



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

**PLANNING
SERVICES DIVISION**

E.J. Ivaldi, Deputy Director

MEMORANDUM

TO: Honorable Board of Supervisors

FROM: Michael Johnson, AICP
Agency Director

By: Gerry Haas, Senior Planner

DATE: February 3, 2015

**SUBJECT: TEMPORARY CONDITIONAL USE PERMIT- PLACER COUNTY GOVERNMENT
CENTER TEMPORARY EMERGENCY SHELTER**

ACTION REQUESTED

1. Conduct a Public Hearing to consider approval of a Temporary Conditional Use Permit to allow for the temporary use of an existing structure in the Placer County Government Center as an emergency shelter pursuant to the Placer County Zoning Ordinance (Article 17.56.300 – Temporary Uses and Events).
2. Determine the Temporary Conditional Use Permit categorically exempt from environmental review pursuant to provisions of Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Operation, leasing, licensing or alteration of existing public or private facilities).

There is no County cost associated with these actions.

BACKGROUND

In November 2014, a newly formed non-profit group, Right Hand Auburn, Incorporated (RHA) submitted a proposal to the County seeking assistance from the Board of Supervisors to allow for the establishment of a temporary emergency shelter in one of the existing structures in the Placer County Government Center (PCGC). As set forth in the proposal, RHA has been incorporated as a non-profit, mutual benefit corporation to raise funds to provide temporary shelter to both homeless men and women within the North Auburn Area. RHA identified an immediate need to provide a place where homeless persons could sleep at night during the winter months.

As set forth in the October 15, 2014 RHA proposal, the group proposes a collaborative effort between Placer County and the private business/faith-based community, with Placer County providing the use of a structure within the Government Center campus at no charge, and RHA providing all financial support for the endeavor. RHA identifies Volunteers of America as the proposed operator of the shelter.

At its January 6, 2015 meeting, the Board directed staff to analyze short-term temporary emergency sheltering options for the homeless, including the proposal submitted by RHA to establish a temporary emergency shelter for the homeless at the PCGC. At a Special Meeting of the Board of Supervisors on January 22, 2015, staff presented a report to the Board (Attachment C) that identified several structures within the PCGC that could accommodate an emergency shelter. The analysis concluded that Buildings 303A and 303B (adjoining) within the PCGC could provide adequate space for a shelter, and the identified buildings had the fewest immediate challenges, from a building code and/or site improvement standpoint, to the potential establishment of a temporary emergency shelter for the remainder of this winter season.

However, as with most property in the PCGC, the land on which Buildings 303A and 303B are located is currently zoned C3-Dc (Heavy Commercial, Design Review), and under the current Zoning Ordinance, emergency shelters are not a permitted or conditionally permitted use within the C3 Zoning District. One solution offered to the Board was the grant of a Temporary Conditional Use Permit under Zoning Code Section 17.56.300, which would enable a temporary emergency shelter to be established for a limited, short-term basis.

Following a presentation of the staff report, public comment, and discussion amongst the Board members, the Board directed staff to bring back a proposal that would allow the Board to consider the grant of a Temporary Conditional Use Permit for consideration of a temporary emergency shelter to be located in Buildings 303A/B. The Board directed that this shelter be considered for a trial period of 90 days.

PROPOSAL

The proposal brought to this Board identifies the County, through the Department of Facility Services, as the applicant for the Temporary Conditional Use Permit. There are three reasons for this. First, the County owns the buildings in the PCGC and, under the law, a use permit runs with the land. Second, as the manager of County properties, Facility Services would be the appropriate department in the County to serve as the applicant, with the Community Development Resources Agency serving as the permitting authority. Finally, the grant of a Temporary Conditional Use Permit (TCUP) to the County allows flexibility in deciding which operator might run the shelter and for what length of time.

As discussed above, the zoning in the PCGC does not permit the establishment of an emergency shelter. In cases where a specific land use is not permitted, there is a provision in the Zoning Code [Section 17.56.300 – Temporary Uses and Events] to allow for the consideration of a temporary use. As set forth in this section, temporary uses involving the establishment of a land use not normally allowed in the applicable zone district may be permitted, subject to the granting of a TCUP. As stated in the Zoning Code, such temporary uses may be permitted by the granting authority subject to certain provisions. One of the primary provisions is a maximum one-year authorization of the use within residential, commercial and industrial zoning districts.

The current proposal is the temporary use of portions of Buildings 303A and 303B at the PCGC as a temporary emergency shelter. While the term of this temporary use permit is proposed for a maximum one (1) year, it is proposed that the initial operation of a shelter be limited to 90 days through the terms of a separate Site Access Agreement with Facility Services.

With respect to the proposal presented by RHA, the temporary emergency shelter would be operated by Volunteers of America, who would be under contract with RHA. The emergency shelter would be open from 8:00pm to 6:00am every day. Due to the temporary nature of the shelter, meals will be prepared off-site and served at the shelter.

As stated in the proposal from RHA, Volunteers of America will provide a minimum of two paid and trained staff to handle all intake decisions and supervise the placement of applicants. Volunteers of America will be responsible for enforcing all rules of operation, which will include a refusal of entrance to any applicant who appears to be unreasonably impaired. Volunteers of America will require the review of health certificates and require testing (if necessary) to reduce the potential for the spread of disease within the shelter. Volunteers of America will also ensure that a "No Smoking" policy be enforced within the buildings. In addition, Volunteers of America will provide a Shelter Manager who will be able to assist as a liaison to RHA as the oversight committee and help coordinate volunteers.

ANALYSIS

Section 17.56.300 (Temporary Uses and Events) of the Placer County Code allows for the temporary establishment of a land use not normally allowed in the applicable zoning district. The granting authority (in this case, the Board of Supervisors) may authorize a temporary use for a maximum of one year in the residential, commercial and industrial zoning districts. (Section 17.56.300(A)(2)) A one-time extension is permitted, subject to a separate noticed public hearing. It should be noted that the Board may grant the TCUP for a shorter term but if it does, the one-time extension will be limited to the length of time originally allowed. (Section 17.56.300(A)(3)).

The proposed TCUP includes general conditions of approval. Specific and detailed conditions and requirements would be included in the Site Access Agreement. This bifurcation enables the County to decide, during the term of the TCUP, who the operator should be. If granted for the maximum one (1) year term, the County could elect to renew a Site Access Agreement with RHA for next winter or consider a different operator, or neither. By the County holding the TCUP, it also allows the County to maintain control over its buildings in the PCGC.

For the present 90-day pilot program, the proposed temporary emergency shelter would need to be consistent with the proposal set forth in the January 22, 2015 staff report, and as described in the project description presented by RHA (Attachment D). RHA would contract with the Volunteers of America to operate the shelter through the overnight hours, seven days a week. As proposed, the shelter would provide two pre-prepared meals, lockers, group sleeping quarters, and shower facilities. It would serve men and women with separate sleeping, shower and restroom facilities. The operator proposes to provide referrals to existing community and County-based services, including mental health, substance abuse treatment, medical care, legal services, public assistance, and job training. RHA would cover the cost of required temporary facility needs as well as the costs to operate the temporary shelter. The total occupancy of the facility, including staff would be limited to 49.

General Plan Consistency

The Placer County General Plan (PCGP) Housing Element addresses the need to assist the County's homeless residents through the following goal:

"To alleviate homelessness in the county through a variety of programs, including increased affordable housing opportunities and the provision of emergency shelters for all persons of need." [Section 2, Goal G]

Goal G is enforced by four policies aimed to alleviate homelessness. Three of these policies are relative to supporting existing emergency shelter programs, assessment of funding for delivery of services and collaboration with local organizations to develop a strategy to address homelessness.

The proposed temporary use would also specifically address the primary intent of Policy G-2:

"The County shall continue to assist various non-profit organizations involved with emergency shelters and other aids to homeless persons."

As RHA and its affiliate, Volunteers of America, are both non-profit organizations that are proposing to operate the emergency shelter, the County, by virtue of providing a facility for use as a homeless shelter, and by considering and potentially approving the temporary use of the facility as a homeless shelter, would be supporting this policy through its actions and resources. Therefore, the proposed emergency shelter is consistent with the goals and policies of the Placer County General Plan.

Zoning Consistency

As set forth in Section 17.06.050 (Land Use and Permit Tables) of the Placer County Zoning Code, emergency shelters (for 60 or fewer persons) are not a permitted use within the C3 Zoning District. As the zoning for the property where Buildings 303A and 303B are located is currently C3-Dc, an emergency shelter use is not currently permitted on the site.

In cases where a specific land use is not permitted, there is a provision in the Zoning Code [Section 17.56.300 – Temporary Uses and Events] to allow for the consideration of a temporary use. As set forth in this section, temporary uses involving the establishment of a land use not normally allowed in the applicable Zone District, subject to the granting of a Temporary Conditional Use Permit. As stated in the Zoning Code, such temporary uses may be permitted by the granting authority, subject to certain provisions. One of the primary provisions is a maximum one-year term, with only a single option for an extension of the initial term that could be approved by the hearing body.

Neighborhood Compatibility

While the PCGC once provided housing, those facilities have fallen into disrepair over the decades and, once dilapidated, have been removed and not replaced. Several of the 1940's era barracks buildings have been intermittently used for transitional housing and other forms of short-term residential uses. Buildings 303A and 303B, which are being considered for the proposed use, once housed the men's and women's minimum security barracks prior to the construction of the new jail at the Bill Santucci Justice Center. As these buildings were used for temporary housing of inmates, the facilities are already designed to accommodate large groups of individuals for temporary rest and protection from the elements. As the buildings are aged, certain upgrades would be necessary, and these upgrades are addressed in a proposed Site Access Agreement that will be presented to the Board following consideration of this Temporary Conditional Use Permit request.

Over the past few years, the homeless population in North Auburn has increasingly located on the public property of the PCGC during the daytime hours. As most (if not all) of these individuals do not own vehicles, their ability to move great distances to obtain shelter in the evenings is limited. Therefore, an emergency shelter in this location could provide a means of assisting the local homeless in finding a safe, protected environment for a night's rest, food and showers.

Land uses adjacent to Buildings 303A and 303B consist of professional office, industrial, medical and storage facilities. The PCGC is surrounded by commercial, medical and residential uses. These uses already have direct contact with the local homeless population as they have been in the area for many years. The project would not exacerbate the existing homeless presence in the area, but would instead offer assistance to the homeless and provide a safe location for overnight shelter. Smoking, alcohol, illegal drugs, and weapons would be prohibited in the facility. Furthermore, as there are no residences within the immediate vicinity of the facility, and because the facility would only operate off-business hours, there would be no new noise or traffic impacts that could result from the proposed use.

Site Access Agreement

The County, through the Department of Facility Services, would enter into a Site Access Agreement (Agreement) with the operator to allow for the use of the facility as an emergency shelter. With the

proposal, RHA would be the signatory and Volunteers of America would be the operator. The term of the Agreement with RHA would be for ninety (90) days. The Agreement will stipulate the terms of the use, required improvements to be completed by the operator, restrictions, prohibitions and expectations. The Agreement will provide indemnity to the County and the use may not be initiated prior to execution of the Agreement. While this discussion focuses on RHA as the operator, it is important to note that any potential future operator shall be subject to prior approval by Placer County.

Duration of Use

As discussed above, staff proposes a maximum one (1) year term for the Temporary Conditional Use Permit and a ninety (90) day term for the Site Access Agreement. In addition to the Board's direction to consider a ninety (90) day pilot program for this use, the limitation to ninety days will allow County staff an opportunity to discuss with the applicant the design/construct of systems/facilities to address the required fire/life safety improvements needed for the buildings, should this use extend beyond ninety days or be resumed for the 2015 winter season. Beyond the initial 90 day period, the County cannot avoid the imposition of more extensive and permanent fire/life safety improvements that would need to be made to the facility. (Please refer to Attachment C for more discussion on the required fire/life safety improvements.)

