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Sent: Wednesday, October 8, 2025 4:53 PM

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Subject: Native Directions CCE Projects

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Greetings David,

In your September 19, 2025, letter, "Re: Native Directions / HomeCA," you reference a February 15, 2024, letter from the California Department of Social Services (CDSS) and California Department of Health Care Services (DHCS) to Senator Marie Alvarado-Gil (February Letter).

The February Letter summarizes the statutory and programmatic rules for projects receiving funding from CDSS and/or DHCS and reiterates the need for these projects throughout the state. Within this context, the February Letter states the following:

*Applicants receiving BHCIP [DHCS] and CCE [CDSS] conditional awards have demonstrated they meet the minimum threshold requirements as specified in the RFA for each round/source of funding. However, for BHCIP and CCE projects to progress, awardees are required to work with their local jurisdiction to obtain **necessary** permits through local Planning and Building Departments and meet **relevant** zoning requirements to ensure programmatic and local requirements are met. [emphasis added]*

The County appears to be relying on this language to impose zoning requirements on the Native Directions CDSS Community Care Expansion (CCE) projects. To clarify, contrary to the implications in your September 19, 2025, letter, the statement italicized above from the February Letter is not a specific directive that the Native Directions projects must "meet the County's zoning requirements," regardless of necessity and relevance.

California Welfare & Institutions Code § 18999.97 governs what is a "necessary" permit and "relevant" zoning requirement to ensure programmatic and local requirements are met for a CCE project. This statute specifically states the following in subdivision (l):

Any project that receives funds pursuant to this section shall be deemed consistent and in conformity with any applicable local plan, standard, or requirement, and any applicable coastal plan, local or otherwise, shall be allowed as a permitted use, within the zone in which the structure is located, shall not be subject to a conditional use permit, discretionary permit, or any other discretionary reviews or approvals, and shall be deemed as a ministerial action under Section 15268 of Title 14 of the California Code of Regulations.

Accordingly, there are no further necessary or relevant zoning requirements Native Directions needs to meet for their CCE projects to move forward.

Kind regards,



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