



MENIFEE
COMMUNITY DEVELOPMENT

<i>For Official Use Only</i>	
Project Number:	_____
Date Submitted:	_____
Received By:	_____

SB 330 PRELIMINARY APPLICATION & CHECKLIST FOR RESIDENTIAL PROJECTS

Senate Bill 330, The Housing Crisis Act of 2019, was signed into law and became effective January 1, 2020. The bill establishes a statewide housing emergency to be in effect until January 1, 2025. SB 300 established a "preliminary application process" where a housing development project would be eligible for a streamlined review. This form serves as the Preliminary Application & Checklist for projects seeking vesting rights pursuant to SB 330.

Applicability

A housing development project must consist of any of the following in order to be considered for Preliminary Application submittal:

- (1) Residential units only;
- (2) Mixed-Use Developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential use; or
- (3) Transitional or supportive housing.

Application Process

California law, the City of Menifee General Plan, and the Zoning Code require many types of development or construction projects to have the timely approval of City staff, the Planning Commission, and/or City Council. The SB 330 Preliminary Application Checklist has been designed to help you submit a complete application submittal for a Preliminary Application. The Preliminary Application must be filed with the Community Development Department prior to filing an application requesting approval of any discretionary action. It is important that your application contain complete and accurate information.

After submitting a complete Preliminary Application to the local agency, an applicant has 180 calendar days to submit a full application requesting approval or a discretionary action or the Preliminary Application will expire.

If this application for the development project is not complete, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the applicant does not submit this information within the 90-day period, then this preliminary application shall expire. Application submittals are accepted electronically at planning_submittals@cityofmenifee.us. Contact the Community Development Department at (951) 723-3741 for questions regarding the application.

APPLICANT INFORMATION:

Applicant's Name: _____

Contact type: Architect Engineer Property Owner Representative Other

Mailing Address: _____
Street

_____ *City* *State* *Zip*

Daytime Phone No: (____) _____ E-Mail: _____

SB 330 PRELIMINARY APPLICATION CHECKLIST**PROPERTY OWNER:**

Property Owner's Name: _____

Mailing Address: _____

*Street**City**State**ZIP*

Daytime Phone No: (____) _____ E-Mail: _____

INDEMNIFICATION AGREEMENT

As part of the application, the applicant and/or property owner agree to defend, indemnify and hold harmless the City of Menifee, its City Council, Boards, Commissions, Officer, Agents, Employees, and Volunteer from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgements, fines, penalties, liabilities, costs, and expenses (including, without limitation, attorney's fees, disbursements, and court costs) or every kind and nature whatsoever which may arise from or in any manner related to any approval of the application or related decision, or the processing or adoption of any related document associated with the project. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees, expert witness fees, or other costs and expenses incurred in connection with any claim, action, or proceeding whether incurred by the permittee, City, and/or the parties initiating or bringing such proceedings.

Property Owner Signature(s)_____
Date_____
Applicant Signature_____
Date**PROPERTY OWNER CERTIFICATION**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

Property Owner Signature_____
Date_____
Property Owner Signature_____
Date

Please provide one of the following to verify the property owner(s):

 Grant Deed

REQUIRED PRELIMINARY CHECKLIST AND REVIEW QUESTIONS

- The specific location, including parcel numbers, a legal description, and site address, if applicable.

Project Address/location: _____
Assessor's Parcel Number(s): _____
Legal Description (Tract, Lot Number): _____
Approximate Gross Acreage/Net acreage: _____
Current Zoning & GP Designation: _____
Related Cases: _____

- The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located. Please describe below and identify any related information on the site plan: _____

- A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

- Elevations showing design, color, material, and the massing and height of each building that is to be occupied. Please provide a sample color/material board showing one sample per of all proposed building colors and materials. The samples must cross-reference elevation drawings.

- The proposed land uses by the number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

Proposed Land Use(s): _____
Applicable Zoning: _____
Is this consistent? YES NO (Staff to verify)

Proposed Number of Units: _____
Proposed Residential Square Feet: _____
Proposed Non-Residential Square Feet (for Mixed-Use Sites): _____

- Will the project proponent seek density bonus incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915? YES NO

If "YES," please describe:
Number of Bonus Units? _____ Describe desired incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915: _____

- Indicate the total number of dwelling units proposed as well as a breakdown by levels of affordability.

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	Number of Units
Market Rate	
Manager's Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	
Moderate Income	
Total No. of Units	
Total No. of Affordable Units	
Total No. of Density Bonus Units	

- The proposed number of parking spaces:
 Standard Spaces: _____ Americans with Disabilities (ADA): _____
 Electric Vehicle (EV) Charging: _____
- Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing			
To be Demolished			

- Any proposed point sources of air or water pollutants? YES NO If yes, please describe below and identify on the Site Plan. Attach any relevant preliminary technical reports/studies to address any potential mitigation measures/project design features: _____

- Any species of special concern known to occur on the property? YES NO If yes, please describe below and identify on the Site Plan. Attach any relevant preliminary technical reports/studies to address any potential mitigation measures/project design features: _____

- Please indicate whether the project is located within any of the following: If YES, please describe and identify on the Site Plan, and attach any relevant preliminary technical reports/studies to address any potential Mitigation Measures/Project Design Features: _____

	YES	NO
A very high or high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178?	<input type="checkbox"/>	<input type="checkbox"/>
Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?	<input type="checkbox"/>	<input type="checkbox"/>

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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?

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?

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?

A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division of the Fish and Game Code?

Any historic or cultural resources known to exist on the property? YES NO If yes, please describe below and identify on the Site Plan. Attach any relevant preliminary technical reports/studies to address any potential mitigation measures/project design features: _____

Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way? YES NO If yes, please describe below and identify on the Site Plan. _____

Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, etc. being requested?

YES NO If yes, please describe further below: _____
