



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: August 18, 2015

**SUBJECT: Temporary Conditional Use Permit Modification – Placer County
Government Center Emergency Shelter**

Action Requested

1. Conduct a Public Hearing to consider approval of a Modification of a Temporary Conditional Use Permit to allow for proposed structural and operational changes in the use of an existing structure in the Placer County Government Center as a temporary emergency shelter.
1. Determine the Temporary Conditional Use Permit Modification 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).

Background

On February 3, 2015, the Board of Supervisors approved a Temporary Conditional Use Permit to allow for the establishment of a temporary emergency shelter within an existing structure in the Placer County Government Center (PCGC). Because an emergency shelter is not an allowed land use within the C3 (Heavy Commercial) zone district, the Temporary Conditional Use Permit request was submitted pursuant to Article 17.56.300 of the Zoning Code. 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 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. Therefore, the Board approved the Temporary Conditional Use Permit for one year of operation.

Certain Conditions of Approval restrict the operation of the shelter to a 90-day pilot period and restrict the occupancy and services that could be provided, including a maximum occupancy of 49 individuals, a prohibition of medical services, counseling, health care or substance abuse treatment and the restriction of operational hours, which are currently specified in the Site Access Agreement as overnight hours, from 8:00 PM until 6:00 AM.

The emergency shelter opened for public use on June 1, 2015. By the second week of operation, the shelter was filled to its approved capacity of 49 individuals nightly. It continues to operate at or near capacity and provides pre-packaged meals, showers and referrals to local social services.

Proposal

On July 24, 2015, the shelter operators, Right Hand Auburn (RHA), submitted an outline of the original 90-day pilot program (Exhibit B), which identifies program successes and certain operational or structural changes that could be implemented to better meet the needs of the clientele served by the shelter. As stated by the applicants, the following list of proposed changes would address the most pressing concerns for the continued operation of the temporary facility through a modification of the previously-approved Temporary Conditional Use Permit:

- Extension of the Site Access Agreement to the end of the original Temporary Conditional Use Permit approval period (March 31, 2016).
- Increase the hours of operation of the emergency shelter to allow for 24 hours a day/seven days a week operation.
- Increase the capacity to temporary emergency shelter to 98 persons (including staff).
- Allow for food storage and warming capabilities within the emergency shelter.
- Allow for on-site counseling and medical assistance.
- Allow for personal belonging storage on-site.

ANALYSIS

Extension of the Site Access Agreement:

While consideration of modifications to the Site Access Agreement will be addressed in a separate report to the Board, staff supports the request to extend the term of the Site Access Agreement to the same one-year timeline of the previously-approved TCUP. The previous version of Condition No. 2 provided that the Temporary Conditional Use Permit "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." The Site Access Agreement was executed in June, 2015. Therefore pursuant to Condition No. 2, the term of the TCUP became effective on April 1, 2015. The one- year term will expire on March 31, 2016. Staff supports extending the terms of the Agreement to no longer than the expiration date set forth in the Conditions of Approval, which is March 31, 2016. Condition No. 2 in Attachment C has been revised to clarify the present term of the TCUP.

It is important to note that a temporary conditional use permit authorizes a use for a temporary, finite period of time and once that time period is completed, the use can no longer continue. Under Section 17.56.300(A)(2) of the Zoning Ordinance, a temporary conditional use permit may be authorized in the commercial zone for a maximum of one (1) year. The initial term of the present TCUP is approved for that maximum term as identified in Condition No. 2. A "single extension" may be permitted for a length of time not exceeding the length of the initial term pursuant to Section 17.56.300(A)(3). In the case of the present TCUP, the maximum one-time extension that could be considered is one additional year. That extension is not presently before this Board and would have to come forward as a separately noticed matter and subject to a separate public hearing. If there is, however, any desire by the Board to consider long term (beyond the finite period of the TCUP) use of this facility as an emergency shelter, that consideration would have to include a zoning change to change the underlying zoning of the property or a County-wide zoning text amendment to permit emergency shelters in the C-3 zone. Either process is lengthy, from a CEQA/planning analysis and public outreach perspective and will require numerous public hearings before it would reach the Board for consideration.