Public Comments

As of the preparation of this staff report, one public comment has been received. This comment, and any additional comments received prior to distribution of this staff report, will be included as Attachment E. Staff will provide responses to these comments at the February 3, 2015 public hearing.

CEQA COMPLIANCE

Staff concludes the proposed Temporary Conditional Use Permit is categorically exempt from environmental review pursuant to provisions of Section 15301 of the California Environmental Quality Act Guidelines (CEQA) and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Operation, leasing, licensing or alteration of existing public or private facilities). The use is proposed in existing facilities and at this point in time no outside permanent improvements are proposed.

FISCAL IMPACT

The RHA proposal is intended to have no fiscal impact to the County and the details of the Site Access Agreement would ensure the County's costs and risks are mitigated. Alternative options could have a FY 2014-15 and/or future budget impact to the County depending upon the role of the County and the participation of other governmental entities and community providers and stakeholders.

RECOMMENDATION

Staff recommends the Board allow the operation of Buildings 303A and 303B as an emergency shelter for a maximum one (1) year term, by taking the following actions:

1. Determine the Temporary Conditional Use Permit categorically exempt from environmental review pursuant to provisions of Section 15301 of the California Environmental Quality Act Guidelines and Section 18.36.030 of the Placer County Environmental Review Ordinance (Class 1, Operation, leasing, licensing or alteration of existing public or private facilities).
2. Approve a Temporary Conditional Use Permit for Buildings 303A and 303B in the Placer County Government Center for use as a temporary emergency shelter, subject to the conditions attached to the staff report as Attachment B and based on the following findings:
 - A. The proposed use is consistent with all applicable provisions of Placer County Code, Chapter 17, and any applicable provisions of other chapters in this code. The proposed project is

consistent the provisions of the Temporary Uses and Events Section (Section 17.56.300[A]) of the Zoning Ordinance.

- B. The proposed use is consistent with applicable policies and requirements of the Placer County General Plan, and in particular the Housing Element.
- C. The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, nor will it be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County. The proposed use is temporary in nature and will be conducted in a manner that will ensure the greatest level of safety for the homeless in the North Auburn area and the businesses and residences in the vicinity of the project area through the conditions imposed on the Temporary Conditional Use Permit and the requirements and obligations of a Site Access Agreement with the shelter operator.
- D. The proposed use will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development. Surrounding land uses are largely professional office, industrial and storage related. The outskirts of the Placer County Government Center is surrounded by commercial, medical and residential uses. These uses already have direct contact with the local homeless population as they have been in the area for many years. The proposed use would not exacerbate the existing homeless presence in the area, but would instead offer assistance to the homeless and provide a safe location for shelter during the night time hours.
- E. The proposed use will not generate a volume of traffic beyond the design capacity of all roads providing access to the parcel. Due to the temporary nature this project, and on account of the fact that few, if any of the homeless residents have access to vehicles, no impacts to traffic volume are anticipated.

ATTACHMENTS:

- Attachment A: Project Location
- Attachment B: Conditions of Approval
- Attachment C: January 22, 2015 Staff Report *(duplicate attachments removed)*
- Attachment D: Right Hand Auburn Proposal
- Attachment E: Public Comments

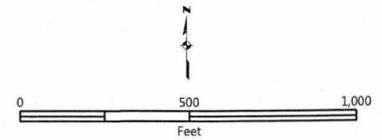
- cc: Right Hand Auburn
Michael Johnson, CD/RA Director
E.J. Ivaldi, Deputy Planning Director
Mary Dietrich – Facility Services
Tim Wegner – Building Service Division
Wesley Nicks – Health and Human Services, Environmental Health
Karin Schwab, County Counsel
David Boesch, CEO
Rick Eiri, Engineering Surveying Division

Zoning in the Dewitt Center Area



- Project Location
- Select Parcels
- Other Parcels
- Zoning
- Highway
- Roads

DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.



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1/27/2015

ATTACHMENT A

15



**CONDITIONS OF APPROVAL –TEMPORARY CONDITIONAL
USE PERMIT "PLACER COUNTY GOVERNMENT CENTER
TEMPORARY EMERGENCY SHELTER" (PLN15-00036)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE PLANNING DIVISION.

1. This Temporary Conditional Use Permit (PLN15-00036) authorizes a temporary emergency shelter to be located and operated within Buildings 303A and 303B (11442 E Avenue West, and 11441 F Avenue, Auburn, CA 95603) in the Placer County Government Center.
2. The term of the Temporary Conditional Use Permit (TCUP) shall become effective on the date of execution of a Site Access Agreement between Placer County and the facility operator or April 1, 2015, whichever date is earlier. ("Effective Date").
3. The use of Buildings 303A and 303B for an emergency shelter is limited in scope and nature by the terms of this permit and the terms and obligations of the Site Access Agreement. The initial operation of an emergency shelter shall be limited to a ninety (90) day period, commencing on the shelter operations commencement date contained in the Site Access Agreement ("Initial 90-Day Pilot Program"). Extension of the Initial 90-Day Pilot Program shall be subject to an extension of the agreement or a new Site Access Agreement. No extension may exceed the one (1) year term of this Temporary Conditional Use Permit.
4. During the Initial 90-Day Pilot Program, certain temporary life safety systems or procedures (such as portable toilets/handwashing stations, exiting provisions, Fire Watch) and as outlined in the Site Access Agreement will be permitted subject to prior approval by the permitting state or local authority. Upon the decision for a long-term, permanent use greater than ninety (90) days, for an emergency shelter at this location, the facility must comply with all applicable Federal, State, and County Building Code and accessibility laws and regulations.
5. The emergency shelter may operate seven (7) days a week with specific, limited daily hours of operation as specified in the Site Access Agreement.
6. Maximum occupancy at any given time shall be forty-nine (49) individuals, including staff and any Fire Watch personnel.
7. No on-site medical services are permitted.
8. No on-site counseling, health care, or substance abuse treatment services are allowed within the facility.
9. No 24-hour occupancy is allowed. The facility shall be locked during non-operating hours.
10. Illegal drugs, alcohol, and firearms are prohibited within the facility.

11. Pursuant to County Code, smoking is prohibited in Buildings 303A and 303B. This prohibition extends to a defined distance from the main entrances, exits and operable windows of said buildings. Outside areas where smoking may be permitted shall be as defined in the Site Access Agreement.
12. Loitering around the facility is prohibited
13. All food service and handling operations shall comply with the requirements of California Health and Safety Code, Retail Food Code. Buildings 303A and 303B do not have the necessary equipment to serve as a commercial food facility. As such, food served to the public may not be prepared, cooked or stored on-site. Pre-packaged meals may be provided subject to prior issuance of any necessary permits through the County Environmental Health Department.
14. In the event a court of law enjoins the exercise of this Temporary Use Permit either temporarily or permanently, or if a court of law issues a preemptory writ vacating the grant of this Temporary Use Permit, the operator of a shelter in place at the time of entry of order by the court of such action expressly waives any claim against the County, either monetary or equitable. Said waiver is included in the terms of the Site Access Agreement.
15. As holder of this Temporary Conditional Use Permit, the County has the right to withdraw or rescind at any time.
16. This Temporary Conditional Use Permit shall be valid for one (1) year to be calculated from the Effective Date (See Condition 2).

**MEMORANDUM
PLACER COUNTY HEALTH AND HUMAN SERVICES
Administration**

TO: Honorable Board of Supervisors

FROM: Jeffrey S. Brown, M.P.H., M.S.W., Director of Health and Human Services
Graham Knaus, M.P.A., Assistant Director of Health and Human Services
Mary Dietrich, Director of Facility Services
Scott Battles, Deputy Director of Facility Services
Michael J. Johnson, AICP, Director of Community Development Resource Agency
Tim Wegner, Chief Building Official

DATE: January 22, 2015

SUBJECT: Consider Temporary Emergency Sheltering Options for the Homeless

ACTION REQUESTED:

1. Receive staff presentation regarding temporary emergency sheltering options for the homeless.
2. Provide direction to staff on next steps as appropriate.

BACKGROUND:

At the January 6, 2015 meeting, the Board directed staff to analyze short-term temporary emergency sheltering options for the homeless, including a proposal submitted by Right Hand Auburn Incorporated (RHA) to establish a temporary emergency shelter for the homeless at the Placer County Government Center (PCGC).

Current approach to emergency shelter needs for the homeless

The County is one of a number of entities that directly provide or fund services and/or housing to the homeless. Through the County, non-profit, and other organizations, there are over 300 permanent supportive housing or transitional housing beds available to individuals and families in the community. Subsidized housing slots are generally at or near capacity and availability is prioritized based on specific eligibility criteria as well as greatest need and participation in supportive services. In addition, there is a broad spectrum of services for low-income and/or homeless individuals primarily provided or funded by the County including health care, public assistance, mental health and substance abuse treatment, and employment services.

For homeless individuals seeking an emergency shelter, The Gathering Inn (TGI) offers a nomadic emergency shelter for the homeless in partnership with churches throughout the community. TGI provides shelter for 65-70 homeless individuals each night, covering the western portions of the County. For individuals coming from Auburn, TGI provides transportation to the nightly shelter which has been augmented by the County for the current winter season. During extreme cold weather events, the County coordinates with TGI to open an additional shelter site, such as the additional Auburn shelter located at Mercy Center Auburn that was opened for two nights during the recent December storm. In the case of a potential general population emergency shelter need, the County coordinates with the American Red Cross to provide one or more general population shelters.

As has been discussed with the Board, recommendations from the Marbut Consulting "Homeless Needs Assessment" that is currently underway which will be presented in March 2015. In the interim, the Board may desire to consider allowing use of County-owned space to facilitate a community run, temporary emergency shelter for the homeless.

Right Hand Auburn Proposal

RHA has proposed to use Building 303A/B at the Placer County Government Center (PCGC) as a temporary emergency shelter for the homeless (refer to Attachment 1). RHA has indicated it would contract with the Volunteers of America (VOA) to operate the shelter from approximately 8pm to 6am

each night. As proposed, the temporary emergency shelter would provide two pre-prepared meals and shower facilities and would serve men and women with separate sleeping, shower, and restroom facilities. The operator proposes to provide referrals to existing community and County based services including mental health, substance abuse treatment, medical care, legal services, public assistance, and job training. RHA would cover the cost of required facility improvements as well as the costs to operate the temporary emergency shelter.

ANALYSIS:

Options and considerations in evaluating a temporary emergency shelter for the homeless or potential alternatives include:

Shelter Operational Legal and Policy Issues

There are significant legal and policy issues to consider in evaluating the benefits of a potential temporary emergency shelter for the homeless. These include:

Sex Offenders – Based on a review of available law enforcement records, staff estimates that there are approximately 30 registered sex offenders who are homeless and within the general Auburn area. State law requires registered sex offenders to reside beyond 2,000 feet of any public or private school, or park where children regularly gather (State Penal Code Section 290.011). Residence for sex offenders who are homeless is defined as one or more addresses at which a person regularly resides, regardless of the number of days or nights spent there including an emergency shelter for the homeless (State Penal Code Section 3003.5).

In considering a potential temporary emergency shelter for the homeless at the PCGC campus, there are multiple facilities that may be within the 2,000 foot radius. These potentially include but may not be limited to:

- Auburn Elementary School
- Rock Creek Elementary School
- St. Joseph Catholic School
- Placer County Children's Receiving Home
- O'Brien Child Development Center
- Bell's Preschool and Child Care
- Lolli Totts Family Child Care

All potential shelter facilities would be subject to the same 2,000 foot State law restrictions for sex offenders. Should the Board consider granting use of a County-owned facility for a temporary emergency shelter for the homeless, eligibility to use the shelter could be limited to specifically exclude the sex offender registrant population. If not, any sex offender registrant using the identified facilities at PCGC would appear to be in violation of the 2,000 foot requirement in State law.

