



2021 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 ♦ Santa Barbara ♦ CA ♦ 93101

(805) 568-2240

Complete this form when filing a Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report or Notice of Exemption.

You will need to submit one original for posting plus one copy for the Department of Fish & Wildlife. A scanned copy including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person		Phone	
Lead Agency		Lead Agency Email	
Project Title			
Project Applicant	Email	Phone	
Project Applicant Address	City	State	Zip

DOCUMENT BEING FILED:

- Environmental Impact Report (EIR)
- 2021 Filing Fee\$3,445.25
- Previously Paid (**must attach receipt**) \$0.00
- No Effect Determination (**must be attached**)..... \$0.00

- Negative Declaration or Mitigated Negative Declaration
- 2021 Filing Fee\$2,480.25
- Previously Paid (**must attach receipt**) \$0.00
- No Effect Determination (**must be attached**)..... \$0.00

- Notice of Exemption \$0.00

- County Administrative Handling Fee (**required for all filings, effective 7/19/18**) \$50.00

TOTAL: _____

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- Cash Credit Card Check # _____ Journal Entry # _____

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: 073-080-028

Location: 6021 Hollister Ave., Goleta, California

Activity Title: Project Homekey Application Match Funding Reservations

Applicant: Housing Authority of the County of Santa Barbara

Activity Description:

The Housing Authority proposes to utilize the existing hotel on the property for 60 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.



August 4, 2020

CITY COUNCIL

Paula Perotte
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Kyle Richards
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Councilmember

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Councilmember

CITY MANAGER

Michelle Greene

California Department of
Housing and Community Development
2020 West El Camino Avenue
Sacramento, CA 95833

RE: HOUSING AUTHORITY OF THE COUNTY OF SANTA BARBARA HOMEKEY
PROGRAM APPLICATION FOR PROPERTY ACQUISITION LETTER OF
ACKNOWLEDGMENT

To Whom It May Concern:

The City of Goleta (City) has a history of regional partnership with the County of Santa Barbara and the Housing Authority of the County of Santa Barbara. The City also recognizes the regional impacts of homelessness and has worked over the past several years to address homelessness within Goleta and the surrounding region. Because of this, the City is participating in a working group to successfully acquire and convert local motel/hotel space into transitional and permanent supportive housing through the State of California's Homekey Program.

The City understands that the most appropriate project to serve the needs of people experiencing homelessness in Santa Barbara County is the conversion of the Super 8 Motel located in the city of Goleta. This property fulfills many critical requirements of the Homekey Program, including but not limited to excellent access to public transportation and elevator access.

Important to the City is the fact that this conversion would support a navigation center and access to wrap-around support services such as mental health appointments, minor healthcare, and counseling sessions. The City has completed a draft of its first Homelessness Strategic Plan, which identifies the need for services for people experiencing homelessness in and around Goleta. This Plan also establishes a goal for a navigation center and permanent supportive housing in Goleta. This project would help fulfill those goals.

The property is located in an area that has been zoned as suitable for an emergency shelter with only a minor conditional use permit.

However, prior to recent State of California legislation in order to convert the property into single residence occupancy housing it would typically require a General Plan Amendment, rezoning, and a conditional use permit. However, the City understands that acquisitions and conversions undertaken as part of Homekey will be subject to new legislation that the Governor signed on June 29, 2020, providing a CEQA exemption and automatic zoning compliance to new homeless housing utilizing newly available state and federal funding. City of Goleta Planning and Environmental Review Department and Neighborhood Services and Public Safety Department staff are working to ensure all requirements are met in order for zoning conformity to occur. The included enclosures describe this process in detail.

While there are fiscal impacts to the City's General Fund budget, the additional services for the region's homeless population exceed the financial costs to the City and, as such, the City of Goleta would support this project moving forward and is prepared to partner with the regional applicants and service providers.

Sincerely,

DocuSigned by:



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Michelle Greene
City Manager

Enclosures

Certifications from Housing Authority of the County of Santa Barbara
Verification of Zoning
Approvals Necessary to Begin Construction