Extended Hours of Operation:

A chief concern expressed by members of Right Hand Auburn is that the current Conditions of Approval prohibit clients of the emergency shelter from being within the shelter during daytime hours.

Although the clientele are referred to social services in the vicinity for job placement, counseling, medical assistance and substance abuse treatment, current clients are routinely sent away from the facility without significant integrated coordination with these service providers. The inability to allow clients extended time to be assessed for the provision of services has been determined to be a shortcoming of the program, as there is no long-term solution to change the conditions that have resulted in a growing local homeless presence. In order to facilitate the use of social services by clientele, the shelter would need to operate during daytime hours, when service staff is available.

Right Hand Auburn has concluded, and staff concurs, that extending the hours of operation to 24 hours a day/seven days a week would facilitate the provision of social services at the shelter and allow existing clientele to enjoy the benefits of the same as they relate to changing lifestyle patterns and re-integrating into society.

Because of the location of the temporary emergency shelter within the larger DeWitt campus, staff has concluded that extending the hours of operation would not affect the neighboring community because the facility is completely surrounded by existing Government Center uses, including industrial, medical, storage, repair facilities, office uses and training centers. Additionally, 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 shelter and rest. Smoking, alcohol, illegal drugs, and weapons would remain prohibited in the facility. Furthermore, as there are no residences within the immediate vicinity of the facility, any potential increase in exterior noise due to daytime use would be negligible.

The extended hours of operation would not require structural changes to the building, but would necessitate a modification of the Conditions of Approval. Staff has modified the Conditions of Approval to reflect this proposed change in Attachment C.

Increased Capacity:

On account of the near full-capacity overnight use of the shelter, RHA is concerned that the need for beds and additional space within the shelter will soon outgrow the facility when use is expected to increase during the fall and winter months. RHA is proposing to increase the occupancy of the shelter to approximately double its current limit. For convenience, staff will consider the ultimate occupancy figure to be 100, including staff. When the Temporary Conditional Use Permit was first considered, staff concluded the proposal did not result in significant traffic and noise impacts due to the fact that there are no residences in the immediate vicinity and most, if not all of the clientele do not have access to vehicles. These same circumstances exist in considering the increased capacity proposal. As a result, increasing the capacity would not result in new impacts that were not previously considered and would not appreciably increase the significance of any neighborhood impacts. While there will be arguably additional staff, that increase is minimal from the standpoint of traffic and noise.

Increasing the capacity of the shelter will require structural changes to the building, and a Building Permit would be required and those modifications made prior to permitting an increase in capacity above 49 individuals. The Building Services Division has reviewed the proposed increase in capacity and determined that additional exits and accessibility standards will be required to accommodate the increased occupant load as well as potentially additional plumbing fixtures. Other requirements based on the proposed increase in food preparation may also be needed, including electrical permits. The proposed increased capacity, therefore, also requires a modification of the Conditions of Approval. Staff has modified the Conditions to reflect these proposed changes in Attachment C.

Food Preparation:

The temporary emergency shelter currently brings in pre-packaged foods to serve dinners and breakfasts to the clientele. Packaging and delivering meals increases the cost and time that must be

dedicated to the service. Modifying the Temporary Conditional Use Permit to allow for on-site food preparation, at any level, has been determined to be compatible with the office and service use ongoing within the facility. The Zoning Code allows accessory restaurants, lunch counters or other food service uses that are subordinate facilities within other establishments as a matter of right, provided such facilities are not operated as separately leased departments by outside operators. As the food service would be operated by Volunteers of America (the operator of the temporary emergency shelter), through the County contract with Right Hand Auburn, staff has determined that the inclusion of a limited food preparation facility would be compatible with the existing use, consistent with Zoning Code, and not in conflict with neighboring land uses.

The addition of a food preparation and service area within the building may require structural changes to the building, and a Building Permit may be required prior to the installation of certain equipment. As the addition of food preparation and service may necessitate oversight and/or permitting from the County's Environmental Health Department, a modification of the Conditions of Approval is required (refer to Attachment C).

