

**SB 423 Streamlined Ministerial Approval
Process (SMAP) Statewide Determination
Summary**

**Cities and Counties Not Currently Subject to
SB 423 SMAP Provisions**

This determination represents Housing Element Annual Progress Report (APR) data received as of June 3, 2024.

Please note, pursuant to SB 423 (Chapter 778, Statutes of 2023), any jurisdiction that did not adopt a housing element that has been found in substantial compliance with housing element law is subject to streamlined ministerial approval for qualifying proposed developments with at least 10% affordability. To confirm current housing element compliance status, visit the [Housing Element Compliance Report](#).

The following 47 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2023).

Provided that these 47 jurisdictions have adopted a compliant housing element, they are not currently subject to the SB 423 (SB 423 (Chapter 778, Statutes of 2023) Streamlined Ministerial Approval Process (SMAP), but all jurisdictions are still encouraged to promote streamlining. **All other jurisdictions beyond these 47 are subject to at least some form of SB 423 SMAP streamlining, as indicated on the following pages.**

For more detail on the SB 423 SMAP Determination, please see the SB 423 Streamlined Ministerial Approval Process Determination Methodology and Background Data.

**SB 423 SMAP
Determination Summary**

These jurisdictions are not currently subject to the SB 423 SMAP, but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 47 are subject to at least some form of SB 423 SMAP streamlining, as indicated on the following pages.**

#	JURISDICTION
1	AMERICAN CANYON
2	ATHERTON
3	BELL
4	BELLFLOWER
5	BEVERLY HILLS
6	BUENA PARK
7	CALISTOGA
8	CARPINTERIA
9	CORTE MADERA
10	COSTA MESA
11	FOUNTAIN VALLEY
12	GUADALUPE
13	HEALDSBURG
14	HILLSBOROUGH
15	INDUSTRY
16	LA HABRA
17	LA QUINTA
18	LAGUNA NIGUEL
19	LARKSPUR
20	LOS ALTOS HILLS
21	MAMMOTH LAKES
22	MARIN COUNTY
23	MENLO PARK
24	MILL VALLEY
25	MONTE SERENO
26	MORGAN HILL
27	NEWPORT BEACH
28	NORWALK
29	PLUMAS COUNTY
30	ROHNERT PARK
31	ROLLING HILLS ESTATES
32	ROSS
33	SAN BERNARDINO COUNTY
34	SAN MARINO
35	SANTA ANA
36	SANTA CLARA COUNTY

**SB 423 SMAP
Determination Summary**

These jurisdictions are not currently subject to the SB 423 SMAP, but the jurisdictions are still encouraged to promote streamlining. **All other cities and counties beyond these 47 are subject to at least some form of SB 423 SMAP streamlining, as indicated on the following pages.**

#	JURISDICTION
37	SANTA CRUZ
38	SANTA MONICA
39	SEBASTOPOL
40	SIERRA COUNTY
41	SONOMA
42	SONOMA COUNTY
43	UKIAH
44	VILLA PARK
45	WEST HOLLYWOOD
46	WESTMINSTER
47	WOODSIDE

SB 423 SMAP Determination Summary

Cities and Counties Subject to SB 423 SMAP Provisions When Proposed Developments Include ≥10% Affordability

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability.

Jurisdictions with insufficient progress toward Above-Moderate RHNA are subject to SB 423 SMAP provisions for developments with 10% affordability or above or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines. Jurisdictions with insufficient progress toward Lower RHNA (Very Low and Low income) are subject to SB 423 SMAP provisions for developments with 50% affordability or above.

Please note, pursuant to SB 423 (Chapter 778, Statutes of 2023), any jurisdiction that did not adopt a housing element that has been found in substantial compliance with housing element law are subject to streamlined ministerial approval for qualifying proposed developments with at least 10% affordability. As such, additional jurisdictions may be required to provide streamlined ministerial approval if they have not adopted a housing element that has been found in compliance by HCD. To confirm housing element compliance, visit the [Housing Element Compliance Report](#).

