



Senate Bills 330 & 35

PRELIMINARY APPLICATION & NOTICE OF INTENT

INTRODUCTION

PURPOSE

This form serves as the “Preliminary Application” for housing development projects seeking vesting rights pursuant to SB 330 (Housing Crisis Act of 2019). This form also serves as the “Notice of Intent” for applicants requesting streamlined review under SB 35 to initiate the mandatory Tribal Scoping Consultation process.

GENERAL INFORMATION

An applicant for a housing development project shall be deemed to have submitted the required Preliminary Application/Notice of Intent upon provision of all of the information listed in this document and payment of planning fees to the City of Jurupa Valley cashier. The cashier’s office is open between 8:00 a.m. and 3:00 p.m., excluding major holidays.

A “housing development project” means a project consisting of: (1) one or more residential units; (2) a mix of commercial and residential uses, with at least two-thirds of the project’s square footage used for residential purposes; or (3) transitional or supportive housing. A Preliminary Application may not be submitted for any other type of development project.

Submittal Date Stamp*^{1,2}:

*¹Submittal of all the information listed and payment of the planning fees freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*²Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

After submitting a complete Preliminary Application for a housing development project seeking vested rights pursuant to SB 330 to the City of Jurupa Valley Community Development Department, an applicant has 180 days to submit a full application (Land Use Entitlement Application for a Site Development Permit) or the Preliminary Application will expire. If an applicant revises the project so that the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase pursuant to Government Code Section 65915 (Density Bonus Law), the applicant must submit a new Preliminary Application.

We encourage you to contact the Community Development Department for any assistance.

Phone: 951-332-6464

Email: planninginfo@jurupavalley.org

SITE INFORMATION

APPLICATION TYPE

- Preliminary Housing Application (SB 330)
- Streamlined Affordable Housing Application (SB-35)

PROJECT LOCATION

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

Street Address: _____ Unit/Space Number: _____

Parcel Number(s): _____

Legal Description (Lot, Block, Tract):

Legal Description Attached? YES NO

EXISTING SITE CONDITIONS

Describe the existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

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			

PROJECT INFORMATION

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.

Site Plan Attached? YES NO

ELEVATIONS

Elevations showing design, color, material, and the massing, height, and approximate square footage of each building that is to be occupied.

Elevations Attached? YES NO

PROPOSED USES

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

Residential Dwelling Unit Count:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

Unit Type	Number of Units
Market Rate	
Managers 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	

Other notes on units:

FLOOR AREA

Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Non-residential	Total
Floor Area (Zoning)			
Square Footage of Construction			

PARKING

The proposed number of parking spaces: _____

INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS

Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe (including the number of bonus units and any incentives, concessions, waivers or parking reductions requested pursuant to Section 65915):

SUBDIVISION

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

YES NO

If YES, please describe:

POLLUTANTS

Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

ADDITIONAL SITE CONDITIONS

ENVIRONMENTAL HAZARDS

Is any portion of the property is located within any of the following:

A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

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?

YES NO

A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

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?

YES NO

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? If the answer is yes, provide 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.

YES NO

If "YES" to any of the above, please describe:

HISTORIC RESOURCES

Are any historic and/or cultural resources known to exist on the project site?

YES NO

If "YES," please describe:

PROTECTED SPECIES

Are any species of special concern known to occur on the project site, such as special status flora or fauna, protected trees, or wildlife?

YES NO

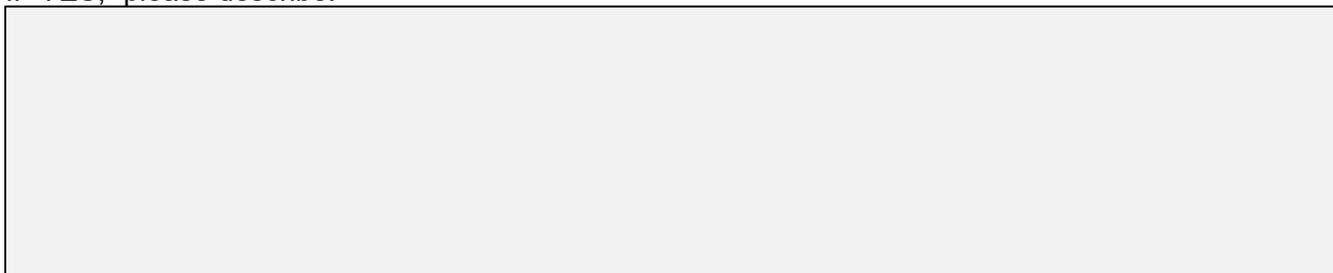
If "YES," please describe:

EASEMENTS

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:



PROJECT TEAM INFORMATION

Provide the applicant's contact information and, if the applicant does not own the property, include consent from the property owner(s) to submit the application.

Applicant's Name _____
Company/Firm _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code _____
Telephone _____ Email _____
Are you in escrow to purchase the property? YES NO

Property Owner of Record Same as applicant Different from applicant
Name (if different from applicant) _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code _____
Telephone _____ Email _____

Optional: Agent/Representative Name _____
Company/Firm _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code _____
Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____
Name _____
Company/Firm _____
Address _____ Unit/Space Number _____
City _____ State _____ Zip Code _____
Telephone _____ Email _____

Primary Contact for Project:
 Owner Applicant Agent/Representative Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. The City will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in the City of Jurupa Valley that is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Community Development Department for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Community

Development Department within 180 days of the date that the Preliminary Application is deemed complete.

4. By my signature below, I certify that the foregoing statements are true and correct.

Signature	_____	Signature	_____
Printed Name	_____	Printed Name	_____
Date	_____	Date	_____