On-Site Counseling, Medical Assistance and Substance Abuse Treatment:

Critical to addressing the area's homeless condition is the need for services to provide life-changing assistance to those members of the community who could benefit from them. While the shelter functions well in its capacity to provide temporary assistance to clientele in need of showers, food or bedding, it can easily accommodate additional services intended to help re-integrate individuals into society. Because counseling, medical assistance and substance abuse treatment are largely indoor, office-type uses, the inclusion of these services is not likely to result in unanticipated impacts to the surrounding community. To the contrary, providing services to help individuals find jobs, become sober and/or address social and psychological barriers to normal societal functioning will – in the long-term – assist in working towards reducing the homeless population and increase the number of productive members of the local community. Aside from a few additional vehicle trips into and out of the area each day, staff has determined that the inclusion of these services within the facility would not result in any significant impacts on the surrounding community or the area at large.

The addition of social services, including counseling, medical assistance and treatment could require structural changes to the building to create offices and meeting rooms, and a Building Permit may be required prior to implementation of such changes. To permit the addition of these services also requires a modification of the Conditions of Approval (refer to Attachment C).

Storage of Personal Belongings:

The potential storage of personal belongings on-site to accommodate extended stays for some clientele is not a land use concern, and staff agrees with the proposal to allow this use.

Public Comments Received

As of the date of preparation of this report, staff has received five public comments in response to the request by Right Hand Auburn to modify the Temporary Conditional Use Permit and extend the Site Access Agreement to the full one-year term. Four of the comments state objection to the continued operation of the temporary facility, and one requests that the Board of Supervisors consider a Quality of Life ordinance designed to restrict the actions of homeless individuals in public places if they are considered to be a nuisance to the community. As a Quality of Life ordinance is not a component of the Right Hand Auburn modification request and staff has not been directed to prepare or study such an ordinance, staff provides no response to this comment. Responses to other comments are provided below.

90-Day Pilot Program:

In his letter dated August 9, 2015, Mr. Scott Holbrook states that the public was advised that there would be a 90-day trial period for the operation of the shelter. The letter states that the Right Hand

Auburn request for modification has come too soon and that there is not enough time or information to appropriately consider the efficacy of the 90-day trial period. As stated above, the Site Access Agreement was effective on April 1, 2015 and the facility began public operation on June 1, 2015. To the date of the Board of Supervisors consideration of this request from Right Hand Auburn, a total of 79 days have elapsed since inception of the pilot program. To continue this discussion until the next Board of Supervisors meeting would result in a lapse of the Site Access Agreement, which must be updated and signed prior to the end of the 90-day period. Staff has determined that the 79-day review period substantially conforms to the 90-day review period in that consideration of the issues may proceed without jeopardizing the validity of the Site Access Agreement or disrupting the services currently being offered by the facility.

Proximity of Shelter to Neighborhoods, Schools and Churches:

Commenters state that the shelter is an inappropriate land use when located within the vicinity of neighborhoods, schools and churches. As stated above, the temporary emergency shelter has been approved to operate within an existing building within the Placer County Government Center on a temporary basis only. The purpose of this one-year Temporary Conditional Use Permit is 1) to assess the need for a shelter in the area; 2) to provide showers, food and overnight accommodations to the area homeless, particularly during extreme weather events and; 3) to build information about the potential for a long-term shelter use somewhere in North Auburn.

The Placer County Zoning Ordinance has been revised and updated dozens of times since it was first adopted in the 1960's. The Land Use Tables now offer a reasonable range of normally compatible land uses, tested over time, which can be allowed within each of the given zone districts. Emergency shelters are generally allowed in the commercial zone districts, with the exception of RM (Residential Multi-Family), OP (Office Professional) and C3 (Heavy Commercial). The primary commercial core area in North Auburn is the State Route 49 corridor. This corridor constitutes a relatively narrow band of commercial land use that is surrounded by residential development to the east and west. As a result, an emergency shelter could not be located in the North Auburn area without proximity to some form of residential development, schools or churches.

As information builds during the term of this Temporary Conditional Use Permit, the potential , positive or negative, neighborhood impacts of an emergency shelter in the Placer County Government Center will become clearer. At this point, the shelter has been operational for about 78 days and, while some complaints have been received, the true impacts of the shelter are still largely unknown. Staff has determined that the potential incompatibility of land uses surrounding the shelter is a conclusion that cannot be reached this early in the term of the land use permit, and that the shelter should be afforded the opportunity to exercise the full term prior to any full assessment of its performance.