Animals – Homeless individuals with pets can pose significant challenges to shelter operations. As a result, emergency shelters typically prohibit animals with the exception for service animals. During the recent December storm event, the County opened up its Animal Shelter for two nights on an emergency basis for homeless individuals seeking to utilize one of the available emergency shelter options. No pets were brought to the Animal Shelter which is consistent with the experience in many communities that homeless individuals with pets often prefer not to kennel their pets at night.

Coordination with County Services – County Health and Human Services Department staff attempt to engage homeless individuals and other residents in a number of programs aimed at providing support and opportunities for self-sufficiency. This occurs daily with homeless individuals County staff encounter in the community, through TGI, the Health and Human Services Welcome Center, or through other services. HHS would continue to coordinate referrals should an emergency shelter be put in place in Auburn.

Facility and Building Considerations

The County functions as the local governing body for building code issues in the unincorporated areas of the County. In that capacity, the County is subject to the requirements of State laws and implementing local ordinances pertaining to building standards including the 2013 California Code of Regulations (California Building Code). These standards impose significant building improvement requirements for a change in use that either cannot be waived, even for a temporary purpose, or which can be complied with only through specific conditions placed on subject properties.

As directed by the Board of Supervisors, the Department of Facility Services (DFS) evaluated county owned property in and around the Auburn area as to its suitability to support a temporary emergency shelter for the homeless. For buildings located at the PCGC, the Community Development Resource Agency evaluated the ability of identified buildings to meet required State/County building standards.

As a result of the review, the PCGC appears to be the most feasible location option among County owned properties (refer to Attachment 2). While other vacant County Facilities were reviewed, significant constraints were present to include, lack of exiting, significant fire loading, lack of accessibility, potential presence of hazardous materials, insufficient restrooms/bathing facilities. In addition, in some cases, there was a lack of heating and air conditioning. In each of the other facilities reviewed a change of occupancy occurs when the use changes from a business type use to a congregate residence use. For these reasons, the other facilities reviewed require significant rework beyond Building 303A/B to bring them up to the standards required for a congregate residence

From a life safety perspective, evaluation of PCGC facilities was completed by the Community Development Resource Agency, Building Services Division in considering a potential location for a temporary emergency shelter within the PCGC campus. The evaluation relied on the 2013 California Building Code to determine the minimum life safety requirements for an emergency shelter which is classified, for building code purposes, as a "congregate_residence/R-1" occupancy. The proposed use was considered to include overnight accommodations such as public sleeping, but not cooking facilities. The analysis was also based on maximum occupancy of forty-nine (49) individuals (including supervisory staff) at any one time. Those occupying the facility will do so temporarily with less than a twenty-four hour stay.

In addition, staff's evaluation and code analysis were based on there being no occupant medical or personal care. That is, there would be no assistance with hygiene, medications, medical or dental care, monitoring of diet or other basic services. If any such services are provided, the facility would be considered a community care facility requiring State licensure to operate in addition to any occupancy changes required by the building code.

As a result of onsite inspections of all vacant facilities within the PCGC campus, which included office and warehouse space, it appears that Building 303A/B (formerly known as the men's and women's minimum security barracks) demonstrated the least life safety impediments, although the facility requires various upgrades prior to any occupancy. Other facilities evaluated posed significantly more obstacles for this use due to limitations on required exits, potential presence of hazardous materials, significant lack of required plumbing fixtures, accessibility requirements, and extensive fire loading (combustible materials, lack of proper separation) increasing the fire safety risks for a group sleeping occupancy.

Building 303A/B is approximately 9,200 square feet of open bay area, constructed with concrete floors, masonry walls, attached common restrooms and showers, and sufficient exits for the congregate residence/R-1 occupancy for less than forty-nine occupants. Based on this evaluation, Building 303A/B appears to be the most feasible option for consideration of an emergency shelter on the PCGC. There are, however, several State building code requirements that must be considered before a change-of-use from an institutional use to a congregate residence can occur. The most critical, and the ones that must be addressed prior to any new short-term (less than six months) occupancy involving a shelter include: restroom and bathing facilities provided with accessible features in accordance with California Building Code Chapter 11B, a fire suppression system with a fire alarm system upgrade, and interior emergency

lighting and exit signs along with accessible exit paths and an exit door from the courtyard area onto the public way.

In addition to the vacant facilities on the PCGC campus, the analysis also included the following County owned properties:

Welcome Center (11522 B Avenue) – The Health and Human Services Department operates the Welcome Center as a gathering place and referral center for low-income, homeless, and other residents. The Welcome Center is a two-room facility with hours of operations Monday through Friday 8am-4pm. It's structured as a drop-in facility to provide a safe, warm atmosphere for residents. There are multiple operational and facilities challenges in consideration of it being used as a potential temporary emergency shelter for the homeless. Challenges to its use as a sleeping facility include not meeting California Building Code requirements for exits, extensive fire loading, accessibility, significant required daily break-down and set-up of the rooms to retain its existing function while converting to a night shelter, no showers, and insufficient rest rooms. Due to these limitations, both staff and the proposed operator, RHA, do not see the facility as a viable option.

Beyond the buildings at the PCGC campus, DFS identified 27 County-owned properties in the Auburn area. Of these properties 16 are either rights-of-way or sewer lift station sites. Two properties are parks, five parcels are fully developed sites for County operations (Fire Station #4, SMD1 Sewer Treatment Plant, Historic Courthouse, the Bernhard Museum Complex, the County Administrative Center) and two parcels are not appropriate for an emergency shelter (Old County Hospital Cemetery and a small vacant storage building). The remaining two parcels are the PCGC in North Auburn and the Auburn Veteran's Memorial Hall. While the Memorial Hall has a large open multi-purpose room with a kitchen on the lower level, it lacks sufficient restroom or shower facilities and is frequently leased out for community purposes or is used in conjunction with veteran activities. Of the County-owned properties reviewed, the PCGC holds the most feasible potential for locating a temporary emergency shelter.

Should the Board consider granting a site license agreement to RHA to allow buildings 303A/B to be used as a temporary emergency shelter for the homeless, staff would recommend the following material terms to mitigate risks and public safety issues:

1. Standard levels of insurance and indemnity to the County from the site licensee and operator.
2. Confirmation of corporate authority of the site licensee and operator.
3. Compliance with State law including building and environmental health regulations, and compliance with applicable zoning and land use requirements.
4. Compliance with the 2013 California Building Code including a required Placer County building permit.
5. April 30, 2015 contract end date.
6. Prohibition of pets at the facility with the exception of service animals.
7. Maximum occupant load no greater than 49 (including supervisory staff) consistent with building code requirements.
8. RHA payment of costs for Americans with Disabilities Act (ADA), accessibility requirements found in Chapter 11B of the California Building Code, and other required building improvements.
9. Temporary, less than 24-hour occupancy.
10. No cooking facilities are permitted.
11. Staff presence during all hours of operation.
12. Prohibition of State Penal Code Section 290 registered sex offenders.
13. Other material terms as directed by the Board.

Zoning Considerations

Currently within the PCGC campus, there are four zoning designations (refer to Attachment 3):

- For the area north of C Street, including the Finance Administration Building and the Community Development Resource Center building, the zoning is OP-DR-Dc (Office and Professional, Development Reserve, Design Scenic Corridor).
- For the area south of C Street to Atwood Road, including the Auburn Justice Center, Jail, and Juvenile Hall, Facility Services Department buildings including the adjacent warehouse buildings and the Public Works Department corporation yard, the zoning is C3-Dc (Heavy Commercial, Design Scenic Corridor). Building 303A/B is located within this Heavy Commercial Zone District.
- For the area on the easterly side of the PCGC campus, where Home Depot is located, the zoning is CPD-Dc (Commercial Planned Development, Design Scenic Corridor).
- A small, less than one acre, undeveloped site north of Cottage Drive is zoned RM-DL-6 (Residential-Multi-Family, Density Limitation of six dwelling units/acre).

As set forth in Section 17.06.050 (Land Use and Permit Tables) of the Placer County Zoning Code, emergency shelters (for 60 or fewer persons) are permitted as a matter of right in one zone district, Residential-Multi-Family and are a conditionally permitted use in the C1 (Neighborhood Commercial), C2 (General Commercial), CPD (Commercial Planned Development), HS (Highway Service), and RES (Resort) zone districts. Emergency Shelters are not permitted within the INP (Industrial Park), C3 (Heavy Commercial) or OP (Office Professional) zoning districts. As discussed elsewhere in this report, staff analyzed all vacant and available buildings on the PCGC campus, and the only structure which met the criteria for consideration as a possible emergency shelter was Building 303A/B, which is located between E Avenue and F Avenue. This current zoning designation for this property is C3-Dc (Heavy Commercial and Design Scenic Corridor), which would not allow for the development of an emergency shelter.

In cases where a specific land use is not permitted, there is a provision in the County Zoning Code [Section 17.56.300 – Temporary Uses and Events] to allow for the consideration of a temporary use. As set forth in this section, temporary uses involving the establishment of a land use not normally allowed in the applicable zone district may be permitted, subject to the granting of a Temporary Conditional Use Permit. As stated in the County Zoning Code, such temporary uses may be permitted by the granting authority (either the Planning Commission or the Board of Supervisors), subject to certain provisions. One of the primary provisions is a maximum one-year authorization of the use within residential, commercial and industrial zoning districts.

Should it be the desire of the Board to consider the use of Building 303A/B as a temporary emergency shelter for 60 or fewer persons, the Board would need to direct staff to notice the matter for a public hearing before the Planning Commission or – should the Board desire to address this issue itself – inform staff that the Board will retain authority over this matter, and the issue can be set for a public hearing before the Board. Any proposed longer term use would be subject to additional requirements including permanent zoning use and other changes.

Additional Potential Options

Motel Vouchers – Single or multiple night vouchers are issued by multiple agencies and service providers to families or individual cases that may involve the homeless. RHA could focus its resources to immediately provide motel vouchers to Auburn area homeless individuals. This approach would not require investment in temporary facilities nor be subject to any process with the County or cities. It would allow for longer-term community solutions to be identified prior to moving forward on a facility-based solution. However, this approach may be a more costly model and would require the availability of a significant number of motel beds in the local market.

Structured Encampment – These encampments include large weather proof tent structures, portable heat, shower, and restroom facilities. Success has been mixed but they can be a temporary option should there be available space and active management. Should appropriate land be determined to be available and feasible for this purpose, RHA could implement a structured encampment through the duration of the winter season, providing additional time for identification and development of long-term

solutions based on what has been proven to work in other communities. Limitations with this approach include the need for a Temporary Conditional Use Permit, potential noise pollution from generators and other equipment, and the potential difficulty of managing security and other issues in a less secure setting.

CONCLUSION:

Based on the above analysis, it is staff's collective opinion, that should the Board seek to participate in a temporary emergency shelter for the homeless, Building 303A/B provides the fewest immediate challenges. Should the Board seek to implement this option, the following steps would be required:

- Direct staff to develop a proposed site license agreement consistent with the materials terms as identified in the staff report for the use of the facility.
- Direct staff to develop a proposed Temporary Conditional Use Permit to allow for a temporary incompatible zoning use.
- Provide 10-day public hearing notice on the Temporary Conditional Use Permit.
- Other direction as may be desired by the Board.

