

## NOTICE OF EXEMPTION

**To:** Office of Planning and Research

County Clerk  
County of Los Angeles  
12400 Imperial Hwy  
Norwalk, CA 90650

**From:** County of Los Angeles  
Hall of Administration  
500 West Temple Street, Room 754  
Los Angeles, CA 90012

**PROJECT TITLE:** Project Homekey – Hope the Mission – Lancaster Pathway Home

**PROJECT LOCATION -- Specific:** 44131 Sierra Hwy, Lancaster, CA 93534

**PROJECT LOCATION – City:** Lancaster

**PROJECT LOCATION – County:** Los Angeles

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** The State's Homekey Program (Homekey), has made funding available for local jurisdictions to purchase hotels and other properties to be used as interim and permanent housing for people experiencing homelessness (PEH). In late 2022, the California Department of Housing and Community Development (HCD) announced the availability of approximately \$736 million of Homekey grant funding through its Round 3 Notice of Funding Availability (NOFA). In December 2022, the County's Chief Executive Office (CEO) released a Request for Statement of Qualifications (RFSI) for the identification of nonprofit or for-profit entities (Corporations) eligible to apply jointly with the County of Los Angeles (County) for the Homekey Round 3 NOFA. In February 2023, the CEO released a Request for Services (RFS), which eligible Corporations had the opportunity to respond to with project proposals. Selected Corporations would own and, in some cases, operate properties acquired through Homekey Round 3. The County received more than 30 responses to the RFS and identified 11 Corporations with whom to submit applications to HCD by July 28, 2023. Selected Corporations have performed due diligence on the properties to ensure the properties are appropriate for use as interim or permanent supportive housing for PEH, and to support a fair market purchase price for the properties. The State's Homekey Round 3 funds will be used to pay for the cost to acquire, develop, and/or rehabilitate each property. In some cases, a local match will be required to acquire, develop, and/or rehabilitate each property. On July 25, 2023, the County authorized an application for this proposed Homekey project and found it to be exempt from CEQA.

This project is a conversion of a 102-unit motel for use as interim housing. There will be interior and exterior unit upgrades that will not disturb the building footprint. For site work, the swimming pool will be filled in and turned into outdoor gathering space. The asphalt parking lot will be repaired as needed.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** County of Los Angeles

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Hope the Mission

**EXEMPT STATUS:**

- Ministerial (Pub. Res. Code Sec. 21080(b)(1); Guidelines Sec. 15268).
- Declared Emergency (Pub. Res. Code Sec. 21080(b)(3); Guidelines Sec. 15269(a))
- Emergency Project (Pub. Res. Code Sec. 21080(b)(4); Guidelines Sec. 15269(c))
- Categorical Exemption: Class 1 Existing Facilities, CEQA Guidelines Section 15301, County of Los Angeles Environmental Document Procedures and Guidelines -- Class 1
- Statutory Exemption: Pub. Res. Code Sec. 21080.50 and Gov. Code Sec. 65650 et seq.
- Health and Safety Code Section 50675.1.4

**REASONS WHY PROJECT IS EXEMPT:** See attachment, which is incorporated herein.

**LEAD AGENCY CONTACT PERSON:**

Elizabeth Ben-Ishai, Manager, Chief Executive Office – Homeless Initiative; Telephone: (213) 974-2566

**IF FILED BY APPLICANT:** Not Applicable

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

Signature: \_\_\_\_\_

Date: 7/25/2023

Title: Manager

Signed by Lead Agency

Signed by Applicant

Date Received for Filing at OPR:

## **Project Homekey – Hope the Mission – Lancaster Pathway Home**

### **Summary of Reasons Why Project is Exempt Attachment**

The Project utilizes Homekey grant funds and other public funds and will provide housing units for individuals and families who are experiencing homelessness or who are at risk of homelessness. This project is a conversion of a 102-unit motel for use as interim housing. There will be interior and exterior unit upgrades that will not disturb the building footprint. For site work, the swimming pool will be filled in and turned into outdoor gathering space. The asphalt parking lot will be repaired as needed.

The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code section 65660 et seq., as it is a by right low barrier navigation center development, and pursuant to Public Resources Code section 21080.50, as it is an interim motel housing conversion. Further, the Project is statutorily exempt from CEQA pursuant to section 21080(b)(4) of the Public Resources Code and section 15269(c) of the State CEQA Guidelines, which exempts specific actions necessary to prevent or mitigate an emergency and also categorically exempt pursuant to section 15301 (Existing Facilities), and Class 1 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project is within a certain class of projects that have been determined not to have a significant effect on the environment. In addition, based on the records of the proposed Project, it will comply with all applicable regulations, and is not in a sensitive environment and there are no cumulative impacts, unusual circumstances, damage to scenic highways, listing on hazardous waste site lists compiled pursuant to Government Code section 65962.5, or indication that it may cause a substantial adverse change in the significance of a historical resource that would make the exemptions inapplicable.