



**Disclaimer:** This document is intended solely as a template requirements checklist for staff to use for review of subdivision and housing development project proposals for adherence to the provisions of SB 684 (2023), as amended by SB 1123 (2024). It is not legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel when determining the applicability of these provisions to any proposed housing development project in their jurisdiction.

**Overview** - Internal/Staff Use

**Government Code Sections 65852.28, 65913.4.5 and 66499.41**

SB 684, as amended by SB 1123 (2024), requires a local agency to ministerially consider, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets certain requirements as long as the proposed subdivision will result in 10 or fewer parcels and the housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units. SB 684 can be used within an incorporated city, the boundaries of which include some portion of an urbanized area, or in an urbanized area or urban cluster<sup>1</sup> in a county with a population greater than 600,000 based on the most recent United States Census Bureau data. In jurisdictions that have adopted a compliant housing element, SB 684 shall not apply to sites located in a single-family residential housing zone.

This template is for use on or after July 1, 2025, which is when SB 1123 becomes operative. The Fee for an SB 684/SB 1123 Application will be

SUBDIVISION REVIEW (WD2) \$6,000 deposit. Additional costs billed at actual costs

**Project Information**

Development proponent/applicant name:	
Site address(es):	
Assessor's Parcel Number(s) (APN):	
Parcel zoning designation	
Zoning designation(s) for adjacent uses	

<sup>1</sup> An urbanized area or urban cluster as designated by the United States Census Bureau, as published in the Federal Register, Volume 77, Number 59, on March 27, 2012.



Project Proposal (short description)	
--------------------------------------	--

### Application Review Timeline

Within **sixty days** from the receipt of a complete application, the [Director, or Designee] shall determine if the housing development project meets all of the following requirements listed in the checklist tables below. If the local agency does not approve or deny a completed application within 60 days, the application shall be deemed approved.

- Required materials for complete application Santa Cruz County [Tentative Map Submittal Checklist](#)

<b>Date County Received Complete Application on:</b>	
<b>Required Date of Completion for Ministerial Review</b> (60 days from date received)	



## Proposal Review Checklists

**Table 1: Parcel Map Qualifying Criteria Checklist**

Instructions: For this table, each and every row must be YES to qualify.

Table 1: Parcel/Lot Qualifying Criteria	Must be YES to Qualify Check Yes or No
<b>66499.41 (a)(1)</b> The proposed subdivision will result in 10 or fewer parcels.	<input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)



Table 1: Parcel/Lot Qualifying Criteria	Must be YES to Qualify Check Yes or No
<p><b>66499.41 (a)(2)</b> The lot proposed to be subdivided meets all of the following sets of requirements:</p> <ul style="list-style-type: none"> <li>• The parcel is zoned to allow multi-family residential development or is vacant<sup>2</sup> and zoned for single-family residential development.</li> <li>• 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.<sup>3</sup></li> <li>• The lot is a legal parcel.<sup>4</sup></li> <li>• The lot was not established pursuant to Section 66499.41 (small lot subdivision) or an urban lot split pursuant to Government Code Section 66411.7.</li> </ul>	<p><input type="checkbox"/> <b>Yes (Qualifies)</b> <input type="checkbox"/> <b>No (Disqualified)</b></p>

<sup>2</sup> “Vacant” is defined as “having no permanent structure, unless the permanent structure is abandoned and uninhabitable.” In addition, the following types of housing do *not* qualify as vacant:

- Housing that is subject to a recorded covenant, ordinance, or law that restricts rent or sales price 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 sales price control through a local 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.

<sup>3</sup> “Substantially surrounded” is defined in Public Resources Code Section 21159.25(a)(2) and means at least 75% of the perimeter of the project site adjoins or is separated only by an improved public right-of-way from parcels that are developed with qualified urban uses. The remainder of the perimeter of the site adjoins or is separated only by an improved public right-of-way from parcels that have been designated for qualified urban uses in a zoning, community plan, or general plan for which an EIR was certified. “Qualified urban use” is defined in Public Resources Code Section 21072 and means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.