FISCAL IMPACT:

Depending upon the direction of the Board there may be a fiscal impact to the County. Maintaining the existing model of emergency shelter options for the homeless would have no fiscal impact to the FY 2014-15 Budget. The RHA proposal is intended to have no fiscal impact to the County; the details of any potential agreement would need to be crafted to ensure County costs and risks are fully mitigated. Alternative options could have a FY 2014-15 and/or future Budget impact to the County depending upon the role of the County and the participation of other governmental entities and community providers and stakeholders.

ATTACHMENTS:

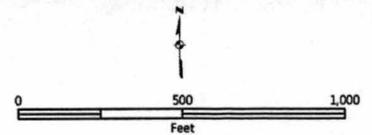
- Attachment 1: Right Hand Auburn, Incorporated proposal
- Attachment 2: Facilities map of the Placer County Government Center
- Attachment 3: Zoning map of the Placer County Government Center

Placer County Zoning Map - Government Center



DATA DISCLAIMER:
 The features on this map were prepared for geographic purposes only and are not intended to illustrate legal boundaries or supercede local ordinances. Official information concerning the features depicted on this map should be obtained from recorded documents and local governing agencies.

- Select Parcels
- Other Parcels
- Highway
- Roads
- Zoning



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Auburn Homeless Shelter

Proposed Structure - Conversion of Existing Detention Facilities

Location - Barracks Building 303A and 303B DeWitt Center

Right Hand Auburn, Inc. ["Right Hand"] has been incorporated as a non-profit mutual benefit corporation to raise funds to provide temporary emergency shelter to both men and women within the DeWitt Center barracks, many of whom are presently living informally but in the open at Dewitt. Financial, volunteer and material support to be provided by a broad coalition of faith groups, headed by Fr. Mike and Fr. Arnold of St. Teresa of Avila Church; St. Vincent de Paul Society; St. Joseph Church; Pastor Dan Appell and Steve Holm of Seventh-day Adventist Church; Justin Docherty, Salvation Army; Jan Haldeman, Salvation Army and Crossroads Church; and the Auburn Homeless Forum. Right Hand by-laws provide for four permanent seats for clergy representatives for St. Teresa's, Seventh-day Adventists, Salvation Army, and the Auburn Area Homeless Forum, with the balance of board members and all officers being Auburn area community business leaders. Primary initial support provided by Dick Azevedo, Jan Haldeman of Haldeman Homes, Scott Pringle and Tom and Suzie Goetz, Dirk and Sandy Amara, Tom Leupp, Dr. Bill Kirby, Dr. Mike Mulligan, Jeff Baughn, Gary Mapa, Tori Connolly, and Brigit Barnes.

Representatives of this group have met informally with certain members of the Board of Supervisors. Since those meetings, which raised some questions and suggested modifications to preliminary proposals, Right Hand has worked to clarify our proposal which is described in outline form below. Right Hand proposes shared contributions between Placer County and the private business and faith-based community, with Placer County providing the use of the barracks buildings at no charge, and assisting with referral services as needed to members of the homeless community as set forth in Section 3(c) below. Right Hand, through the generous contributions of St. Teresa's, St. Vincent de Paul Society and its members, the representative churches and the broader Auburn business community, will provide all financial support for this endeavor. Salvation Army will provide referral services, including transportation and work referrals at the Shelter. Seventh-day Adventist will continue to provide medical, dental and referral services both at their church and at the Shelter.

Entrance to the Shelter will generally be by referral from local agencies and social service systems in the community, in order to prevent the shelter from becoming a destination point by those from outside the area. These referral agencies known as "community touch points" will encompass, but not be limited to such entities as churches, county social services, mental health services, non-profits, law enforcement and VA. The shelter will serve those currently ineligible for services from Gathering Inn, or for whom such shelter services are precluded because of distance from employment, need for specialized treatment, etc.

1. **IMMEDIATE REQUEST:** Right Hand Auburn seeks Board assistance to halt any construction for Barracks Buildings 303A and 303B currently planned by Facilities Services to hold equipment until the Board can consider our proposal to use the Barrack's areas as temporary emergency shelters for the homeless population of Auburn. Right Hand further asks the Board to request that Facility Services enter into expedited negotiations for the temporary use of the Barracks to Right Hand under the initial terms:

- a. Six month term with possession delivered by Facility Services to Right Hand on or before November 1, 2014. Use of barracks to be temporary, renewal at the option of the Board of Supervisors every six months.
 - b. Building requirements for full renovation waived due to temporary emergency nature of use. Expedited review of proposed emergency repairs, including leaking roof, etc. [identified in Section 6 below].
2. USE/OPERATION OF SHELTER: Operated by Volunteers of America [Leo McFarland] under contract with Right Hand. All costs of renovations and operations will be borne by Right Hand. Due to temporary nature of shelter, meals will be prepared off-site and served at the shelter.
- a. Proposed opening at 8-9:00 p.m. to 6:00 a.m.
 - b. Dinner: pre-prepared light meal with beverages provided by different churches in the community on a rotating basis;
 - c. Breakfast: continental style with coffee to be provided by volunteer services;
 - d. Showers to be available in both wings;
 - e. Commercial laundries will be used for bedding and to keep homeless clothing clean;
 - f. Lockers will be installed and can be used by homeless to store property for a short term basis of two weeks.
 - g. Anticipate Number of Persons Served: Maximum 80 anticipated, present breakdown approximately 55 men and 25 women; facilities cannot serve families or children as currently envisioned.
3. OPERATIONS/INTAKE: Provided by Volunteers of America (VOA) under Contract to Right Hand. VOA to provide minimum two paid and trained staff to handle all intake decisions and supervise placement of applicants, and for oversight of the shelter.
- a. Admittance Policies:
 - i. VOA will enforce rules of operation, which include a refusal of entrance to any applicant who appears to be unreasonably impaired.
 - ii. VOA will require review of health certificates and require testing if necessary to reduce potential for spread of disease within the shelter [TB].
 - iii. VOA will ensure that no smoking policy enforced within the Barracks; not including the courtyard.

- iv. VOA will provide a Shelter Manager who will be able to assist as a liaison to Right Hand as the oversight committee, help coordinate volunteers, attend community functions, meetings, pick up donations, food, etc.
- b. Evening Services to be Provided:
 - i. Sleeping facilities separated for men and women.
 - ii. Shower facilities also separated.
 - iii. Possible laundry services [Right Hand has requested but so far been unable to resolve use of existing laundry facilities. If existing laundry must remain off limits, Right Hand to install separate laundry facilities for washing sheets, blankets, etc.].
 - iv. Lockers or foot lockers available for applicants on a short-term basis.
- c. Special Referral Services both during the evenings and in the morning at the time the clients are leaving:
 - i. Referral services for additional meals, clothing, medical, dental and mental health services as follows:
 - 1. Referrals to Placer County Services for mental health services;
 - 2. Referrals to Chapa De, Seventh-day Adventists and/or Placer County for special medical care, as needed medical etc.; and
 - 3. Referrals to Social Services/Legal Services and Medical Care as detailed in Section 4 below.
- 4. Provision of Social Services/Legal Services/Medical Care:
 - a. Social Services:
 - i. Social services within the shelter shall consist of Information and referral from VOA to community social service agencies, legal services, and medical services; some case management will be provided by Salvation Army at least once a week and possibly Placer Independent Resource Services (PIRS). It is expected that other case management will be provided through the Placer County Adult System of Care which already serves elders and dependent adults as well as individuals with mental health disorders; and the Veterans Administration (VA). These services will be provided outside the shelter.
 - ii. Clients occupying the shelter are expected to make efforts toward resolving their homelessness by accepting social service or other agency assistance or treatment, securing a job or engaging in job training, and resolving legal issues which may be preventing them from housing or employment. Maintenance of such efforts will be criteria for

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continued care through the shelter. By being occupied during the day, there will likely be a decrease in the visibility of homeless in the community.

iii. By association with the shelter, it is anticipated that clients' access to community based services will be streamlined, resulting in a healthier population and a decrease in homelessness.

b. Medical Care:

- i. Medical staff from the community have agreed to volunteer some time to assess those requiring medical attention during each week.
- ii. Referrals to community clinics such as Chapa De and Seventh-day Adventist Clinics, community based physicians or the VA Clinic will be effected through the Information and Referral system as detailed above.

c. Legal Services:

- i. For those requiring resolution of legal matters which are preventing them from obtaining housing, a driver license, a California ID, etc., interface and referral to Legal Services of Northern California will occur.
- ii. A roster of other volunteer attorneys will be maintained to help resolve other issues.
- iii. It is anticipated that space at the Welcome Center for the homeless, located at the Dewitt campus will be made available through the County Adult System of Care to provide nearby appointments for the clients and community agencies.
- iv. Advocacy for those with disabilities whose have not had their needs met will occur through the aforementioned private and governmental agencies, as well as volunteer social workers.

5. Costs and Expenses: All costs and expenses to be borne by Right Hand. Present Estimate of Costs and Expenses [assuming Building Dept. approved reduced scope of repairs from Facilities Conditions Report]:

- a. \$65,000 repairs [see below]; and
- b. \$228,000 annual operations budget with VOA.

6. Repair Items: To be negotiated with Facilities Services and Building Department:

- a. Repair roof and eave condition to make the building watertight.
- b. Repair Window leaks.
- c. Paint interior walls.

- d. Update bathroom fixtures as required.
- e. If Laundry cannot be left as is, create a laundry in the existing Multipurpose Room.
- f. Review and make necessary repairs to HVAC units to ensure operational.
- g. Replace bathroom exhaust fans.
- h. Create access between buildings 303A and 303B.
- i. Create kitchen area with sinks, refrigerators, counters and dishwashers [optional with length of use approved by Supervisors]
- j. Install panic hardware with alarms on exterior doors.
- k. Install a canopy for smoking area in the courtyard.

From: [Gerry Haas](#)
To: [Shirlee Herrington](#)
Subject: FW: Barracks and Safety
Date: Monday, January 26, 2015 1:29:02 PM

Here's public comment

Gerry

From: Scott [mailto:auburnscott@netscape.net]
Sent: Saturday, January 24, 2015 8:30 AM
To: Michael Johnson; Gerry Haas
Subject: Barracks and Safety

Hello there -

I wanted to take a brief moment to address staff on the concept of a temporary high-risk homeless facility at the DeWitt property. I thank you for any and all consideration as you prepare your report to the board, to put at the top of your concerns, the safety of neighbors & surrounding community, DeWitt staff and visitors, and especially our neighborhood children, be it at Auburn Elementary, St Theresa's, Rock Creek, The Children Receiving home or otherwise. How one could consider a facility of this type is just beyond me. Frankly I feel staff recommendation should be against this. The county approved putting a neighborhood literally a couple hundred feet a way or less, as well as 2 Elementary Schools (Auburn Elementary & St Josephs) - to later come back and change the intent of the zoning & use, is just not right. This is a significant change - other than the fact there will be criminals there, there is a major difference between a 24/7 supervised facility, with trained professional corrections officers under the supervision of the Placer Sheriff, and a night time only facility run by volunteers.

There is no new emergency that would require this change & it will significantly change the neighborhood. There are other options that exist (Gathering Inn) and other options that zoning and use laws currently on the books can address true "emergency" needs during times of extreme weather.

Please know I am very well versed in the population that makes up the Campers in the North Auburn Area, I have spoken with Placer County Sheriffs, Corrections & Probation (I hope you do too in formulating any conditions of operation) - Further I live in the neighborhood & raise my family here, I have run businesses here & see the concerns on a daily basis, as I am sure you may too. Further I am an elected representative on the Auburn Area Recreation and Park District - for which we run Regional Park, and have been working with Sheriffs to put in place the ordinances to help them do their job, the same needs to be done in North Auburn in general (I would be happy to provide a copy of our Ordinance 1, which addresses many of the issues I raise below)

Before I continue - I would like to provide a paste of a portion of a comment I received from one of your co-workers at DeWitt, for which I find very troubling - it just should not be this way.

