



Housing Development Preliminary Application Form

A. PURPOSE

This form serves as the Housing Development Preliminary Application Form for projects seeking vesting rights pursuant to SB 330.

Provide all information requested. Missing, incomplete, inaccurate, or inconsistent information will delay the vesting date. All terms in this document are applicable to the singular as well as the plural forms of such terms.

B. SITE INFORMATION

1. Parcel Number(s): _____

2. Street Address(s): _____

3. Legal Description:

4. Describe in detail the existing uses on the project site, including any major physical alterations:

5. Describe in detail any species of special concern known to occur on the property:

6. Is the project located wholly or partially in:

- A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to state Government Code Section 51178
- Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)



- A hazardous waste site that is listed pursuant to state Government Code 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 ([More information from CalEPA](#))
- 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 of the state Government Code
- 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.

7. If the project is proposed to be located within the Coastal Zone, does any portion of the property contain any of the following:

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

8. Describe any historic or cultural resources known to exist on the property:

Note: Historic resources may be listed by federal, State, and local agencies linked to below, but those lists are not comprehensive, and applicants must consult other resources as necessary. Applicants should also consult the [Northwest Information Center](#) for information on State and local historic and cultural resources. The County will determine whether the project will have an effect on historic resources before making a completeness determination on the full development application.

- [Federal historic resources](#); describe:

- [State historic resources](#); describe:

[Local historic resources](#); describe:

Cultural resources; describe:

C. PROJECT INFORMATION

1. Describe in detail the proposed land uses, including number and tenure of residential units and square footage of residential and nonresidential development:

2. Affordable Housing 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, describe, including the number of bonus units and any specific incentives, concessions, waivers, or parking reductions requested:

3. Parking

Indicate the proposed number of automobile parking spaces provided for the residential and nonresidential portions of the project, and the number of bicycle parking spaces provided.

Total Number of Parking Spaces	
Automobile Parking (Residential)	
Automobile Parking (Nonresidential)	
Total Number of Bicycle Parking Spaces	
Bicycle Parking (Residential)	
Bicycle Parking (Nonresidential)	

4. Identify any proposed point sources of air or water pollutants:

5. Subdivision

Will the proposed project include a request for an approval pursuant to the Subdivision Map Act, including a vesting or tentative tract map, a preliminary parcel map, condominium map, a lot line adjustment, or a certificate of compliance? YES NO

If yes, describe:

D. EXISTING SITE CONDITIONS

1. Housing

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

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

E. PROJECT TEAM INFORMATION

1. Applicant

Name: _____

Company/Firm: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Email Address: _____

Are you in escrow to purchase the subject property? YES NO

2. Property Owner of Record: Same as Applicant
 Different from Applicant (if different from applicant, complete PJR-XXX, Property Owner Affidavit)

Name: _____

Company/Firm: _____

Address: _____

City: _____ State: _____ Zip Code: _____



Phone Number: _____

Email Address: _____

3. Optional: Agent/Representative

Name: _____

Company/Firm: _____

Address: _____

City: _____

State: _____

Zip Code: _____

Phone Number: _____

Email Address: _____

4. Primary Contact for Project Information (select only one)

Owner Applicant Agent/Representative

F. SITE PLAN

Submit a site plan(s) showing:

- Location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied
- 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
- The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way

G. PROPERTY OWNER AFFIDAVIT

Each property owner must sign this Preliminary Application to make the following declaration:

- I hereby consent to the filing of this Preliminary Application on my property for processing by the Sonoma County Permit & Resource Management Department (Permit Sonoma) 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. 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 or 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 Permit Sonoma within 180 days of the date that the Preliminary Application is deemed complete.
- By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Signature: _____

Date: _____

Printed Name: _____



H. APPLICANT DECLARATION

The applicant, whether they are the property owner or not, must sign PJR, Applicant Declaration, as well as the Preliminary Application, attesting to the following:

1. I hereby certify that the information provided in this Preliminary Application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the County of Sonoma Permit & Resource Management Department (Permit Sonoma), I agree to revise the information as appropriate.
2. I understand and agree that any report, study, map or other information submitted to the County of Sonoma in furtherance of this Preliminary Application will be treated by the County as public records which may be reviewed by any person and if requested, that a copy will be provided by the County to any person upon the payment of its direct costs of duplication.
3. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
4. I understand that if this Preliminary Application cannot be deemed complete, there is no refund of fees paid.
5. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this Preliminary Application and any accompanying documents are true and correct, with full knowledge that all statements made in this Preliminary Application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

Signature: _____

Date: _____

Printed Name: _____