Table 1: Parcel/Lot Qualifying Criteria	Must be YES to Qualify Check Yes or No
<p><b>66499.41 (a)(3)</b> If the parcel allows for multi-family residential development, the newly created parcels are no smaller than [600] square feet. If the parcel is zoned for single-family residential development, the newly-created parcels are no smaller than [1,200] square feet.<sup>5</sup></p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (a)(4)</b> The housing units on the lot proposed to be subdivided are one of the following:</p> <ul style="list-style-type: none"> <li>• Constructed on fee simple ownership lots;</li> <li>• Part of a common interest development;</li> <li>• Part of a housing cooperative, as defined in Civil Code Section 817;</li> <li>• Constructed on land owned by a community land trust meeting the requirements of Government Code Section 66499.41; or.</li> <li>• Part of a tenancy in common, as described in Civil Code Section 685.</li> </ul>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>

<sup>4</sup> Note this section only applies if the parcel is located in an incorporated city, the boundaries of which include some portion of an urbanized area, or an urbanized area/urban cluster in a county with a population greater than 600,000 based on the most recent US Census Bureau data. See Government Code Section 66499.41 for definition of Urbanized Area and Urban Cluster.

<sup>5</sup> Local agencies may adopt an ordinance that allows a minimum parcel size less than 600 square feet for parcels that allow for multi-family residential development and less than 1,200 square feet for parcels zoned for single-family residential development. Note that parcels are not required to comply with minimum requirements on size, width, depth, frontage, or dimensions, other than the minimum parcel size (Government Code Section 66499.41(b)(1)).



Table 1: Parcel/Lot Qualifying Criteria	Must be YES to Qualify Check Yes or No
<p><b>66499.41 (a)(5)</b> The proposed development must meet one of the following<sup>6</sup>:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• If the parcel is not identified in the Housing Element for the current planning period, the development must result in at least 66 percent of the maximum allowable residential density as specified by local zoning or 66 percent of the applicable default density as specified in Government Code Section 65583.2(c)(3)(B), whichever is greater. If local zoning does not specify a maximum allowable density, then the development must result in at least 66 percent of the applicable default density as specified in Government Code Section 65583.2(c)(3)(B).</li> </ul>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (a)(10)</b> 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>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (a)(11)</b> The proposed subdivision complies with all applicable standards established in Section Government Code Section 65852.28, in below checklist.</p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>

<sup>6</sup> Note that the statute requires the Housing Element to be in substantial compliance with Housing Element law.



Table 1: Parcel/Lot Qualifying Criteria	Must be YES to Qualify Check Yes or No
<p><b>66499.41 (a)(12)</b> The parcels created pursuant to Government Code Section 66499.41 are served by a public water system and a municipal sewer system.</p>	<p><input type="checkbox"/> <b>Yes (Qualifies)</b> <input type="checkbox"/> <b>No (Disqualified)</b></p>



Table 2: Project and Parcel Qualifying Criteria Checklist<sup>7</sup>

Instructions: For this table, each and every row must be NO to qualify.

Table 2: Project and Parcel Qualifying Criteria	Must be NO to Qualify Check Yes or No
<p><b>66499.41 (a)(8)(A)</b> <b>Rental Restrictions for Lower Incomes.</b> Requires demolition or alteration of 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.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(8)(B)</b> <b>Subject to Rent Control.</b> Requires demolition or alteration of housing that is subject to any form of rent or price control through a public entity’s valid exercise of its police power.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(8)(C)</b> <b>Occupied by Tenants.</b> Requires demolition or alteration of 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.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(8)(D)</b> <b>Owner’s Rights.</b> Requires demolition or alteration of 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.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>

<sup>7</sup> Local agencies may wish to change their use provisions in addition to, or as an alternative to, listing the zoning districts in the text. Counties may also wish to designate the specific areas that are designated as urbanized areas or urban clusters, in addition to designating the applicable zoning districts.