"We in the office have quit walking DeWitt. It just doesn't feel safe, and the accumulation of hazardous waste is best avoided. We wish they would consider their employees in this decision. So far, no one has come out to talk to us. To see how this is going to impact us in our work environment...

This is one of the darkest areas of DeWitt. Street lighting is minimal, and building lighting is the same. For those of us that work a little later, this is going to be even more "scary".

I think it is important to understand that I am not generalizing about the Homeless Population, but specifically the portion of the Homeless / Transient population that composes a big part of the North Auburn Homeless camping in DeWitt and elsewhere. They are considered "Chronic Homeless", this group is heavily populated with people effected with Drug and Alcohol issues, mental illness issues, there are a high percentage of with criminal records,

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ATTACHMENT E

including sex offenders and others. Why we are all compassionate, and none of us like seeing people out in the cold, they do pose a significant high risk in comparison. A school / neighborhood location is not the place to allow a facility of this type, with the numbers being mentioned. And I think the single biggest question to ask is - Where will they go when being dispersed into the neighborhood every morning? If Placer County recommends partnering with the volunteers and others, what liability are they putting us in if and when anything bad happens by one of the people brought here. knowing they do pose an increased safety risk?

IF for some reason there is a inclination to allow this facility, I would hope the following would be in place to minimize and mitigate the negative impacts you will be bringing to the community.

Have in place ordinances to address the concerns that have been created by the homeless community (ask your own facility and grounds)

These would include: Camping & Loitering ordinances on public property/DeWitt. Open Containers of Alcohol on DeWitt Property, Specific Ordinances against Defecation & Urination (these are common ordinances in communities including Nevada County, Roseville, Sacramento.... - I will be happy to provide links), Aggressive Panhandling ordinances (people are being solicited on DeWitt property as it is)

As the comments above indicate - Public Staff safety has to be considered along with the neighbors & schools across the street - I am only addressing a few of the concerns:

Lighting Issues - It appears that lighting in the area is in-sufficient. this already is scaring staff with the small amount of transients/homeless on DeWitt now -

Hours - I would think that you would not want the folks leaving the shelter at the same time children are walking and riding bikes to schools, and staff is coming to work - this is a recipe for disaster. In Sacramento, they actually take people utilizing "emergency shelters" and bus them from the shelter to Fish and Loaves, the daytime facility for homeless, we do not have that here - (again where they go during the day is a serious public safety issue) On the other end you would want to ensure that at the same time kids are getting out of school, or staff is walking to their cars and otherwise heading home that the odds of reducing interaction are minimized. (Busing would be a good way to avoid this)

Drugs, Alcohol & weapons on premises - Some way to ensure that these items are not brought into the facility has to be ensured - there are records of violence in the homeless camps in the area, concentrating this group into a single location.....

Screening - again we are talking a population that is known to have a high percentage of drug and alcohol use. Knowingly concentrating a high number of people under the influence again is a recipe for disaster - what screening will be done?

Sex Offender Screening - while some sex offenders may be allowed to stay this close to schools by law - others may not. There needs to be methods in place to ensure that any there have followed the sex offender registration laws (there have been recent arrests of local transient/homeless for failure to register)

Population Numbers: Will there be any provisions to not increase the population of transient / homeless in this neighborhood? - I think numbers should be capped to unsure that it does not become a destination place for outlying areas - I understand the intent is only to house those in the North Auburn Camps - they have created enough problems for the Placer County Sheriff to assign a full time POP (Problem Oriented Policing) officer, based on the current population - he is very busy, to facilitate an increase in this population is not fair to anyone, and will increase risks to neighbors, schools & merchants.

Again there should be loitering ordinances and panhandling ordinances - there really is no where for these folks to go - so they go to the local shopping centers, behind Chevron, next to the Tattoo parlour - increasing and concentrating populations in this area, without appropriate ordinances is just wrong.

What will happen to those who do not pass the screening? where will they go? What will be the procedures?

I ask that you put yourself in the position of the families that have chosen to live in this neighborhood,

what if your hose was on Richardson Dr in the Atwood II Development you approved? What if your kids were riding their bikes from the Tahoe neighborhood to Auburn Elementary (mine did - and so do others) What if it was your mother, leaving work late walking to her car? I just met with Lori Bell owner of Bell's Preschool - She cannot believe what is proposed, she advised of current problems - stolen property, a lady showing up with a sob story knocking on her door in the middle of the night - she lives by herself, further she runs a day care just down the street - Sometimes school children will walk from Auburn Elementary to her place after school..... I again ask you to not look at the pressure of a few people operating purely from a position of Emotion, and put Public Safety and common sense on the table.

We can address the emergency issues - Again I know the ARD could open up the gym, the welcome center has and can open their doors, St Theresa's has & can open up their gym (again Zoning and Use regulations in the county already allow for this) - As with the Gathering Inn, These methods do not concentrate populations of high risk populations, and do not unduly or intentionally/knowingly increase public safety risks above existing levels. Again I please implore you to NOT make a recommendation for operation of this risky facility. Let's slow down and do this right - Lets look at areas like the Airport Industrial area, where the food bank is - where schools and family developments are not across the street. A location where numerous visitors are not coming to conduct county business, a location that does not..... This truly is a serious issue, get it wrong and.....

Thank you for your commitment to our community, and thank you for putting safety first.

Regards,

Scott Holbrook Chair, Auburn Area Recreation and Park District (For ID Purposes only), Father, Husband, Neighbor, Shopper.....

Parks & Live Music Make Life Better! 

From: [Gina Fleming](#)
To: [Ann Holman](#); [EJ Ivaldi](#); [Eric Findlay](#); [Gina Fleming](#); [Mary Dietrich](#); [Melinda Harrell](#); [Michael Johnson](#); [Nicole Hinkle](#); [Shirlee Herrington](#); [Vicki Julian](#); [Beverly Roberts](#); [Brittany Weygandt](#); [Cristina Rivera](#); [David Boesch](#); [Debbie Hawkins](#); [Gerald Carden](#); [Heidi Paoli](#); [Holly Heinzen](#); [Jack Duran](#); [Jennifer Merino](#); [Jennifer Montgomery](#); [Jim Holmes](#); [Jocelyn Maddux](#); [Kirk Uhler](#); [Leah Rosasco](#); [Linda Brown](#); [Lisa Kotey](#); [Robert Weygandt](#); [Sharlet Pyne](#); [Steve Kastan](#); [Teri Ivaldi](#)
Subject: BOS 020315 CORRESPONDENCE - Temporary Emergency Homeless Shelter
Date: Monday, January 26, 2015 9:41:59 AM

Gina

Gina Fleming, Senior Board Clerk
Placer County Clerk of the Board of Supervisors
175 Fulweiler Ave Rm #101
Auburn Ca 95603
(530) 889-4020
(530) 889-4099 FAX
<http://www.placer.ca.gov/bos/clerk>

From: Scott [<mailto:auburnscott@netscape.net>]
Sent: Friday, January 23, 2015 12:18 PM
To: DeDe Cordell; Melinda Harrell; Jim Holmes; Kirk Uhler; jenmonten@gmail.com; Robert Weygandt; Jack Duran
Subject: More Sadness

This is just wrong to hear and read.... come on folks

"We in the office have quit walking DeWitt. It just doesn't feel safe, and the accumulation of hazardous waste is best avoided.

We wish they would consider their employees in this decision. So far, no one has come out to talk to us. To see how this is going to impact us in our work environment..

This is one of the darkest areas of DeWitt. Street lighting is minimal, and building lighting is the same. For those of us that work a little later, this is going to be even more "scary".

"We've been told we can address our concerns to our department director, but that we shouldn't be expressing our opinions otherwise. So yes. Anonymous is the only option I have."

Having employees worried about sharing their concerns..... where have we come??

It is hard enough to speak out against a "homeless shelter" as people accuse one have being heartless, compassionate, selfish or otherwise - when in reality that is not the case, those who support putting this shelter here stand on no higher moral ground than those opposing it - Those that oppose it do so with the consideration of their family, neighbors, coworkers and community in general - We are all compassionate, but want to find the best solution - I have much more, but please I think that our employees have a right to be heard without fear of repercussion - they have to come to work here every day, their families depend on their incomes & they do not have options to bypass DeWitt - their concerns should be valued, and their input encouraged.

Can we please slow down a minute and approach this in a rational manner - not just at the pace a room full of people who can attend a meeting want. This issue is no more urgent now than it was a year ago - the way it is

going is wrong, and could wind up in a very bad way

I look fwd to providing more information, and participating in this process as it moves forward. I know that working together - we can provide a solution that does not pose the issues and risks as the Barracks location does

INTEROFFICE MEMORANDUM

TO: Gerry Carden, Placer County Counsel's Office
FROM: Brigit S. Barnes, Esq., for Right Hand Auburn, Inc.
SUBJECT: Basis for Use of Minimum Security Barracks [Vacated] as Temporary Homeless Shelter
DATE: January 28, 2015
CC: RHA BOARD MEMBERS; GRAHAM KNAUS, HHS

This memo is offered to assist County Counsel in determining whether or not use of the Barracks should be permitted, and the type of permit to recommend to the Board of Supervisors. Right Hand Auburn, Inc. ("RHA") has proposed a temporary lease or license to use the existing partially vacated minimum security Barracks as a homeless shelter while it attempts to locate property more appropriate to a long term solution, and in anticipation of recommendations to be made by Robert Marbut and consideration of those recommendations by the Board of Supervisors.

RHA believes that Placer County should support its request and permit the use of the Barracks by RHA for this purpose because at present no facility is available for use as a homeless shelter, and because the barracks, although not identified in Heavy Commercial as a use of right, is so close to the previous uses of the minimum security barracks, and actual uses identified in that zone for administrative permit, that Placer County can approve use as a shelter with an administrative permit or minor use permit.

Staff's prior statement from the January 22, 2015 staff report is that the existing zoning designation for the Barracks buildings at Building 303A/B, which are located between E Avenue and F Avenue, is C3-Dc (Heavy Commercial and Design Scenic Corridor),

which would not allow for the development of an emergency shelter. While correct, emergency shelters are permitted of right in General Commercial. Further, it appears that the Barracks' prior use as a Correctional Institution was also permitted under a CUP. It is unknown what the terms and conditions of the original CUP were, but it is worthwhile to consider that no objection was had to prior use under a CUP for the site despite the prior occupants' failure to maintain and upgrade the facility.

Under P.C. 17.02.050 (C)(1), the Planning Director can determine that a proposed use not listed in the table is permitted: (a) if the proposed use will be consistent with the goals, objectives, and policies of the general plan; (b) the proposed use will meet the purpose and intent of the zoning district that is applied to the site; or (c) if the proposed use will share characteristics common with those listed in the zoning district, and will not be of greater intensity, density, or generate more environmental impact than the uses already listed for the district. Under (C)(2), when the Planning Director determines that a proposed unlisted use is equivalent to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this chapter apply.

With regard to P.C. 17.02.050(C)(1)(b) and (c), the Planning Director should permit a temporary homeless shelter in this zoning district because multiple uses bearing similarity to the type and intensity of use for a homeless shelter are already permitted in this zoning district. For example, transient lodging such as hotels and motels is already permitted with a minor use permit [MUP]. Caretaker and employee housing is allowed with only a zoning clearance [C], and much more intense uses in terms of traffic and impacts on garbage and sanitary sewer services such as restaurants and bars are allowed with only a zoning clearance. It would thus appear that the level of permitting required to approve use of the site as a homeless shelter after conversion from a minimum use facility is that of a MUP, or C, not a CUP. Placer County would still retain the ability to revoke the permit, but the level of conditions and hearings for continuing would be reduced.