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
1	ADELANTO
2	ALAMEDA COUNTY
3	ALHAMBRA
4	ALISO VIEJO
5	ALTURAS
6	AMADOR COUNTY
7	ANGELS CAMP
8	APPLE VALLEY
9	ARCATA
10	ARROYO GRANDE
11	ARVIN
12	ATWATER
13	AUBURN
14	AVALON
15	AVENAL
16	AZUSA
17	BAKERSFIELD
18	BANNING
19	BARSTOW
20	BEAUMONT
21	BELVEDERE
22	BENICIA
23	BIGGS
24	BISHOP
25	BLYTHE
26	BRAWLEY
27	BURBANK
28	BUTTE COUNTY
29	CALAVERAS COUNTY
30	CALEXICO
31	CALIFORNIA CITY
32	CALIPATRIA
33	CAPITOLA

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
34	CARMEL
35	CARSON
36	CERES
37	CHOWCHILLA
38	CITRUS HEIGHTS
39	CLAYTON
40	CLEARLAKE
41	CLOVERDALE
42	COACHELLA
43	COALINGA
44	COLMA
45	COLTON
46	COLUSA
47	COLUSA COUNTY
48	CONCORD
49	CORCORAN
50	CORNING
51	CRESCENT CITY
52	CUDAHY
53	DEL NORTE COUNTY
54	DEL REY OAKS
55	DELANO
56	DESERT HOT SPRINGS
57	DIAMOND BAR
58	DINUBA
59	DORRIS
60	DOS PALOS
61	DUNSMUIR
62	EAST PALO ALTO
63	EL CAJON
64	EL CENTRO
65	EL MONTE

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
66	ESCALON
67	ESCONDIDO
68	ETNA
69	EUREKA
70	EXETER
71	FAIRFAX
72	FARMERSVILLE
73	FILLMORE
74	FIREBAUGH
75	FORT JONES
76	FRESNO COUNTY
77	GLENN COUNTY
78	GONZALES
79	GRASS VALLEY
80	GREENFIELD
81	GRIDLEY
82	GUSTINE
83	HALF MOON BAY
84	HANFORD
85	HAWAIIAN GARDENS
86	HIGHLAND
87	HOLTVILLE
88	HUMBOLDT COUNTY
89	HUNTINGTON BEACH
90	HUNTINGTON PARK
91	HURON
92	IMPERIAL
93	IMPERIAL COUNTY
94	INGLEWOOD
95	INYO COUNTY
96	IRWINDALE
97	ISLETON

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
98	KERMAN
99	KERN COUNTY
100	KINGS COUNTY
101	LA HABRA HEIGHTS
102	LA MIRADA
103	LA PUENTE
104	LAKE COUNTY
105	LAKE ELSINORE
106	LAKEPORT
107	LAKESWOOD
108	LANCASTER
109	LASSEN COUNTY
110	LAWNDALE
111	LEMON GROVE
112	LEMOORE
113	LINCOLN
114	LINDSAY
115	LIVINGSTON
116	LOMA LINDA
117	LOMPOC
118	LOOMIS
119	LOS ANGELES COUNTY
120	LYNWOOD
121	MADERA
122	MARICOPA
123	MARTINEZ
124	MARYSVILLE
125	MAYWOOD
126	MCFARLAND
127	MENDOCINO COUNTY
128	MENDOTA
129	MERCED COUNTY

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
130	MODESTO
131	MONTAGUE
132	MONTEBELLO
133	MONTEREY
134	MONTEREY PARK
135	MORENO VALLEY
136	MORRO BAY
137	MOUNT SHASTA
138	NATIONAL CITY
139	NEEDLES
140	NEVADA CITY
141	NEVADA COUNTY
142	NEWMAN
143	NORCO
144	OAKDALE
145	OCEANSIDE
146	OJAI
147	ORANGE COVE
148	ORLAND
149	OROVILLE
150	OXNARD
151	PACIFICA
152	PALMDALE
153	PARLIER
154	PASO ROBLES
155	PATTERSON
156	PERRIS
157	PICO RIVERA
158	PINOLE
159	PLACERVILLE
160	PLEASANT HILL
161	POINT ARENA

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
162	POMONA
163	PORTERVILLE
164	POWAY
165	RANCHO CORDOVA
166	RED BLUFF
167	REDDING
168	REDLANDS
169	REDONDO BEACH
170	REEDLEY
171	RIALTO
172	RICHMOND
173	RIDGECREST
174	RIO DELL
175	RIPON
176	RIVERBANK
177	RIVERSIDE
178	RIVERSIDE COUNTY
179	SACRAMENTO
180	SACRAMENTO COUNTY
181	SAN BERNARDINO
182	SAN BRUNO
183	SAN DIEGO COUNTY
184	SAN DIMAS
185	SAN FERNANDO
186	SAN FRANCISCO
187	SAN GABRIEL
188	SAN JACINTO
189	SAN JOAQUIN
190	SAN JOAQUIN COUNTY
191	SAN JUAN BAUTISTA
192	SAN LEANDRO
193	SAN PABLO

