows residential use by more than 50 percent below that permitted under this chapter, <i>with exceptions (rows 17 through 20.)</i> -Gov. Code, § 65912.161, subd. (a)(2)</p>	
21	<p><u>Sites within one-half mile of a Tier 2 TOD stop:</u> Sites within one-half mile of a Tier 2 transit-oriented development stop shall not have a density below 30 units per acre with a residential floor area ratio of 1.0, except for sites specified in subparagraphs (A) to (C), and should be considered for attached entry level owner occupied housing development opportunities, <i>with exceptions (rows 17 through 20.)</i> -Gov. Code, § 65912.161, subd. (a)(2)(D)</p>	
22	<p><u>In each TOD zone – Maximum 50% reduction of density and residential floor area:</u> The plan shall not reduce the capacity in any transit-oriented development zone in total units or residential floor area by more than 50 percent. -Gov. Code, § 65912.161, subd. (a)(3)</p>	
23	<p><u>200% cap on qualifying residential density:</u> A site's maximum capacity counted toward the plan shall not exceed 200 percent of the maximum density established under this chapter. -Gov. Code, § 65912.161, subd. (a)(4)</p>	