Increase in Law Enforcement Activity:

Three comment letters assert that there has been an increase in Sheriff calls and arrests in and around the Placer County Government Center since installation of the temporary homeless shelter. A review of preliminary statistics indicate that transient-related Sheriff calls Countywide, and not just within the Auburn area, have increased over the same period last year. Statistics related to transient-related arrests are currently not available. Further analysis of the statistics is required during the remaining Temporary Conditional Use Permit term in order to accurately determine the nature of the transient-related calls and whether or not arrests associated with transient-related calls have also increased.

Shelter Business Plan Review:

Mr. Holbrook states that the public should be able to review the business plan for the shelter, including expenses, improvements and the operating budget, in order to determine the financial viability of the shelter and gauge the potential need for County involvement, particularly relative to financial assistance. Staff notes that the Temporary Conditional Use Permit has been issued not to Right Hand Auburn, but to Placer County Facility Services Department. If the shelter fails to operate within its budget, or fails to

comply with the Conditions of Approval, the Temporary Conditional Use Permit can be revoked at any time by the Board of Supervisors. Whether or not Right Hand Auburn requests financial assistance from the County is not an issue to be resolved with the Temporary Conditional Use Permit, as this is not a land use compatibility concern. Rather, it is a matter for the Board of Supervisors to consider during discussions about the potential extension of the Site Access Agreement.

Building Plans and Code Compliance:

Mr. Holbrook states that the public should be able to review any and all plans for building improvements to accommodate food service, counseling, treatment and overnight stay uses within the shelter. This information is readily available to the public as Building Permits are public information, and Mr. Holbrook can review these documents at his convenience. All building permits undergo a strict review for compliance, with particular focus on accessibility, health and safety. Mr. Holbrook, or any member of the public, may view the Building Permits at the Community Development/Resource Center in North Auburn.

Verification of Information and Legal Review:

Mr. Holbrook expresses concern that there has not been sufficient analysis on existing programs to assist the homeless in the area. Staff has not prepared an analysis of other homeless programs and services in the area, because the purpose of the Temporary Conditional Use Permit is to determine if there is a need for such a shelter in this area, and if that need can be demonstrated empirically. This determination is still being developed through the ongoing staff review of the findings set forth in the Marbut study.

Mr. Holbrook is further concerned that expansion of this facility could facilitate its development into a regional shelter, drawing individuals from as far away as Rocklin and Roseville. To this issue, staff re-asserts that this is a Temporary Conditional Use Permit that has been approved for a period of one year. There is no long-term use of this building as a shelter being proposed at this time, only an expansion of the current temporary operations. As this remains a temporary use, with temporary consideration, staff provides no response to the assertion that this shelter could become a regional draw.

Environmental Impact

Staff concludes the proposed Modification of the 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 modified use is proposed within existing facilities, and will be temporary in nature.

Fiscal Impact

The land use implications of the proposed modifications to a previously-approved Temporary Conditional Use Permit will have no fiscal impact to the County. However, modifications to the Site Access Agreement – to be discussed in a separate report to the Board – may have fiscal impacts to the County, and those impacts will be discussed in the Site Access Agreement report.

Next Steps

As the Board and County staff consider the findings of the Marbut study and identify potential next steps in the process, it is important to note the implementation of a longer-term facility will take some period of time to allow for staff review and outreach to the community. Should the Board conclude there is merit in moving forward with a longer-term emergency shelter facility somewhere in the Auburn area, sufficient time will be needed to allow for the processing of such an application prior to the expiration of this Temporary Conditional Use Permit.

Recommendation

Staff recommends the Board approve the use permit modifications proposed by Right Hand Auburn by taking the following actions:

1. Determine the Modification of 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 the proposed modifications to the Temporary Conditional Use Permit for Buildings 303A and 303B in the Placer County Government Center, subject to the modified Conditions of Approval attached to the staff report as Attachment C 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 social services intended to alleviate the homeless presence in the North Auburn area.
 - 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.

