INDIAN WELLS
CALIFORNIA

CITY OF INDIAN WELLS
Community Development Department

SB 6 (2022) ELIGIBILITY CHECKLIST

This checklist provides an overview of Senate Bill No. 6's (2022) requirements which provides for a streamlined and ministerial approval process for certain housing projects. If the answers to all of the statements below are "yes," then your project is eligible for a streamlined ministerial review process under SB 6. If any of these responses are "no," then the project is not eligible. **For any statement with a response of "yes," the applicant must demonstrate (providing supplemental exhibits as appropriate) how that determination was rendered or the application will not be accepted**.

	GENERAL ELIGIBILITY REQUIREMENTS	Yes	No	N/A
1.	The housing development project is in a zone where office, retail, or parking are principally permitted use.	☐	☐	
2.	Proposed housing development must be either: o Project that includes residential units only; OR o Mixed-use project with at least 50 percent of the square footage dedicated to residential use	☐	☐	
3.	The project site is 20 acres or less.	☐	☐	
4.	The project is located within an urbanized area or urban cluster (now designated "urban areas" by the US Census Bureau).	☐	☐	
5.	The proposed housing development is not on or adjoined to a site where more than one-third dedicated to industrial uses.	☐	☐	
6.	The project is consistent with any applicable and approved sustainable community strategy or alternative plan (i.e., Plan Bay Area 2050).	☐	☐	
7.	The project shall provide notice to commercial tenants and provide relocation assistance to certain qualifying independently-owned commercial tenants.	☐	☐	☐
8.	The project will pay prevailing wage established under Government Code section 65913.4(a)(8)(A).	☐	☐	
9.	The project will utilize a skilled and trained workforce except where, after specified bidding process, fewer than two prequalified contractors that are committed to using a "skilled and trained workforce" bid on the contract. o Developer agrees to require these standards be included in all construction contracts. o Developer agrees to certify to the local government that the labor requirements will be met in the project construction. o Developer shall provide local agency with monthly compliance reports.	☐	☐	
10.	The local agency has not exempted the parcel.	☐	☐	
11.	Project density meets or exceeds applicable density deemed appropriate to accommodate lower-income households pursuant to housing element law.	☐	☐	
12.	Project complies with local zoning, parking, design and other ordinances, local code requirements and procedures applicable to the processing and permitting of a housing development in zone that allows for housing at density deemed appropriate to accommodate lower-income households pursuant to housing element law. • Note: If more than one zoning designation allows for above-described density, the applicable zoning standards shall be those for the zoning designation for the closest parcel that allows residential use at density that is appropriate to accommodate lower-income households pursuant to housing element law. • Note: If existing zoning designation for the parcel allows residential density that exceeds housing element law density, the existing zoning designation applies.	☐	☐	

	GENERAL ELIGIBILITY REQUIREMENTS	Yes	No	N/A
13.	The project shall comply with all other objective local requirements for a parcel (except those that prohibit residential use or allow residential use only at a lower density) including impact fee and inclusionary housing requirements.	☐	☐	

PROCESS NOTES:

1. CEQA: Not exempt under CEQA.
2. Permit Processing: Does not result in a new approval process but may invoke SB 35 and Housing Accountability Act.

Exhibit A

Certificate for Compliance with Eligibility Requirements (SB 6)

I, _____, do hereby certify and declare as follows:

(a) The subject property is located at (address and assessor's parcel number):

_____ _____ - _____ - _____

Address *Assessor's Parcel Number*

(b) I am a duly authorized officer or owner of the subject property.

(c) The project will comply with the applicable prevailing wage requirements established under Government Code section 65913.4(a)(8)(A) and utilize a skilled and trained workforce.

(d) The responses provided in the SB 6 (2022) Eligibility Checklist are true and correct.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in:

_____ _____

Location *Date*

_____

Signature

_____

Name (Print), Title