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
194	SAN RAFAEL
195	SAND CITY
196	SANGER
197	SANTA BARBARA
198	SANTA CLARITA
199	SANTA CRUZ COUNTY
200	SANTA MARIA
201	SANTA PAULA
202	SANTEE
203	SAUSALITO
204	SEASIDE
205	SELMA
206	SHASTA LAKE
207	SIGNAL HILL
208	SISKIYOU COUNTY
209	SOLANA BEACH
210	SONORA
211	SOUTH GATE
212	SOUTH LAKE TAHOE
213	STANISLAUS COUNTY
214	STOCKTON
215	SUISUN CITY
216	SUSANVILLE
217	SUTTER COUNTY
218	TAFT
219	TEHACHAPI
220	TEHAMA
221	TEHAMA COUNTY
222	TORRANCE
223	TRINIDAD
224	TRINITY COUNTY
225	TULARE COUNTY

**SB 423 SMAP
Determination Summary**

These 254 jurisdictions have insufficient progress toward their Above Moderate income RHNA OR Above Moderate and Lower Income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2023) and therefore are subject to the SB 423 SMAP for proposed developments with at least 10% affordability or the 20% moderate income option if the site is located in the San Francisco Bay Area as defined in Section 102(y) of the SB 35 Guidelines.

#	JURISDICTION
226	TULELAKE
227	TUOLUMNE COUNTY
228	TURLOCK
229	TWENTYNINE PALMS
230	UNION CITY
231	VALLEJO
232	VENTURA COUNTY
233	VICTORVILLE
234	VISALIA
235	WASCO
236	WATERFORD
237	WATSONVILLE
238	WEED
239	WEST SACRAMENTO
240	WESTLAKE VILLAGE
241	WESTMORLAND
242	WHEATLAND
243	WILDOMAR
244	WILLIAMS
245	WILLITS
246	WILLOWS
247	WINDSOR
248	WINTERS
249	WOODLAKE
250	YOLO COUNTY
251	YREKA
252	YUBA CITY
253	YUCAIPA
254	YUCCA VALLEY

SB 423 SMAP Determination Summary

Cities and Counties Subject to SB 423 SMAP Provisions When Proposed Developments Include \geq 50% Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

Please note, pursuant to SB 423 (Chapter 778, Statutes of 2023), any jurisdiction that did not adopt a housing element that has been found in substantial compliance with housing element law are subject to streamlined ministerial approval for qualifying proposed developments with at least 10% affordability. As such, these jurisdictions may be required to provide streamlined ministerial approval if they have not adopted a housing element that has been found in compliance by HCD. To confirm housing element compliance, visit the [Housing Element Compliance Report](#).

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
1	AGOURA HILLS
2	ALAMEDA
3	ALBANY
4	ALPINE COUNTY
5	AMADOR
6	ANAHEIM
7	ANDERSON
8	ANTIOCH
9	ARCADIA
10	ARTESIA
11	ATASCADERO
12	BALDWIN PARK
13	BELL GARDENS
14	BELMONT
15	BERKELEY
16	BIG BEAR LAKE
17	BLUE LAKE
18	BRADBURY
19	BREA
20	BRENTWOOD
21	BRISBANE
22	BUELLTON
23	BURLINGAME
24	CALABASAS
25	CALIMESA
26	CAMARILLO
27	CAMPBELL
28	CANYON LAKE
29	CARLSBAD
30	CATHEDRAL
31	CERRITOS
32	CHICO
33	CHINO

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
34	CHINO HILLS
35	CHULA VISTA
36	CLAREMONT
37	CLOVIS
38	COLFAX
39	COMMERCE
40	COMPTON
41	CONTRA COSTA COUNTY
42	CORONA
43	CORONADO
44	COTATI
45	COVINA
46	CULVER CITY
47	CUPERTINO
48	CYPRESS
49	DALY CITY
50	DANA POINT
51	DANVILLE
52	DAVIS
53	DEL MAR
54	DIXON
55	DOWNEY
56	DUARTE
57	DUBLIN
58	EASTVALE
59	EL CERRITO
60	EL DORADO COUNTY
61	EL SEGUNDO
62	ELK GROVE
63	EMERYVILLE
64	ENCINITAS
65	FAIRFIELD
66	FERNDALE