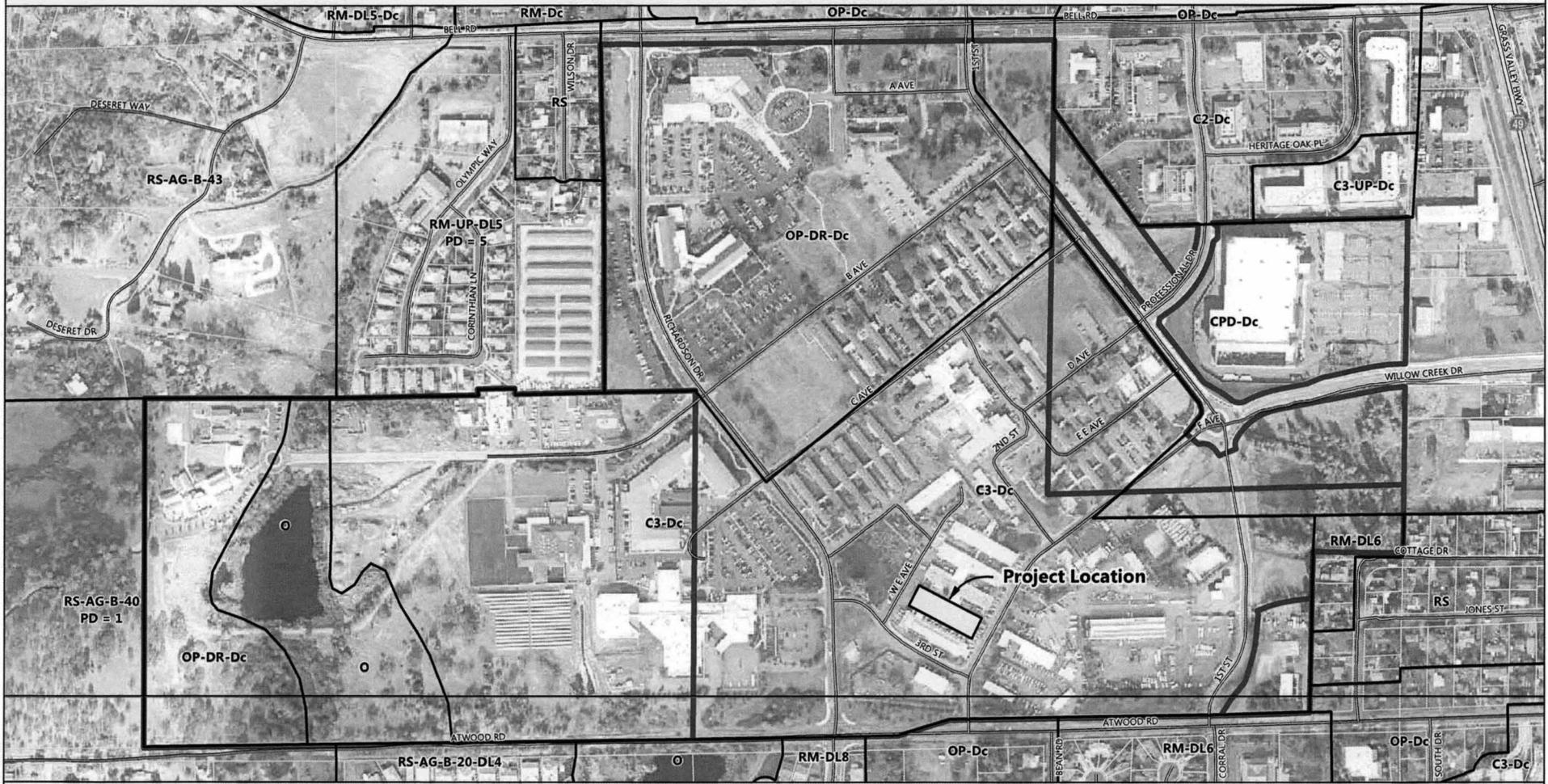
Attachment A: Project Location

Attachment B: Right Hand Auburn Proposed Modifications

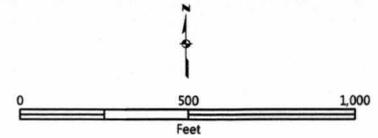
Attachment C: Conditions of Approval

Attachment D: Correspondence

Zoning in the Dewitt Center Area



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



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

ATTACHMENT A

RHA SHELTER EXTENSION ALTERNATIVES

To: Ken Grehm, Facilities; Jeff Brown, Health & Human Services; Rob Sandman, County Counsel
From: Brigit S. Barnes, President Right Hand Auburn, Inc.
Subject: Proposed Shelter Extension Alternatives
Date: August 4, 2015