Table 2: Project and Parcel Qualifying Criteria	Must be NO to Qualify Check Yes or No
<p><b>66499.41 (a)(9)(A)</b> <b>Farmland.</b> The lot is on either prime farmland or farmland of statewide importance, as defined pursuant to United States 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, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(9)(B)</b> <b>Wetlands.</b> The site is in Wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(9)(C)</b> <b>Fire Hazard.</b> The lot is within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178 of the Government Code, 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.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(9)(D)</b> <b>Hazardous Waste.</b> The lot is within a hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to former Section 25356 of the Health and Safety Code, <b>and</b> the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has not determined the site is suitable for residential use or residential mixed uses.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>



Table 2: Project and Parcel Qualifying Criteria	Must be NO to Qualify Check Yes or No
<p><b>66499.41 (a)(9)(E)</b> <b>Earthquake Zone.</b> The lot is within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, <b>and</b> 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.</p>	<p><input type="checkbox"/> <b>Yes (Disqualified)</b> <input type="checkbox"/> <b>No (Qualifies)</b></p>
<p><b>66499.41 (a)(9)(F)</b> <b>Flood Hazard Zone.</b> The lot is within 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, <b>and</b> either the site has not been subject to a Letter of Map Revision prepared by FEMA and issued to the local jurisdiction <b>or</b> 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.</p>	<p><input type="checkbox"/> <b>Yes (Disqualified)</b> <input type="checkbox"/> <b>No (Qualifies)</b></p>
<p><b>66499.41 (a)(9)(G)</b> <b>Regulatory Floodway.</b> The lot is within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, <b>and</b> 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.</p>	<p><input type="checkbox"/> <b>Yes (Disqualified)</b> <input type="checkbox"/> <b>No (Qualifies)</b></p>



Table 2: Project and Parcel Qualifying Criteria	Must be NO to Qualify Check Yes or No
<p><b>66499.41 (a)(9)(H)</b> <b>Natural Community Conservation Plan.</b> The lot is on 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.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(9)(I)</b> <b>Habitat for Protected Species.</b> The lot is located on a site that is 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).</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(9)(J)</b> <b>Conservation Easement.</b> The lot is on lands under conservation easement.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>
<p><b>66499.41 (a)(13)</b> <b>Separate Title.</b> The proposed subdivision may result in an existing dwelling unit being sold separately from any other existing dwelling unit on the lot.</p>	<p><input type="checkbox"/> Yes (Disqualified) <input type="checkbox"/> No (Qualifies)</p>



**Table 3: Housing Development Qualifying Criteria Checklist**

Instructions: For this table, each and every row must be YES to qualify.

Table 3: Housing Development Qualifying Criteria	Must be YES to Qualify Check Yes or No
<p><b>665852.28 (a)</b> The proposed housing development is on a lot created in accordance with Section Government Code Section 66499.41.</p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (a)(1) &amp; (g)</b> The housing development project on the lot proposed to be subdivided will contain 10 or fewer residential units [not counting any Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs) that are permitted].<sup>8</sup></p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (a) (6)</b> 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.<sup>9</sup></p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (a)(7)</b> The housing development project on the lot proposed to be subdivided complies with Section the County inclusionary zoning ordinance.</p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66499.41 (g)</b> <b>No ADUs/JADUs.</b> The housing development project does <i>not</i> include any Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs).<sup>10</sup></p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>66300.6 (b)</b> <b>Replacement Housing.</b> 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).</p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>

<sup>9</sup> “Net habitable square feet” means the finished and heated floor area fully enclosed by the inside surface of walls, windows, doors, and partitions, and having a headroom of at least six and one-half feet, including working, living, eating, cooking, sleeping, stair, hall, service, and storage areas, but excluding garages, carports, parking spaces, cellars, half-stories, and unfinished attics and basements.



<b>Table 3: Housing Development Qualifying Criteria</b>	<b>Must be YES to Qualify Check Yes or No</b>
<p><b>Declaration of Prior Tenancies.</b> If any existing housing is proposed to be demolished, the owner of the property proposed for the subdivision shall sign an affidavit, in the form approved by the County/County Counsel], stating that none of the conditions listed in the County Code exist and shall provide a comprehensive history of the occupancy of the units to be altered or demolished for the past five years on a form approved by the CDI Director.</p>	<p><input type="checkbox"/> <b>Yes (Qualifies)</b> <input type="checkbox"/> <b>No (Disqualified)</b></p>



**Table 4: Development and Objective Standards Review Checklist**

Instructions: For this table, each and every row must be YES to qualify.<sup>11</sup>

