

Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of Ventura
800 S. Victoria Avenue, #1640
Ventura, CA 93009

From: Ventura County Executive Office
800 S. Victoria Avenue, #1940
Ventura, CA 93009

Project Title: Homekey+ Lewis Road Permanent Supportive Housing Project

Project Applicant: County Executive Office, County of Ventura

Project Location - Specific: 234-0-050-340 (portion of)

Project Location - City: N/A—unincorporated area Project Location - County: Ventura

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed permanent supportive housing project includes site grading, site work, and an 89-unit modular housing development with on-site parking, offices and outdoor communal spaces. Eighty-eight units will be efficiency units, with one two-bedroom manager's unit. The development will serve extremely low-income persons who are at risk of or experiencing homelessness.

Name of Public Agency Approving Project: County of Ventura

Name of Person or Agency Carrying Out Project: County of Ventura

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. State type and section number: _____
- Statutory Exemptions. State code number: Health and Safety Code 50675.1.5;
Public Resource Code section 21080; Public Resource Code section 21159.23
(Affordable Housing Exemption); Public Resources Code section 21159.24 (Infill

Housing Exemption); and CEQA Guidelines section 15194 (Affordable Housing Exemption).

Reasons why project is exempt:

The PSH Project is located in the Residential Planned Development zone and, because it is a Homekey-funded project, it is eligible for streamlined ministerial permit processing pursuant to Health and Safety Code section 50675.1.5. No conditional use permit or any other discretionary review or approval would be required. The PSH Project is statutorily exempt from the California Environmental Quality Act (CEQA) because: (a) it is eligible for streamlined ministerial approval pursuant to Health and Safety Code section 50675.1.5, and ministerial projects are exempt from CEQA pursuant to Public Resource Code section 21080; (b) it is an affordable housing project consisting of fewer than 100 units and otherwise meets the statutory requirements of Public Resources Code section 21159.23; (c) it is an infill housing project consisting of fewer than 100 units on fewer than four acres and otherwise meets the statutory requirements of Public Resources Code section 21159.24; and (d) it qualifies for the affordable housing exemption set forth in CEQA Guidelines section 15194 because the project site is less than five acres and the project meets the other requirements of this exemption.

Lead Agency Contact Person: Kimberlee Albers

Phone number: (805) 654-2455

If filed by applicant:

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: 
Officer, Community Development

Date: April 10, 2025

Title: Deputy Executive

Signed by Lead Agency

Signed by Applicant

Date Received for filing at OPR: _____