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
67	FOLSOM
68	FONTANA
69	FORT BRAGG
70	FORTUNA
71	FOSTER CITY
72	FOWLER
73	FREMONT
74	FRESNO
75	FULLERTON
76	GALT
77	GARDEN GROVE
78	GARDENA
79	GILROY
80	GLENDALE
81	GLENDORA
82	GOLETA
83	GRAND TERRACE
84	GROVER BEACH
85	HAWTHORNE
86	HAYWARD
87	HEMET
88	HERCULES
89	HERMOSA BEACH
90	HESPERIA
91	HIDDEN HILLS
92	HOLLISTER
93	HUGHSON
94	IMPERIAL BEACH
95	INDIAN WELLS
96	INDIO
97	IONE
98	IRVINE
99	JACKSON

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
100	JURUPA VALLEY
101	KING CITY
102	KINGSBURG
103	LA CANADA FLINTRIDGE
104	LA MESA
105	LA PALMA
106	LA VERNE
107	LAFAYETTE
108	LAGUNA BEACH
109	LAGUNA HILLS
110	LAGUNA WOODS
111	LAKE FOREST
112	LATHROP
113	LIVE OAK
114	LIVERMORE
115	LODI
116	LOMITA
117	LONG BEACH
118	LOS ALAMITOS
119	LOS ALTOS
120	LOS ANGELES
121	LOS BANOS
122	LOS GATOS
123	LOYALTON
124	MADERA COUNTY
125	MALIBU
126	MANHATTAN BEACH
127	MANTECA
128	MARINA
129	MARIPOSA COUNTY
130	MENIFEE
131	MERCED
132	MILLBRAE

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
133	MILPITAS
134	MISSION VIEJO
135	MODOC COUNTY
136	MONO COUNTY
137	MONROVIA
138	MONTCLAIR
139	MONTEREY COUNTY
140	MOORPARK
141	MORAGA
142	MOUNTAIN VIEW
143	MURRIETA
144	NAPA
145	NAPA COUNTY
146	NEWARK
147	NOVATO
148	OAKLAND
149	OAKLEY
150	ONTARIO
151	ORANGE
152	ORANGE COUNTY
153	ORINDA
154	PACIFIC GROVE
155	PALM DESERT
156	PALM SPRINGS
157	PALO ALTO
158	PALOS VERDES ESTATES
159	PARADISE
160	PARAMOUNT
161	PASADENA
162	PETALUMA
163	PIEDMONT
164	PISMO BEACH
165	PITTSBURG

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
166	PLACENTIA
167	PLACER COUNTY
168	PLEASANTON
169	PLYMOUTH
170	PORT HUENEME
171	PORTOLA
172	PORTOLA VALLEY
173	RANCHO CUCAMONGA
174	RANCHO MIRAGE
175	RANCHO PALOS VERDES
176	RANCHO SANTA MARGARITA
177	REDWOOD CITY
178	RIO VISTA
179	ROCKLIN
180	ROLLING HILLS
181	ROSEMEAD
182	ROSEVILLE
183	SAINT HELENA
184	SALINAS
185	SAN ANSELMO
186	SAN BENITO COUNTY
187	SAN CARLOS
188	SAN CLEMENTE
189	SAN DIEGO
190	SAN JOSE
191	SAN JUAN CAPISTRANO
192	SAN LUIS OBISPO
193	SAN LUIS OBISPO COUNTY
194	SAN MARCOS
195	SAN MATEO
196	SAN MATEO COUNTY
197	SAN RAMON
198	SANTA BARBARA COUNTY

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
199	SANTA CLARA
200	SANTA FE SPRINGS
201	SANTA ROSA
202	SARATOGA
203	SCOTTS VALLEY
204	SEAL BEACH
205	SHAFTER
206	SHASTA COUNTY
207	SIERRA MADRE
208	SIMI VALLEY
209	SOLANO COUNTY
210	SOLEDAD
211	SOLVANG
212	SOUTH EL MONTE
213	SOUTH PASADENA
214	SOUTH SAN FRANCISCO
215	STANTON
216	SUNNYVALE
217	SUTTER CREEK
218	TEMECULA
219	TEMPLE CITY
220	THOUSAND OAKS
221	TIBURON
222	TRACY
223	TRUCKEE
224	TULARE
225	TUSTIN
226	UPLAND
227	VACAVILLE
228	VENTURA
229	VERNON
230	VISTA
231	WALNUT

**SB 423 SMAP
Determination Summary**

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very-Low and Low income) and are therefore subject to the SB 423 SMAP for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10% affordability.

#	JURISDICTION
232	WALNUT CREEK
233	WEST COVINA
234	WHITTIER
235	WOODLAND
236	YORBA LINDA
237	YOUNTVILLE
238	YUBA COUNTY