

FILED

POSTED

JUL 18 2023

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ORANGE COUNTY CLERK RECORDER DEPARTMENT



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BY: _____ DEPUTY

BY: _____ DEPUTY

CEQA NOTICE OF EXEMPTION

To: County Clerk, County of Orange

From: County of Orange
OC Public Works, Development Services/Planning

Public Project Number (PP): PP-23-0126

Project Title: Approve Submittal of Homekey Application and Funding Request for 1400 Bristol

Project Location(s): 1400 Bristol, Costa Mesa, CA 92626

Project Description: The proposed project would allow the County to apply for Homekey Program funding through a joint application with the developer, American Family Housing (AFH), to acquire, rehabilitate and convert the Travelodge, located at 1400 Bristol in Costa Mesa, to continue to support the production of supportive housing in Orange County.

The 3.5 acre Development site is composed of three 2-story buildings with 120 rooms and ample indoor and outdoor common areas including an existing pool, a green hedge, and mature trees. Following acquisition, AFH will start the rehabilitation and conversion of the Travelodge into permanent supportive housing, which will include façade improvements, combining of some units to include one-bedroom and larger studio units, addition of kitchenettes to all units, energy and water efficiency upgrades, immediate repairs to the existing accessible units and the life-safety systems, new community and program spaces, including outdoor space and landscaping. The proposed unit mix after conversion is 36 studio units, 40 one-bedroom units and two two-bedroom manager's units.

In addition to the Travelodge, the 3.5 acre site includes a separate restaurant and Tesla charging station with active leases. AFH is proposing to acquire these commercial portions of the property using non-Homekey and non-County funds and continuing their operations for rental income as a revenue source once the rehabilitation and conversion of 1400 Bristol is complete.

Name of Public Agency Approving Project: Board of Supervisors

Name of County Agency Carrying-Out Project: OC Community Resources

Address of County Agency: 1501 E. St. Andrew Pl, 1st Floor, Santa Ana, CA 92705

Exempt Status:

- Ministerial (Guidelines Section No. 15268)
- Emergency Project (Guidelines Section No. 15269)
- Common Sense (Guidelines Section No. 15061(b)(3))
- Statutory Exemption: State Code number:
- Categorical Exemption:
- Other Exemption: Public Resources Code Section 21080.50

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



NO FEE

* \$ R 0 0 1 4 4 6 1 2 8 2 \$ *

202385000631 4:13 pm 07/18/23

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Reason(s) why project is exempt: The proposed project is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.50, because it is the conversion of an existing hotel into supportive housing and for activities funded by Homekey Program funds pursuant to Health & Safety Code Sections 50675.1.3 and 50675.1.4.

Date of Decision: 7/18/2023

30-07/18/2023-0622



County Administration South
601 North Ross Street
Santa Ana, California 92701

P.O. Box 4048
Santa Ana, CA 92702-4048

info@ocpw.ocgov.com

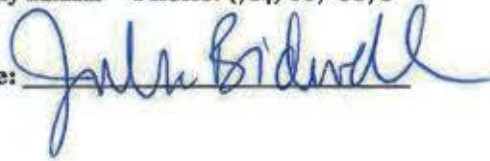
(714) 667-8800

OCPublicWorks.com

ORANGE COUNTY
OC Public Works

CEQA Contact Person: Cindy Salazar **Phone:** (714) 667-8870

Project Manager Signature:



Name: Julia Bidwell

Title: Director, Housing and Community Development

Fish & Game Fees: Pursuant to Section 711.4 (c) (2)(A) of the California Fish and Game Code, this project is exempt from the required fees, as it is exempt from CEQA. Filing Fee is exempt per Government Code Section 6103.

Form Rev. 3.12.20

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State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 07/18/2023 — 0622
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY OCPW, DEVELOPMENT SERVICES/PLANNING	LEAD AGENCY EMAIL	DATE 07/18/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202385000631	

PROJECT TITLE
 APPROVE SUBMITTAL OF HOMEKEY APPLICATION AND FUNDING REQUEST FOR 1400 BRISTOL

PROJECT APPLICANT NAME OC COMMUNITY RESOURCES	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)667-8800
PROJECT APPLICANT ADDRESS 1501 E. ST. ANDREW PL, 1ST FLOOR	CITY SANTA ANA	STATE CA
		ZIP CODE 92705

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00


- Exempt from fee
- Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
 - Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 0.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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