



CALIFORNIA ENVIRONMENTAL QUALITY ACT  
NOTICE OF EXEMPTION

To:  Sonoma County Clerk  
2300 County Center Drive, Suite B-177  
Santa Rosa, CA 95403

From: City of Healdsburg  
Community Development Department  
401 Grove Street  
Healdsburg, CA 95448  
Planning 707-431-3346

Office of Planning and Research  
PO Box 3044, Room 113  
Sacramento CA 95812-3044

**Project Title:** Project Homekey – L&M Village  
**Project Applicant:** City of Healdsburg, 401 Grove Street, Healdsburg, CA 95448  
**Project Location:** 70 Healdsburg Avenue, Healdsburg, CA 95448 (APN: 002-304-009)

**Description of nature, purpose and beneficiaries of project:**

The City of Healdsburg in partnership with Burbank Housing and Reach for Home is seeking Project Homekey funding for the acquisition rehabilitation of the L&M Motel to provide 21 doors of interim housing for the unsheltered community in Northern Sonoma County.

**Name of Public Agency Approving Project:** City of Healdsburg

**Name of Person or Agency Carrying Out Project:** Stephen Sotomayor, Housing Administrator

**Exempt Status Check One**

- Ministerial (Sec 21080(b)(1); 15268)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c))  
 Categorical Exemption: Type and Section Number: Section 15301 (Existing Facilities), Section 15061(b)(3) (Common Sense Exemption)  
 Statutory Exemption. Code Number: \_\_\_\_\_

**Reasons project is exempt:**

See Explanation on next page.

**Lead Agency Contact:** Scott M. Duiven **Area** \_\_\_\_\_ **Code/Telephone:** 707-431-4463

**Signature:** Scott M. Duiven **Date:** 10/25/21 **Title:** Community Development Dir.

Signed by Lead Agency  Signed by Applicant

If filed by applicant:

1 Attach certified document of exemption finding

2. Has NOE been filed by the public agency approving the project?  Yes  No

**Reasons project is exempt:**

The proposed Project involves the acquisition and rehabilitation of an existing and operational motel, which shall then be used to provide interim housing on the Property and accordingly does not involve any change in land use or density, nor any expansion of use. Accordingly, the proposed Project is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, which exempts the repair and minor alteration of existing public or private structures involving negligible or no expansion of use, as well as Section 15061(b)(3), commonly known as the common sense exemption, which acknowledges that CEQA applies only to projects which have the potential for causing a significant effect on the environment and in this instance there is no possibility that the Project may have a significant effect on the environment, given that there is no change in the land use, density, nor any expansion of use. Therefore, the proposed Project is not subject to CEQA.