cc: RHA Board Members

This outline provides the alternatives approved by the Board of Directors of RHA, which if approved by the Placer County Board of Supervisors, allows RHA to continue shelter operations in the existing County barracks building as operated by the Department of Facilities Services - the Shelter. Every alternative attempts to address recommendations contained in Dr. Marbut's report as compared with the short operational experience we already have encountered. Proposed construction and additional renovation incorporates discussions with the Building Division, Jan Haldeman and Tom Goetz on July 22.

1. Operational Experience.

a. Construction to date:

RHA has spent approximately \$160,000 in renovations to date. This included metal partitions, window replacement, shelving, plumbing fixture replacement, dog kennels, special fire and water pressure system installation, drain inlets and concrete for kennel waste, landscaping, bath fan replacement, HVAC thermostat replacements, mirrors, toilet and urinal partitions, added electrical outlets, repairing existing electrical, dining room upgrades, facial board metal coverings, added hose bibs, and uncharged contractor overhead. All of the above mentioned were not a part of the original scope of work as presented to the Board of Supervisors October 2014 through February 2015. Clearly the amount expended on renovations and construction was nearly twice what had been anticipated before "prevailing wage" rules, and installation of proprietary fire protection equipment were required. Because construction costs quickly outstripped our budget, certain RHA board members guaranteed a line of credit.

Additionally, RHA has raised approximately \$190,000 in cash and in-kind donations.

b. Shelter operations:

The existing budget for operations at the shelter is approximately \$33,000.00 per month including food contributions, or an average of \$24.00 per day per occupant. This calculation includes operations costs for VOA, utilities to Placer County, food and

BRIGIT S. BARNES & ASSOCIATES, INC.
A Professional Law Corporation
www.landlawbybarnes.com

3262 Penryn Road, Suite 200
Loomis, CA 95650
Telephone: (916) 660-9555
Facsimile: (916) 660-9554

insurance for the shelter. Beginning with the second week of June, 2015, we outstripped capacity of 47, with an average of 20 more applicants than beds. Initially, RHA allowed occupants to store backpacks and clothing at their bunks. Once strict enforcement of the “no storage” policy was in place, the number dropped to closer to 40 per night—especially women dropped out of the shelter.

Effective July 13 coordinated enforcement of RHA’s initial “locals priority” or “Auburn First” policy has been instituted. SVDP, 7th Day and Salvation Army have collated a list of clients who have been receiving some kind of assistance in the broader Auburn area beginning prior to June 1 [“the Auburn census”]. We also have prepared a supplementary questionnaire culled from the Marbut study to use as a supplement if the applicant is not listed on the “Auburn” census. These questions are intended to determine the nature and scope of the applicant’s connection to with the broader Auburn area. After clients listed on the combined census are placed for the night, the remaining existing beds can be obtained for folks not on the lists, reserving a few additional beds for late showing Auburn applicants. We hope we can report before the staff report is finalized how these policies effect summer applications so that we can make an intelligent guess as to the number of beds necessary during the fall and winter months. With the fact that actual use numbers may modify based on implementation of the “locals priority” policy, we begin presentation of alternatives assuming no immediate expansion in occupancy.

Beginning in early July, Dept. of Human Services has been providing teams to assist the guests in the Shelter in obtaining essential services and/or referrals for job training, housing, mental health etc.

RHA will present an updated list of guests, with their names redacted to protect their privacy, who have made positive steps towards independence before the hearing.

Regardless of the number of clients served, one of the issues heard consistently from the public and supervisors is that letting the clients out in the day without detailed integrated coordination with County, state and federal services, including housing placement, is only a Band-Aid. Our mission is to provide that protective service to the best of our ability. Of course, what we are trying to accomplish has modified substantially based on experience since the first presentations to the Board of Supervisors.

