

## NOTICE OF EXEMPTION

**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Community Services Department

The project or 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(s):** N/A **Case No.:** N/A

**Location:** City of Goleta, Santa Barbara County

**Project Title:** Sandpiper Apartments – Subordination of County Regulatory Agreement and Declaration of Restrictive Covenants, and Agreement to Grant Mitigation Funds to the Housing Authority

**Project Description:** Sandpiper Apartments (Project) consists of three properties located at 3709-390 Mathilda Drive and 355-375 Ellwood Beach Drive in Goleta. The L.C. Grossman Homes consists of seven buildings located at 5575-5595 Armitos Avenue in Goleta. The Projects are presently owned by the Housing Authority, which has formulated a limited partnership with its affiliate, Surf Development Company. The name of the limited partnership is Leland Grossman Sandpiper, L.P. a California limited partnership (Limited Partnership). The Housing Authority and Surf Development Company will be the general partners on this Project. Surf Affordable Housing Enterprises, Inc., a California corporation, is the Limited Partner. It is the intent of the Limited Partnership to acquire the property from the current owner and rehabilitate 82 multi-family affordable housing rental units which will facilitate the Housing Authority's participation in HUD's Rental Assistance Demonstration Program (RAD) and give public housing authorities more flexibility to access private and public funding sources, including low income housing tax credits (LIHTCs), for needed improvements to its public housing stock. The program also aims to improve public housing authorities' long-term financial outlook by easing their reliance on less stable appropriations from the Federal government. The Housing Authority applied to the RAD program and in December 2012 was approved to transition the Sandpiper Apartments and L.C. Grossman Homes to this program. The Housing Authority is requesting that the County subordinate the County Regulatory Agreement and Declaration of Restrictive Covenants, and Agreement to Grant Mitigation Funds to the Housing Authority to the construction and permanent loans in order to induce these lenders to invest in the Project.

**Exempt Status:** (Check one)

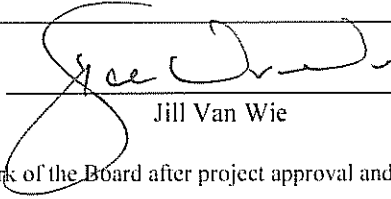
- Ministerial,  Statutory,  Categorical Exemption,  Emergency Project  
 No Possibility of Significant Effect [§15061(b,3)],  Other

**Cite specific CEQA Guideline Section:** 15378(b)(4); The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project are not a project as defined by CEQA.

**Reasons to support exemption findings** (attach additional material, if necessary):

Approval of the agreement does not result in direct physical impacts to the environment. When individual projects and programs contained within these documents proceed to implementation, they may be subject to environmental review under NEPA and/or CEQA for the possible impacts which are unique to that particular project and/or program.

Department/Division Representative



Jill Van Wie

Date: September 5, 2014

Note: A copy must be filed with the County Clerk of the Board after project approval and posted by the Clerk of the Board for a period of 30 days.

Copies to: Community Services Department, Parks Division  
File

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Date File of Counter Clerks