



# Preliminary Application Checklist

Planning and Environmental Review  
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## Preliminary Application Checklist for Housing Development Projects under Senate Bill 35 (2017) (Government Code Section 65913.4)

### General Information

Assembly Bill 168 (2020) created a process, codified in Government Code Section 65913.4(b), for tribal scoping consultation for housing development proposals seeking review under the streamlined ministerial approval process created by Senate Bill 35 (2017). Developers are required to submit a preliminary application with key project details (found in Government Code Section 65913.4(b)(1)(A)) and engage in tribal scoping consultation that potentially influences the project's eligibility for ministerial approval.

Before submitting an application for Senate Bill 35 processing under Government Code Section 65913.4(a), development proponents must submit a notice of intent to submit an application, which includes a preliminary application. The preliminary application and its requirements are described in existing statute (Government Code Section 65941.1).

Additional information on the consultation process can be found in the Governor's Office of Planning and Research AB 168 Technical Advisory (November 2020), accessible here: [https://opr.ca.gov/ceqa/docs/20201202-AB\\_168\\_Advisory\\_FINAL.pdf](https://opr.ca.gov/ceqa/docs/20201202-AB_168_Advisory_FINAL.pdf).

### Application Requirements

In accordance with Government Code Sections 65913.4(b)(1)(A)(i) and 65941.1(a), the below listed information is required to initiate tribal consultation.

#### 1) SITE INFORMATION

PROPERTY ADDRESS: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER (S):

(Primary APN): \_\_\_\_\_

(Secondary APN): \_\_\_\_\_

(Tertiary APN): \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY**

Written Legal Description (can be provided on a separate sheet or as part of the Title Report)

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Lot Number: \_\_\_\_\_

Tract/Parcel Map Number: \_\_\_\_\_

Parcel size (Acres or Square Feet): \_\_\_\_\_

**2) EXISTING USES**

Description of existing development, and identification of major physical alternations to the property on which the project is to be located):

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**3) PROJECT PLANS**

Provision of site plan showing the location on the property, floor plans identifying proposed uses and elevations showing design, color, materials, and the massing, height and approximate square footage of each building that is to be occupied. Refer to the application completeness checklist for the number of plans and information required, etc.

**4) PROPOSED LAND USE**

Description of proposed use/specific changes, including floor area, unenclosed porches, balconies, & decks, parking spaces, trash enclosures, open space, etc.: \_\_\_\_\_

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**5) PARKING**

a) Proposed number of overall parking spaces: \_\_\_\_\_

b) Proposed number of ADA compliant spaces: \_\_\_\_\_

c) Proposed                    number                    of                    compact                    spaces:  
\_\_\_\_\_

d) Proposed number of regular sized spaces: \_\_\_\_\_

e) Proposed number of EV charging spaces: \_\_\_\_\_

f) Proposed number of bicycle spaces: \_\_\_\_\_

**6) POINT SOURCES OF AIR OR WATER POLLUTANTS**

Description and location of any proposed point sources of air or water pollutants:

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**7) SPECIES OF SPECIAL CONCERN**

Description and location of any species of special concern that are known to occur on the property or in proximity to the site:

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**8) LOCATION OF PROPERTY IN RELATION TO KNOWN HAZARDS**

Describe if any portion of the property is:

- a) Located in a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178
  
- b) A wetland as defined in the United States Fish and Wildlife Service Manual, Part 660 EW 2 (June 21, 1993)
  
- c) A hazardous waste site that is listed pursuant to Section 65962.5 or hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code
  
- d) 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
  
- e) 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
  
- f) 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

**9) HISTORIC OR CULTURAL RESOURCES**

Description and location of any known historic or cultural resources located on the property:

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**10) NUMBER OF UNITS**

a) Overall Number of Proposed Units:

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b) Number of Proposed Below-Market Rate Units:

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c) Affordability Levels of Below-Market Rate Units:

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**11) BONUS UNITS**

a) Number of bonus units: \_\_\_\_\_

b) Incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915:

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**12) SUBDIVISION MAP ACT**

Are any approvals under the Subdivision Map Act, including, but not limited to a parcel map, a tentative map, or a condominium map being requested?

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**13) CONTACT INFORMATION AND FEES**

Complete the City’s Planning Permit Application form to provide 1) the applicant’s, agent, and property owner’s contact information; 2) property owner’s consent; and 3) agreement to pay. In addition, submit the requisite deposit fee (Planning Consultation Fee – Major) for the preliminary application. The application review fees for the specific application type along with the County of Santa Barbara Fire Department review fee will be required at the time of formal application submittal.

**14) COASTAL ZONE**

For a housing development project proposed to be located within the Coastal Zone, describe whether any portion of the property contains any of the following:

- a) Wetland, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.
  
- b) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.
  
- c) A tsunami run-up zone.
  
- d) Use of the site for public access to or along the coast.

**15) DEMOLITION**

Description of the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied:

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**16) STREAMS/WATER RESOURCES**

Provide a site map showing any 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.

**17) EASEMENTS**

Description and location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

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