

CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Community Services Department

The activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN: 121-250-014

Location: 1007 Main St., Santa Maria, California

Activity Title: Project Homekey Application Match Funding Reservation

Applicant: Housing Authority of the County of Santa Barbara

Activity Description:

The Housing Authority proposes to utilize the existing hotel on the property for 75 rental units for eligible tenants who are homeless or at-risk of homelessness and has applied to the State of California Department of Housing and Community Development for HomeKey funds to help finance the project.

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency
- Other

Health and Safety Code Section 50675.1.4 –HomeKey Projects

CEQA does not apply to a project funded by Project HomeKey if all of the following requirements, if applicable, are satisfied:

1. No units were acquired by eminent domain.
2. The units will be in decent, safe, and sanitary condition at the time of their occupancy.
3. The project proponent shall require all contractors and subcontractors performing work on the project to pay prevailing wages for any rehabilitation, construction, or alterations in accordance with Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
4. The project proponent obtains an enforceable commitment that all contractors and subcontractors performing work on the project will use a skilled and trained workforce for any rehabilitation, construction, or alterations in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.
5. The project proponent submits to the lead agency a letter of support from a county, city, or other local public entity for any rehabilitation, construction, or alteration work.
6. Any acquisition is paid for exclusively by public funds.
7. The project provides housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness.
8. Long-term covenants and restrictions require the units to be restricted to persons experiencing homelessness or who are at risk of homelessness, which may include lower income, and very low income households, as defined by HSC Section 50079.5, for no fewer than 55 years.

9. The project does not increase the original footprint of the project structure or structures by more than 10 percent. Any increase to the footprint of the original project structure or structures shall be exclusively to support the conversion to housing for the designated population, including, but not limited to, both of the following:
 - o Achieving compliance with local, state, and federal requirements.
 - o Providing sufficient space for the provision of services and amenities.

Reasons to support exemption findings:

The proposed “HomeKey” project satisfies the requirements described more fully in Health and Safety Code § 50675.1.4 and enumerated above:

1. The existing hotel will be purchased by the Housing Authority, and was not acquired by eminent domain.
2. The units will be in decent, safe, and sanitary condition at the time of their occupancy.
3. All contractors and subcontractors performing work on the project will be paid prevailing wages for any rehabilitation, construction, or alterations in accordance with Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
4. Construction agreements for the proposal will include an enforceable commitment that all contractors and subcontractors performing work on the project will use a skilled and trained workforce for any rehabilitation, construction, or alterations in accordance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.
5. The County has submitted the attached letter of support for the proposed rehabilitation, construction, or alteration work.
6. Acquisition costs will be paid for exclusively with public funds.
7. The project provides housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness.
8. If the project is awarded the State HomeKey funds necessary for acquisition and completion of the project, a declaration of restrictive covenants and restrictions will be recorded against the properties requiring the units to be restricted to persons experiencing homelessness or who are at risk of homelessness, which may include lower income, and very low income households, as defined by HSC Section 50079.5, for no fewer than 55 years.
9. The proposed project does not increase the original footprint of the existing buildings. Any increase to the footprint of the original project structure or structures shall be exclusively to support the conversion to housing for the designated population, including, but not limited to, both of the following:
 - a. Achieving compliance with local, state, and federal requirements.
 - b. Providing sufficient space for the provision of services and amenities.

Department/Division Representative: Ted Teyber

Date: 1/10/2022

Date Filed by County Clerk: