



EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT
PLANNING DIVISION

www.edcgov.us/Government/Planning

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

State of California
SB 35 Ministerial Housing
Notice of Intent Instructions

(California Government Code section 65913.4)

State law ([California Government Code 65913.4](#)), commonly referred to as SB 35, requires that project applicants submit a “Pre-Application/Notice of Intent” prior to submitting an application for Streamlined Ministerial Approval of Affordable Housing.

Upon receipt of a complete Pre-Application/Notice of Intent, the County of El Dorado (County) will engage in a scoping consultation with any interested California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed development. The timeline for noticing and commencing a scoping consultation will be as follows:

- Within 30 days of receiving a complete Notice of Intent application, the County will invite each tribe to engage in a scoping consultation;
- Within 30 days of receiving the invitation, all tribes must notify the County if they wish to engage in a scoping consultation;

The County will commence a scoping consultation within 30 days of receiving notification from a responsive tribe. If no tribe accepts an invitation for a scoping consultation, or if consultation results in agreement regarding treatment of resources, the County will notify the project applicant that they may proceed with submitting a SB 35 streamlined ministerial housing application. In the event the County is unable to reach such agreement(s), the applicant will be notified that the ministerial process is unavailable.

Application Submittal Requirements

1. Completed and signed “SB 35 Pre-Application/Notice of Intent” application.
2. Pre-Application submittal fees. For current application fees, please refer to the current application fee schedule: [Combined Fees \(edcgov.us\)](#)
3. Signed letter of authorization from current property owner(s) to act as agent, if applicable.

Applications are accepted by advance appointment only. Please call the Planning Division at (530) 621-5355 to schedule a submittal appointment. All questions can be directed to the Planning Division: planning@edcgov.us or by visiting the public counter.

State of California
SB 35 Pre-Application/Notice of Intent

Please complete all sections of this application and provide the required exhibits as described:

Subject Site Information

Assessor's Parcel Number(s):

Site Address(es), if applicable:

Property Owner Information

Contact name:		
Company name:		
Mailing Address:		
City:	State:	Zip:
Phone:	Ext:	Fax:
Email Address:		

Applicant Information

Contact name:		
Company name:		
Mailing Address:		
City:	State:	Zip:
Phone:	Ext:	Fax:
Email Address:		

Staff Use Only

Date Filed: _____ Received By: _____

File Number: _____

I. Letter of Agency

This section of the application is required to be completed **only** if this application is submitted by someone other than the property owner.

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: _____ Phone: _____

to apply for a Preliminary Review application for a proposed project on my property.

Signature of Owner of Record: _____

II. Required Exhibits

I am submitting the following exhibits. One copy of each exhibit is required and may be provided electronically:

(A) A legal description of the parcels subject to this application.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(B) A site plan exhibit that shows the location of development on the property.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(C) Elevation exhibit(s) showing design, color, and material, and the massing, height, and approximate square footage of each building that is to be occupied.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(D) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. <i>If there are no resources, state "Not Applicable."</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not Applicable
(E) An exhibit demonstrating the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. <i>If there are no public easements, state "Not Applicable."</i>	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not Applicable

III. General Project Information

(A) Describe existing uses on the project site and identify major physical alterations to the property on which the project is to be located:

(B) Proposed number of **parking spaces**: _____

(C) Are any approvals under the **Subdivision Map Act** being requested, including, but not limited to, a parcel map, a tentative map, or a condominium map? YES NO

IV. Residential Unit Information

(A) Identify the proposed number of units, square feet of residential development, and square feet of non-residential development:

Unit Type:	#	Min. sq. ft.	Max. sq. ft.
# of Single Unit Dwellings:	_____	_____	_____
# of Duplex Units:	_____	_____	_____
# of Condominium/Halfplex Units:	_____	_____	_____
# of Multi-Unit Dwellings/3+ Units:	_____	_____	_____
Total Number of Dwelling Units:	_____		
Total Square Footage of Residential Development:	_____		
Accessory Dwelling Units:	Total sq. ft.		
ADU 1	_____		
ADU 2	_____		
Bedroom Types (For Multi- Unit /3+ Units/Apartments):	#	Min. sq. ft.	Max. sq. ft.
# of Studio Units	_____	_____	_____
# of 1-Bedroom Units	_____	_____	_____
# of 2-Bedroom Units	_____	_____	_____
# of 3-Bedroom Units	_____	_____	_____
# of 4+ Bedroom Units	_____	_____	_____
Total Square Footage of Non-Residential Development:	_____		

(B) Are any of these proposed units to be **below market rate units**? YES NO
If yes, please state the number of units and their affordability levels:

(C) Identify the number of existing residential units on the project site that will be **demolished** and whether each existing unit is occupied or unoccupied:

(D) List and describe the number of **bonus units and any incentives**, concessions, waivers, or parking reductions requested pursuant to Section 65915 of the California Government Code (Density Bonuses and Other Incentives).

V. Environmental Information

(A) Are there any proposed point sources of **air or water pollutants**? YES NO
If yes, please describe:

(B) Are there any **species** of special concern known to occur on the property?

YES NO

If yes, please describe:

(C) Are there any **historic or cultural resources** known to exist on the property?

YES NO

If yes, please describe:

Please identify whether a portion of the property is located within any of the following:

(D) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(E) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	<input type="checkbox"/> YES <input type="checkbox"/> NO
(F) 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 pursuant to Section 25356 of the Health and Safety Code.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(G) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(H) 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 and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	<input type="checkbox"/> YES <input type="checkbox"/> NO
(I) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.	<input type="checkbox"/> YES <input type="checkbox"/> NO

VI. Certification

I understand that an applicant shall be deemed to have submitted an SB 35 Pre-Application/Notice of Intent only upon providing both of the following:

1. Information about the proposed project as required by California Government Code section 65913.4 using the attached application form; and
2. Payment of the Current County Pre-Application processing fee.

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this Pre-Application/Notice of Intent to the best of my ability and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Signature of Applicant

Date