

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: 085-141-003

Location: 117 North B Street, Lompoc, California

Activity Title: Purchase and Sales Agreement for purchase of County-owned property

Applicant: Housing Authority of the County of Santa Barbara

Activity Description:

Purchase and sales agreement for purchase of County-owned property by the Housing Authority of the County of Santa Barbara. The Housing Authority proposes to utilize the existing office building on the property for 15 rental units for eligible tenants who are homeless or at-risk of homelessness with incomes at or below 15% area median income (AMI) 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

Section 50675.1.2 –Project HomeKey

CEQA does not apply to a project funded by Project HomeKey if the city, county, or city and county where the project is located submits an application on or before April 30, 2021 and 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 § 50675.1.2 and enumerated above:

1. The existing County property is proposed to be sold to 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 will submit a 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 and who are impacted by COVID–19 and that the project.
8. If the project is awarded the Project HomeKey funds necessary for acquisition of the property and completion of the project, a declaration of restrictive covenants and restrictions will be recorded against the property 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 building. 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: 9/1/2020

Date Filed by County Clerk:



2020 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

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

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)
- 2020 Filing Fee\$3,343.25
- Previously Paid (**must attach receipt**) \$0.00
- No Effect Determination (**must be attached**)..... \$0.00

- Negative Declaration or Mitigated Negative Declaration
- 2020 Filing Fee\$2,406.75
- 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 # _____