Development and Objective Standards	Must be YES to Qualify Check Yes or No
<p><b>65852.28 (b)(1) and 66499.41 (d) Objective Zoning Standards.</b> 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<sup>12</sup> that do not conflict with Sections Government Code Sections 65852.28 and 66499.41. <b>(Note: due to the small lot sizes potentially allowed, The County will not accept Variance applications in conjunction with a 684/1123 Applications. State law does not prohibit the County from taking in Variance requests for these applications).</b></p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>65852.28 (b)(2)(C), (E) Setbacks.</b></p> <ul style="list-style-type: none"> <li>No setback between the units is required, except as provided in the California Building Code (Title 24 of the California Code of Regulations).</li> <li>Required rear and side yard setbacks from the original lot line shall equal 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.</li> </ul>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>
<p><b>65852.28 (b)(2)(D), (F) Parking.</b> One parking space<sup>13</sup>, which may be uncovered or not enclosed, shall be required per unit constructed on a parcel created pursuant to the procedures in this section, except that no parking may be required where the parcel is located within one-half mile walking distance of either a stop located in a high-quality transit corridor, as defined in Public Resources Code Section 21155(b), or a</p>	<p><input type="checkbox"/> Yes (Qualifies) <input type="checkbox"/> No (Disqualified)</p>

<sup>13</sup> Paragraph (1) of subdivision (c) of Section 65852.21. Agencies may reduce parking standards if desired.



Development and Objective Standards	Must be YES to Qualify Check Yes or No
major transit stop, as defined in Public Resources Code Section 21064.3.	
<p><b>65852.28 (b)(2)(G)</b>  <b>Floor Area Ratio Standards.</b> The following floor area ratios shall apply<sup>14</sup>:</p> <ul style="list-style-type: none"> <li>• For a housing development project consisting of three to seven units, inclusive, the floor area ratio is 1.0.</li> <li>• For a housing development project consisting of eight to ten units, inclusive, the floor area ratio is 1.25.</li> </ul>	<p><input type="checkbox"/> Yes (Qualifies)  <input type="checkbox"/> No (Disqualified)</p>

**Table 5: Conditions of Approval of Subdivision Maps**

Instructions: Confirm that the applicant provides documentation for the required conditions.

Conditions of Approval	
<p><b>66499.41 (e)</b>  <b>Completion of Residential Structures.</b> A local agency may condition the approval and recordation of a subdivision map upon the completion of a residential structure in compliance with all applicable provisions of the California Building Standards Code that contains at least one dwelling unit on each resulting parcel that does not already contain an existing legally permitted residential structure or is reserved for internal circulation, open space, or common area.</p>	<p><b>Required</b>  <b>Not Required</b></p>
<p><b>65913.4.5 (a)(2)</b>  <b>Recorded Covenant.</b> If the applicant seeks a building permit prior to final map being recorded, the applicant must submit proof, to the satisfaction of the County of Santa Cruz, of a recorded covenant and agreement enforceable by the County, that the applicant agrees the building permit is issued on condition that a certificate of occupancy or equivalent final approval for the building will not be issued unless the final map has been recorded.</p>	<p><b>Provided</b>  <b>Not Provided</b>  <b>Not Needed</b></p>

<sup>14</sup> These FARs are minimums. Local agency may provide greater FARs if desired.



## Disapproval of Subdivision Maps

Instructions: Use this section to confirm if the proposed subdivision and housing development meets all criteria and requirements and should be approved. If it does, The County of Santa Cruz may disapprove with findings.

Requirements to Disapprove Subdivision Maps	Staff Comments
<p>Does the proposed subdivision and housing development project meet all the criteria and requirements in Tables 1-4 above?</p> <p><b>If no, the County shall disapprove the proposal.</b></p>	
<p><b>If yes, the proposed subdivision and housing development project may be disapproved with written findings.</b></p> <p>A local agency may disapprove the issuance of a parcel map, tentative map, or a final map for a housing development project that meets the requirements of Government Code Sections 65852.28 and 66499.41 <i>if</i> the local agency makes a written finding, based upon a preponderance of the evidence, that the following conditions are met:</p> <ul style="list-style-type: none"> <li>• The proposed housing development project would have a specific, adverse impact upon public health and safety; <i>and</i></li> <li>• There is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.</li> </ul> <p>The definition of a “specific, adverse impact” is provided in Section 65589.5(d)(2). According to that section, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.</p>	