RHA has located two examples of conversion of previous detention facilities or jails to temporary homeless shelters:

(1) Pinellas Safe Harbor conversion in 2011 — In this Florida example, a minimum security facility now operated by a consortium of non-profits was converted into a homeless shelter in cooperation with the City, County, and Sherriff's Departments, and sits adjacent to a jail facility. See for example, County support for the facility showcased on YouTube: <https://www.youtube.com/watch?v=t5jNPC3MO5g>. Pinellas Safe Harbor prides itself on catering to inmates reentering the community. Pinellas Safe Harbor project files indicate that Placer County's consultant Mr. Marbut assisted with this conversion.

(2) 700 North 5th Street [Richards Boulevard Redevelopment Area] Sacramento – this more local conversion allowed for approval a shelter in Sacramento, whose focus was to take care of inebriates. The site was previously approved and used as a County Work Release location. Approvals were made by the Sacramento Housing and Redevelopment Agency in 1997 and authorized Volunteers of America [VOA], the same agency under contract to RHA, to operate the Detox Program at the site. This approval required community plan amendments. Copies of relevant approvals documents are attached to this memo for your review [Memo to Board of Supervisors, Sacramento County dated May 27, 1997 from Thomas V. Lee, SHRA [Att. 1] and Resolution No. 97-0677 [Att. 2]; Resolution No. 97-304 [Att. 3]; Resolution No. 97-020 [Att. 4]. These resolutions are helpful in reviewing the level of Sacramento County's close administrative delegation to VOA related to inebriation and mental health of the shelter residents.

With regard to P.C. 17.02.050(C)(1)(a), the Planning Director should permit a temporary homeless shelter in this zoning district because approval of the vacated Barracks as a shelter will reduce Placer County's potential liability for failure to designate sites for

homeless shelters, as required by Government Code section 65583. Although there are some distinctions drawn in later cases¹, *Hoffmaster* still stands requiring actual identification of and zoning of specific locations for homeless shelters. *Hoffmaster v. City of San Diego* (App. 4 Dist. 1997) 55 Cal.App.4th 1098:

. . . Here, City concedes its quantified objectives will not meet the transitional housing need as to the homeless population. Under these circumstances where the quantified analyses underlying the deviation to quantified objectives and their validity have not been challenged, compliance with section 65583, subdivision (c)(1) requires City to identify adequate sites which will be made available for development of transitional housing to meet its quantified objectives. Our review persuades us City has not identified adequate sites which will be made available for development of transitional housing for the homeless to meet its quantified objectives. Thus, it has not substantially complied with section 65583, subdivision (c)(1).

In *Hoffmaster*, San Diego's amended Housing Element included a breakdown of available vacant, infill, and redevelopment land where emergency shelters and transitional housing, in theory, could be sited. However the Court's determination was that for a city's identification of adequate sites for emergency shelter and transitional housing for the homeless as required by Government Code section 65583(c)(1) to be meaningful, it must necessarily be specific, and must set forth sites which will be available to be developed, without restrictive zoning burdens which combined with NIMBY factors become insurmountable or produce protracted delays and deterrent cost increases. At the present time, Senator Torres is attempting an amendment to Government Code 65583 to codify this requirements. [See SB 1033].

Placer County allows shelters in multifamily residential zones with permits. Such zones

¹ *Fonseca v. City of Gilroy* (2007) 148 Cal.App.4th 1174, upheld that housing element which had been adopted 2002.

of their nature contain large numbers of children resulting in neighbor fears, and are generally surrounded by single family residential zones. That is why, the Barrack's location at DeWitt is such a good location for such an attempt at an emergency homeless shelter. Many homeless in North Auburn already either sleep on campus on in the bushes and parks surrounding the campus. As has been shown by the public support of the business community, including the community closest to DeWitt, such businesses support a homeless shelter at this location.

Thus, Right Hand Auburn urges County Counsel and Placer County CDRA to support Board of Supervisors approval of the vacated minimum Security Barracks for use as a temporary homeless shelter, under minimum conditions allowing for modification by the Planning Director as permitted by Placer County Zoning Code.

ATTACHMENT 1



Meeting Date: May 27, 1997
 Transmittal Date: June 3, 1997

TO: Board of Supervisors of the County of Sacramento

FROM: Thomas V. Lee, Executive Director
 Cheryl Davis, Director, Department of Human Assistance

SUBJECT: **VARIOUS APPROVALS RELATED TO IMPLEMENTATION OF
 THE PUBLIC INEBRIATE ("DETOX") PROGRAM**

STAFF RECOMMENDATION

This report recommends approval of the attached resolutions which:

1. Approve the siting of the Welfare and Institutions (W&I) Code 5170 compliant Public Inebriate Program at the former County Work Release location at 700 North 5th Street within the Richards Boulevard Redevelopment Project Area;
2. Authorize the Executive Director of the Redevelopment Agency of the City of Sacramento (Agency) to transfer \$965,934 of tax-exempt 1993 tax allocation revenue bond (TARB) Merged Downtown Sacramento Redevelopment Area tax increment funds previously allocated to the Social Service Complex, and \$125,287 of other downtown tax increment funds previously allocated for the Social Service Complex, for a total of \$1,091,221, to the Public Inebriate Program;
3. Authorize the Executive of the County of Sacramento to accept \$1,091,221 of the Agency's funds for one-time start up program costs;
4. Authorize the County Executive to execute a contract with Volunteers of America (VOA) to operate the Detox Program; and
5. Amend the previously adopted policies related to the Richards Boulevard Social Service Complex to address various community concerns.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Page 2

CONTACT PERSONS: Thomas V. Lee, Executive Director, SHRA, 440-1333
Cheryl Davis, Director, County Department of Human Assistance,
978-2119
Rick Braziel, Captain, City Police Department, 264-7380

SUMMARY

Staff members of the Redevelopment Agency of the City of Sacramento and the County Department of Human Assistance (DHA) are recommending the allocation of Agency funds to initiate the previously approved public inebriate center ("Detox Program"), which includes the relocation of the existing public inebriate program, currently located at 2700 Front Street, to the existing County Work Release Facility, located at 700 North 5th Street, within the Richards Boulevard Redevelopment Area (see location map, Attachment I). This proposal has been developed within the context of the City's proposed development of a "misdemeanor" jail, and a synopsis of the Detox Program proposal is included as Attachment II to this report. This report recommends approval of various actions which would implement the Detox Program by August 1, 1997.

ALKALI FLAT PROJECT AREA COMMITTEE (PAC) ACTION

At its regular meeting of April 16, 1997, the Alkali Flat PAC recommended the approval of the Agency staff recommendation, with the following additional recommendations:

- 1) - The released clients shall be returned to the area where they were detained (picked up);
- 2) Agency and County staff will return to the PAC in six months, in order for the community to prepare a "report card" on the impact of the program on surrounding neighborhoods;
- 3) The PAC shall support the future vote and recommendation of the Richards Boulevard Advisory Committee (RBAC).

The Alkali Flat PAC's vote of approval was as follows:

AYES: Booher, Bustamonte, Delgado, Glauz, Hansen, Parra, Valdez

NOES: None

ABSTAIN: None

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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RICHARDS BOULEVARD ADVISORY COMMITTEE ACTION

At its regular meeting of April 28, 1997, the Richards Boulevard Advisory Committee (RBAC) recommended approval of staff's recommendation with the following additional recommendations:

- 1) The facility should be operated and funded only as a W&I Code 5170, and if not funded at that level, the facility should be immediately closed;
- 2) No walk-in clients should be accepted at 700 North 5th Street;
- 3) No visitation policy should be adhered to, except in emergency cases;
- 4) There should be no release of clients to the immediate neighborhood of the facility, and instead, clients should be released to Salvation Army, VOA, or other service provider;
- 5) The removal of the Detox Program from the Social Service Complex should result in the immediate reduction of the number of beds allowed in the campus by 120, and there shall be no additional occupancies allowed on the Complex beyond those approved in the existing plan;
- 6) The RBAC should be included in an evaluation of the program six months after the facility opens;
- 7) A "good neighbor" policy should be adopted and enforced;
- 8) In the spirit of "fair share" of social services, County staff agrees to pursue the relocation of St. John's Shelter and other publicly-funded services for women and children currently located at 1321 North C Street, within one year after the opening of the Detox Program at 700 North 5th Street, and that other services for women and children be relocated out of the Richards Boulevard Area (i.e., to the county, or 2700 Front Street), which is consistent with the RBAC's past recommendations that women and children's services be separated from those of single men;
- 9) The City should provide a higher degree of security enforcement, including additional patrols and lighting for areas that are currently under lighted.

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- 10) The City should cooperate with nearby neighborhoods in encouraging the State to more strictly enforce Alcoholic Beverage Control (ABC) laws;
- 11) The Detox Program should be staffed 24 hours a day when clients are present; and
- 12) The Redevelopment Agency shall reallocate future "conceptual" cost savings from not building a new public inebriate facility, now estimated at \$4.4 million, to instead assist with other public and private redevelopment activities in the Richards Boulevard Project Area.

The vote of the RBAC approving staff's recommendation was as follows:

AYES: Ayers, Enos, Lacin, Otto, Pevey, Shilson

NOES: Nott

ABSTAIN: None

SOCIAL SERVICE COMPLEX COMMUNITY ADVISORY COMMITTEE (CAC)

At its regular meeting of April 17, 1997, the Social Service Complex Community Advisory Committee (CAC) voted to recommend approval of the staff's recommendation with the following conditions:

- 1) The facility shall be funded at a level required to maintain W&I Code 5170 status;
- 2) VOA staff will pursue W&I Code 5170 authority to detain the public inebriate;
- 3) Program staff will record all pick-ups within 20 feet of establishments dispensing alcoholic beverages in nearby neighborhoods;
- 4) Clients picked up in outlying locations shall be released to those areas where they were detained; and
- 5) The Agency and County should make a stronger effort to complete the remainder of the Social Service Complex.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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The Community Advisory Committee's vote of approval was as follows:

AYES: Harris, Shilson (Irby), Jacques, Warden (Kooyman), Bush (Maccoun),
McDaniel, Mueller, Powell, Schaw

NOES: None

ABSENT: None

COMMISSION ACTION

At its meeting of May 21, 1997, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Amundson, Castello, Cespedes, Dobbins, Harland, Hoag, Newsome, Rotz,
Simon

NOES: None

ABSENT: Diepenbrock, Holloway

BACKGROUND

- The continuing presence of the "skid row" alcoholic in the downtown Sacramento area and surrounding neighborhoods contributes to the perception that Downtown is "unsafe," and hampers revitalization efforts. In 1989 and through subsequent policy actions, the City Council has adopted policies calling for the consolidation of social service and homeless programs, including the existing Detox Program, within a campus setting in the vicinity of North 12th/North B Streets, also in the Richards Boulevard Redevelopment Area. This consolidated program has been designated the "Social Service Complex".
- At the time the Social Service Complex was approved in 1989, and through subsequent amendments in 1992, the City entered into an agreement with the community to include within the proposed Social Service Complex the following components: 1) Modular shelters, 2) relocation of the single-persons facility located on Bannon Street, 3) the Salvation Army shelter beds, 4) relocation of the Public Inebriate Facility from 2700 Front Street, 5) 60 cottage units, and 6) a 100-unit Single Room Occupancy (SRO) hotel.

