



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

California Government Code §65913.4 (SB 35 / SB 423)

Streamlined Ministerial Housing

Notice of Intent Preapplication

OVERVIEW

State housing law, commonly referred to as SB 35 / SB 423, requires that project applicants submit a “Notice of Intent” prior to submitting an application for ministerial approval of housing pursuant to [California Government Code 65913.4](#).

Upon receipt of a complete Notice of Intent application, the County of El Dorado 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 is as follows:

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

The County of El Dorado will commence a scoping consultation within 30 days of receiving notification from a responsive tribe. The scoping consultation may require a cultural records search, cultural resources survey, and/or mitigation measures. If no tribe accepts an invitation for a scoping consultation, or if consultation results in agreement regarding treatment of resources, the County of El Dorado will notify the project applicant that they may proceed with submitting a streamlined ministerial housing application. In the event the County is unable to reach such agreement(s), the applicant will be notified that the streamlined ministerial process is unavailable and provided an explanation of the reason for which the project is not eligible.

If the proposed development is in a **census tract that is designated either as a moderate resource area, low resource area, or an area of high segregation and poverty** on the most recent [“CTCAC/HCD Opportunity Map”](#) published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development, within **45 days** after receiving a notice of intent and before the applicant submits the Streamlined Ministerial Housing Application, the County Board of Supervisors will provide an opportunity for the public and the local government to comment on the development in one of its regular meetings.

NOTICE OF INTENT PREAPPLICATION SUBMITTAL REQUIREMENTS

- Universal Application Form
- Completed [Agreement to Pay Form](#)
- Grant Deed (as applicable)
- Completed [Letter of Authorization](#) (as applicable)
- Completed Notice of Intent Preapplication
- Completed and signed Preliminary Housing Application
- §65913.4 Preliminary Eligibility Determination Checklist
- Affordable Housing Proposal Worksheet
- Preapplication submittal fees. For current application fees, please refer to the current application fee schedule: <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Planning-Fees/>

Please contact the Planning Division at (530) 621-5355 or at planning@edcgov.us if you have questions. Please visit the Planning Division webpage (<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>) and navigate to the right hand bar to schedule an appointment to submit your SB 35 application.

Neighborhood Opportunity Map Verification

Is the development proposed in a census tract that is designated as any of the following on the most recent [California Tax Allocation Committee/Housing and Community Development Opportunity Map](#)? Please check the box that applies below.

Yes ☐ No ☐

- ☐ Moderate resource area,
- ☐ Low resource area, or
- ☐ Area of high segregation and poverty

Certification

I understand that an applicant shall be deemed to have submitted a Notice of Intent Preapplication only upon providing both of the following:

1. Information about the proposed project as required by California Government Code § 65913.4 using the Preliminary Housing Application form; and
2. Payment of the preapplication processing fees.

I understand that if the proposed project is in a census tract where a public meeting is required, I will attest in writing that I attended the meeting and reviewed the public testimony and written comments.

I hereby certify that the statements furnished above and in the attached application presents the data and information required for this Notice of Intent Preapplication 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 Owner or Authorized Agent

Date