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- Progress to date in development of the consolidated Social Service Complex includes the acquisition of ten acres of land to accommodate the facility, and commencement of construction of 60 "cottage" transitional housing units to be operated by a non-profit housing developer. Due to the lack of Richards Boulevard tax increment funds, or any alternative funding source to fund construction of the approximately \$5-million Detox Facility, implementation of this component of the program is anticipated to be delayed beyond the end of the decade.
- As part of the City's discussions regarding the proposed development of a "misdemeanor" jail at the former County Work Release Facility, located on 700 N. 5th Street, within the Richards Boulevard Redevelopment Area, the County also reviewed the proposed relocation of the Detox Facility. The County has determined that the County Work Release facility is not appropriate for holding in-custody prisoners as a part of a misdemeanor jail. However, County staff has determined that it can be used as a Detox Facility to hold the public inebriate for a 72-hour lockdown period. The 72-hour lockdown is authorized under W&I Code 5170 in instances where an individual is found to be a danger to himself, or others.
- County and Agency staff believe the relocation of the Detox Program to the County Work Release facility presents an excellent opportunity to provide "near-term" solutions to the City's ongoing public inebriate problem. Inclusion of the Detox Program would initiate the City of Sacramento's comprehensive program for not only incarcerating, but treating and rehabilitating the public inebriate.
- In order to provide a "near-term" solution, the Agency is proposing the following components be included within the Detox Program:
 - 72-hour "lockdown" facilities: The County would provide 120 beds to accommodate 72-hour incarceration of the public inebriate. This component is crucial to breaking the "revolving door" pattern of behavior observed at the existing facility, where individuals are released to the streets after a minimal 8-12 hour overnight stay.
 - Treatment Component: The Agency would coordinate with the County DHA and non-profit social service providers, to provide treatment programs which would channel individuals directly into needed services, including housing, medical and health treatment, or job training.

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- Release Policies: The City will establish policies for releasing the inebriate either into a treatment program, or to an appropriately-designated location outside of the immediate area of the facility.

- Community Outreach: Agency staff has conducted outreach with the Richards Boulevard and other Central City appointed advisory and/or community groups to ensure that community concerns are addressed. Those concerns have been summarized as Attachment III, and have been incorporated into the RACS resolution.

- Agency and County staff have met with City Planning and Neighborhood Services staff to discuss both regulatory and neighborhood issues. Issues discussed with City staff include:
 - City Planning staff indicated that the Detox Program is consistent with existing uses at the County Work Release facility, and no special entitlements are required;
 - The County has already adopted a "good neighbor" policy which will be distributed to the community for review; and
 - In addition to the schedule of "early review" meetings with key community groups, the Agency will notify property owners within 1000' feet of 700 North 5th Street of the proposed Program.

- In addition to the City Council-appointed advisory bodies listed at the beginning of this report, County, Agency, and VOA staff also met with the following community groups:
 - Downtown Sacramento Partnership;
 - Old Sacramento Management;
 - Neighborhood Action Advisory Group (NAAG); and
 - The Broadway Corridor Task Force.

Letters of support from various organizations are included as Attachment IV.

- In addition to coordination with City staff, County staff has briefed Legal Services of Northern California and has received that organization's support for the program.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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FINANCIAL CONSIDERATIONS

The financial considerations related to this report are as follows:

1. The attached resolutions authorize the transfer of \$965,934 of 1993 ~~TARB~~ tax exempt funds and \$125,287 of downtown tax increment originally allocated to the Social Service Complex, for a total of \$1,091,221, to the County to fund implementation of the Detox Program.
2. The report recognizes long-term cost savings of \$5 million, which otherwise would have been expended on construction of a Detox Program facility. This cost savings will free up early-year tax increment flows for other critical Richards Boulevard infrastructure needs.
3. Expected annual operating expenses, as outlined in Attachment V, are approximately \$1.3 million. The first year operations will be funded by a combination of VOA and Agency funds, as follows:

County	\$ 286,000
<u>SHRA</u>	<u>\$1,091,221</u>
Total	\$1,377,221

A major potential funding source for future years is the federal U.S. Department of Housing and Urban Development Homeless Program, and the anticipated release of a Notice of Availability of Funds or "super-NOFA." If the County's request for funds through the super-NOFA is not realized, it is recommended that future funding for the program be funded from four sources, including County, Agency, City, and VOA funds.

POLICY CONSIDERATIONS

The policy actions recommended in this report are as follows:

1. The attached resolutions will amend previously adopted policies related to the Social Service Complex approving the relocation of the proposed Detox Facility from the currently adopted North 12th and North A Street location to 700 North 5th Street, within the Richards Boulevard Area.
2. The actions recommended in this report are in conformance with the Richards Boulevard Redevelopment and Implementation Plans, and the Richards Boulevard Area Plan.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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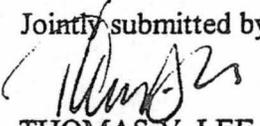
ENVIRONMENTAL REVIEW

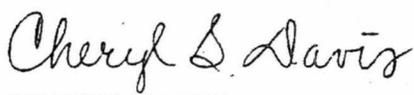
This action is exempt from CEQA, per Guidelines Section 15301.

M/WBE CONSIDERATIONS

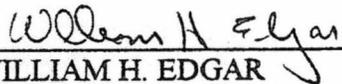
This report requests no procurement of goods and services, and M/WBE policies do not apply.

Jointly submitted by,


THOMAS V. LEE
Executive Director
Redevelopment Agency of the
City of Sacramento


CHERYL DAVIS
Director
County Department of
Human Assistance

TRANSMITTED TO COUNCIL BY:

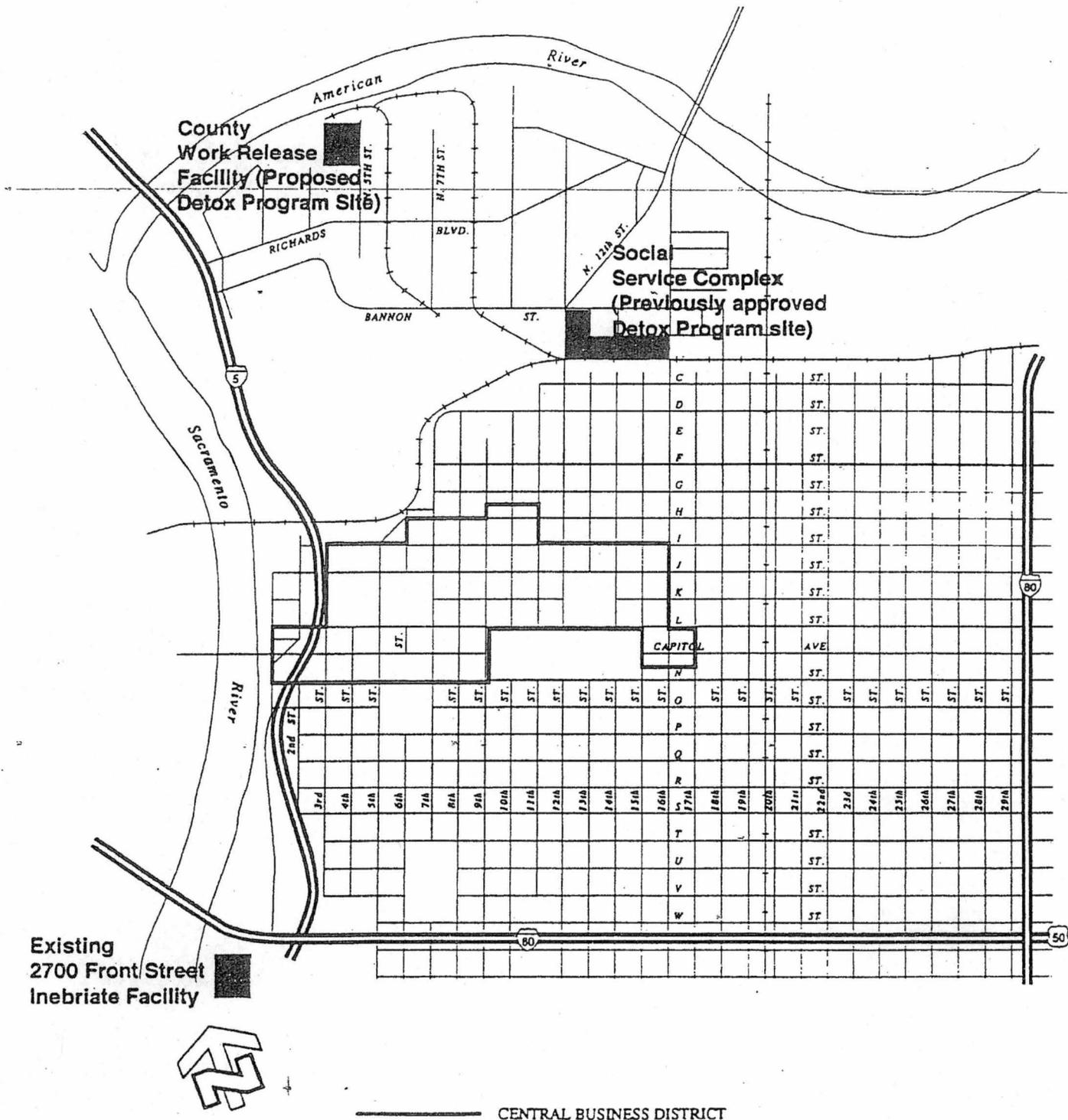

WILLIAM H. EDGAR
City Manager

TRANSMITTED TO BOARD BY:


ROBERT THOMAS
County Executive

F:\PBB\DETOX\DETOXSTF.CO

EXISTING AND PROPOSED DETOX PROGRAM SITES



ATTACHMENT 2

RESOLUTION NO. 97-0677

**Adopted by the Board of Supervisors of the County of Sacramento
on date of**

June 3, 1997

**VARIOUS ACTIONS RELATED TO THE IMPLEMENTATION OF THE PROPOSED
PUBLIC INEBRIATE PROGRAM FACILITY
AT 700 NORTH 5TH STREET**

**BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE
COUNTY OF SACRAMENTO:**

Section 1. The relocation of the public inebriate program facility from 2700 Front Street to the former County Work Release location at 700 North 5th Street within the Richards Boulevard Redevelopment Project Area is approved, and the prior approval to relocate the public inebriate facility in the 12th and North B Streets area is rescinded.

Section 2. The public inebriate program, to be located at 700 North 5th Street, is hereby approved and the facility is designated as a facility for 72-hour treatment and evaluation of inebriates as provided by California Welfare and Institutions Code Section 5170.

Section 3. The County Executive is authorized to accept \$1,091,221 from the Redevelopment Agency of the City of Sacramento for the purpose of funding the installation, construction, rehabilitation and other initial start-up costs for the public inebriate program facility at 700 North 5th Street.

Section 4. No other reasonable means of financing the portion of the facility provided for under Section 3 of this Resolution are available to the community.

Section 5. Previously adopted policies related to the 10-acre consolidated social service complex are amended to incorporate the following policies related to the public inebriate program:

- a. Following the first six months of operation at 700 North 5th Street, Agency and County staff will return to the community to receive input on the effectiveness of the public inebriate program;
- b. Unless applicable law requires otherwise, the public inebriate program will not admit walk-in participants, and the program will not release persons directly into the community;
- c. The number of beds proposed for the consolidated social services complex shall be decreased by 120, and social services proposed to be provided at the complex shall not be expanded without City Council approval;
- d. The Agency and County shall maintain funding of the public inebriate program at levels adequate to meet all requirements of a facility established and operating pursuant to Welfare and Institutions Code Section 5170 et seq., or the program will cease to operate at 700 North 5th Street;
- e. Program staff will document and maintain statistics on the number of public inebriates placed in the facility and the locations at which they were taken into protective custody, which statistics shall include information on the number of public inebriates taken into protective custody within 20 feet of establishments selling or dispensing alcoholic beverages. These statistics shall be forwarded to local police on a regular basis.
- f. Program staff will monitor the nearby neighborhoods to ensure that persons who are released from the program, and return to inebriation, are promptly returned to protective custody or referred to other services or authorities as appropriate.
- g. If allowed by applicable law, there shall be a policy of "no visitation" at the 700 North 5th Street facility.
- h. The City will encourage enforcement of State of California Department of Alcoholic Beverage Control requirements at establishments selling or otherwise dispensing alcoholic beverages in targeted neighborhoods.
- i. The County will place a high priority on applying for and obtaining Community Development Block Grant funds to fund future operations of the program.

*

j. County staff will pursue relocation of the St. John's Shelter, and other County-funded programs for women and children currently located at 1321 North C Street, to locations outside the Richards Boulevard Redevelopment Project Area.

k. Agency and City staff will increase lighting on North 12th Street and North 16th Street within the Richards Boulevard Redevelopment Project Area to increase the visibility and detection of public inebriates traveling to, from, or through the Richards Boulevard Redevelopment Project Area.

l. The City Council-appointed Consolidated Social Services Complex Community Advisory Committee shall be the designated advisory committee for the public inebriate program.

On a motion by Supervisor Cox, seconded by Supervisor Johnson, the foregoing Resolution was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 3rd day of June, 1997, by the following vote, to wit:

AYES: Collin, Cox, Dickinson, Johnson, Nottoli

NOES: None

ABSENT: None

Don Nottoli
CHAIR

ATTEST:

Cathy H. Turner
CLERK

In accordance with Section 25103 of the Government Code of the State of California a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento on

JUN 03 1997
Alvin Garboe
Deputy Clerk, Board of Supervisors

FILED

JUN 03 1997

BOARD OF SUPERVISORS
BY Cathy H. Turner
CLERK OF THE BOARD

ATTACHMENT 3

To: Marlene
875-3591

~~AMENDED~~

RESOLUTION NO. 97-304

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUN 03 1997

**VARIOUS ACTIONS RELATED TO THE IMPLEMENTATION OF
THE PROPOSED PUBLIC INEBRIATE PROGRAM FACILITY
AT 700 NORTH 5TH STREET**

WHEREAS, the County of Sacramento public inebriate program facility, to be located at 700 North 5th Street, will provide treatment and evaluation to public inebriates who frequent areas including the Richards Boulevard Redevelopment Project Area and the Merged Downtown Sacramento Redevelopment Project Area; and

WHEREAS, the City of Sacramento and County of Sacramento have investigated all reasonable means of financing the facility; and

WHEREAS, the redevelopment plan and implementation plan for the Richards Redevelopment Project Area, and the redevelopment plan, as amended, and the implementation plan for the Merged Downtown Sacramento Redevelopment Project Area provided for the installation or construction of publicly owned buildings or facilities such as the public inebriate program facility.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF SACRAMENTO:**

Section 1. The relocation of the public inebriate program facility from 2700 Front Street to the former County Work Release location at 700 North 5th Street within the Richards Boulevard Redevelopment Project Area is approved, and the prior approval to relocate the public inebriate facility in the 12th and North B Streets area is rescinded.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 97-304
DATE ADOPTED: JUN 03 1997

Section 2. The public inebriate program facility at 700 North 5th Street will be of benefit to its immediate neighborhood and to the Richards Boulevard Redevelopment Project Area and the Merged Downtown Sacramento Redevelopment Project Area. The facility capacity is 120 beds and the facility will have no less than 80 beds designated for the 72-hour hold and no more than 20 beds designated for the recovery program.

Section 3. No other reasonable means of financing the facility are available to the community without redevelopment agency funding for a portion of the facility.

Section 4. The payment of redevelopment agency funds will assist in the elimination of blighting conditions within the Richards Boulevard Redevelopment Project Area and within the Merged Downtown Sacramento Redevelopment Project Area.

Section 5. The City consents to payment by the Redevelopment Agency of the City of Sacramento of part of the cost of the installation and construction of the public inebriate program facility at 700 North 5th Street.

Section 6. Previously adopted policies related to the 10-acre consolidated social services complex are amended to incorporate the following policies related to the public inebriate program:

a. Following the first six months of operation at 700 North 5th Street, Agency and County staff will return to the community to receive input on the effectiveness of the public inebriate program;

b. Unless applicable law requires otherwise, the public inebriate program will not admit walk-in participants, and the program will not release persons directly into the community; and will return to outlying areas persons picked up from those areas;

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 97-304

DATE ADOPTED: JUN 03 1997

c. The number of beds proposed for the consolidated social services complex shall be decreased by 120, and social services proposed to be provided at the complex shall not be expanded without City Council approval;

d. The Agency and County shall maintain funding of the public inebriate program at levels adequate to meet all requirements of a facility established and operating pursuant to Welfare and Institutions Code Section 5170 et seq., or the program will cease to operate at 700 North 5th Street;

e. Program staff will document and maintain statistics on the number of public inebriates placed in the facility and the locations at which they were taken into protective custody, which statistics shall include information on the number of public inebriates taken into protective custody within 20 feet of establishments selling or dispensing alcoholic beverages. These statistics shall be forwarded to local police on a regular basis.

f. At least two program vans will patrol the nearby neighborhoods to ensure that persons who are released from the program, and return to inebriation, are promptly returned to protective custody or referred to other services or authorities as appropriate.

g. If allowed by applicable law, there shall be a policy of "no visitation" at the 700 North 5th Street facility.

h. The City will encourage enforcement of State of California Department of Alcoholic Beverage Control requirements at establishments selling or otherwise dispensing alcoholic beverages in targeted neighborhoods.

i. The County will place a high priority on applying for and obtaining Community Development Block Grant funds to fund future operations of the program.

j. County staff will pursue relocation of the St. John's Shelter, and other County-funded programs for women and children currently located at 1321 North C Street, to locations outside the Richards Boulevard Redevelopment Project Area.

FOR CITY CLERK USE ONLY

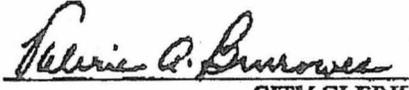
RESOLUTION NO.: 97-304
DATE ADOPTED: JUN 03 1997

k. Agency and City staff will increase lighting on North 12th Street and North 16th Street within the Richards Boulevard Redevelopment Project Area to increase the visibility and detection of public inebriates traveling to, from, or through the Richards Boulevard Redevelopment Project Area.

l. The City Council-appointed Consolidated Social Services Complex Community Advisory Committee shall be the designated advisory committee for the public inebriate program.


MAYOR

ATTEST:


CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: 97-304
DATE ADOPTED: JUN 03 1997

ATTACHMENT 4

AMENDED

RESOLUTION NO. 97-020

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

JUN 03 11:17

ON DATE OF _____

**VARIOUS ACTIONS RELATED TO THE IMPLEMENTATION OF THE
PROPOSED PUBLIC INEBRIATE PROGRAM FACILITY
AT 700 NORTH 5TH STREET**

WHEREAS, the County of Sacramento public inebriate program facility, to be located at 700 North 5th Street, will provide treatment and evaluation to public inebriates who frequent areas including the Richards Boulevard Redevelopment Project Area and the Merged Downtown Sacramento Redevelopment Project Area; and

WHEREAS, the City of Sacramento and County of Sacramento have investigated all reasonable means of financing the facility; and

WHEREAS, the redevelopment plan and implementation plan for the Richards Redevelopment Project Area, and the redevelopment plan, as amended, and the implementation plan for the Merged Downtown Sacramento Redevelopment Project Area provided for the installation or construction of publicly owned buildings or facilities such as the public inebriate program facility.

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1. The relocation of the public inebriate program facility from 2700 Front Street to the former County Work Release location at 700 North 5th Street within the Richards Boulevard Redevelopment Project Area is approved, and the prior approval to relocate the public inebriate facility in the 12th and North B Streets area is rescinded.

FOR CITY CLERK USE ONLY

97-020

RESOLUTION NO.: _____

DATE ADOPTED: JUN 03 11:17

Section 2. The public inebriate program facility at 700 North 5th Street will be of benefit to its immediate neighborhood and to the Richards Boulevard Redevelopment Project Area and the Merged Downtown Sacramento Redevelopment Project Area. The facility capacity is 120 beds and the facility will have no less than 80 beds designated for the 72-hour hold and no more than 20 beds designated for the recovery program.

Section 3. No other reasonable means of financing the facility are available to the community without redevelopment agency funding for a portion of the facility.

Section 4. The payment of redevelopment agency funds will assist in the elimination of blighting conditions within the Richards Boulevard Redevelopment Project Area and within the Merged Downtown Sacramento Redevelopment Project Area.

Section 5. The Executive Director is authorized to transfer \$965,934 of 1993 Tax Allocation Revenue Bond tax-exempt funds and \$125,287 of 1990 Tax Allocation Bond Funds from the consolidated social services complex program to the County of Sacramento (County) to fund the installation and construction of the public inebriate program facility (including expansion, addition to, reconstruction, and initial start-up costs of the facility).

Section 6. Previously adopted policies related to the 10-acre consolidated social services complex are amended to incorporate the following policies related to the public inebriate program:

a. Following the first six months of operation at 700 North 5th Street, Agency and County staff will return to a joint committee of the consolidated social services complex Community Advisor Committee, Richards Boulevard Advisory Committee, and Alkali Flat Project Area Committee to receive input on the effectiveness of the public inebriate program;

b. Unless applicable law requires otherwise, the public inebriate program will not admit walk-in participants, and the program will not release persons directly into the surrounding neighborhoods; and will return to outlying areas persons picked up from those areas;

c. The number of beds proposed for the consolidated social services complex shall be decreased by 120, and social services proposed to be provided at the complex shall not be expanded without City Council approval;

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d. The Agency, City and County shall maintain funding of the public inebriate program at levels adequate to meet all requirements of a facility established and operating pursuant to Welfare and Institutions Code Section 5170 et seq., or the program will cease to operate at 700 North 5th Street;

e. Public inebriate program staff will document and maintain statistics on the number of public inebriates placed in the facility and the locations at which they were taken into protective custody, which statistics shall include information on the number of public inebriates taken into protective custody within 20 feet of establishments selling or dispensing alcoholic beverages. These statistics shall be forwarded to local police on a regular basis.

f. At least two program vans will patrol the nearby neighborhoods to ensure that persons who are released from the program, and return to inebriation, are promptly returned to protective custody or referred to other services or authorities as appropriate.

g. If allowed by applicable law, there shall be a policy of "no visitation" at the 700 North 5th Street facility.

h. The City will encourage enforcement of State of California Department of Alcoholic Beverage Control requirements at establishments selling or otherwise dispensing alcoholic beverages in targeted neighborhoods.

i. The County will place a high priority on applying for and obtaining United States Department of HUD Homeless Services Program Funds to fund future operations of the program.

j. County staff will pursue relocation of the St. John's Shelter, and other County-funded programs for women and children currently located at 1321 North C Street, to locations outside the Richards Boulevard Redevelopment Project Area.

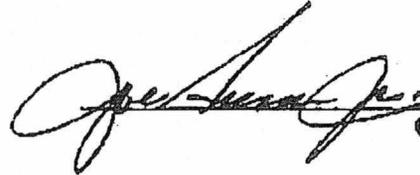
k. Agency and City staff will increase lighting on North 12th Street and North 16th Street within the Richards Boulevard Redevelopment Project Area to increase the visibility and detection of public inebriates traveling to, from, or through the Richards Boulevard Redevelopment Project Area.

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1. The City Council-appointed Consolidated Social Services Complex Community Advisory Committee shall be the designated advisory committee for the public inebriate program.


CHAIR

ATTEST:


SECRETARY

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