ALTERNATIVE A Preferred Alternative. 24/7 Facility – No expansion of Occupancy.

Under this alternative, after coordination with HHS, RHA would retain VOA to operate and supervise all services on a 24/7 basis in much the same way they do in Sacramento and Reno. The budget for operations, including providing food under this alternative is approximately \$50,000 per month, or \$36.00 a day per occupant. Alternative A assumes no increase in capacity. However, private rooms for counseling, and preparation of forms

and applications would be essential. We have provided a construction budget for these further renovations of \$80,000.00.

Expanded kitchen facilities. We would seek permission during the extension period to wire for commercial grade microwaves, and to install a commercial grade freezer and sinks. This will allow better storage of perishable food, i.e. fruits and vegetables, on site heating of premade meals, in the event volunteer distribution did not occur.

Permission to offer supplementary counseling medical services. RHA supporters include physicians, clinicians and nurses, all of whom have offered their time as volunteers to supplement and support VOA operations. RHA would want the SAA modified to permit these volunteers to help at the Shelter.

Construction and cost issues:

- 24/7 operations will require at least one counseling/meeting room for the clients during the day. We would propose to move Sherriff's observation station and construct a new monitoring area. The existing control room that the Sheriffs currently occupy adjacent to the women's dorm would be converted into a private office area to allow for interviews and working with shelter occupants. Minor improvements would be required to this space. RHA would need to relocate the existing Sherriff's office environment including cameras, etc. to a storage room inside the existing laundry. We would need to improve that space to make it an office setting with desks, shelving and air conditioning so that Sherriff's department would still have office space within the barrack's building and we would construct a water closet for the use of the deputy in what is a now a broom closet also located in the laundry area.
- The food storage expansion area would need to be located in the existing dining area by bringing adequate power for the refrigerated units.
- Storage shelves can be provided as metal free standing shelves and large plastic type bins. The two areas that were designated previously one in the small pop-out structure near the main entrance and a room inside the county emergency services area.

Jan Haldeman and Tom Goetz have prepared the attached diagram of additional construction necessary to afford space to provide counseling services in the shelter. Construction items 1 through 4 provide for 24/7 operations for 47 guests, without an increase in occupancy. See Exhibit attached as Ex. A.

Construction items necessary for 24/7 services [no expansion of occupants]:

1. Move sheriff's monitoring station to laundry area.
2. Electrical for proposed kitchen upgrades

BRIGIT S. BARNES & ASSOCIATES, INC.
A Professional Law Corporation
www.landlawbybarnes.com

3262 Penryn Road, Suite 200
Loomis, CA 95650
Telephone: (916) 660-9555
Facsimile: (916) 660-9554

3. Move Sherriff's office to laundry area. Add a window, mechanical units. Add work station and general upgrades to make suitable for sheriff. Covert broom closet in laundry to a private toilet area for Sherriff's personnel.
4. Upgrades to existing sheriff's monitoring station to make suitable for VOA. Upgrade interview area to meet VOA needs.

No expansion of numbers of occupants/Operational Modifications needed. Operational budget of \$600,000 a year, including food, as prepared by VOA is attached as Exhibit B. RHA cannot undertake these expenses without County contribution. RHA is seeking a total County financial contribution of \$350,000.00, and will be seeking a contribution of \$50,000 from City of Auburn, which would reduce County's contribution \$50,000 if City participates. RHA believes based on its fundraising efforts to date, that it will be able to raise the balance of \$250,000 annually from the faith-based and business community, which includes certain allowed volunteer contributions and provisions of food. This expansion cannot be attempted without local government contributions.

Hours of Operation	Shelter Services Modification	Operations Modifications	Additional Costs for Operational Changes
Shelter open 24 hours a day	Volunteers permitted to supplement VOA coordination	Occupants planned for long term stay if rules of road maintained.	Construction modification estimate minimum \$85,000.00
	Volunteer medical mental health staff, general volunteers permitted to supplement VOA services	Storage of personal effects for long term residents provided-under bunks and long term outside storage needed	Increased Shelter operations costs: including food estimated \$50,000.00 per month – budget attached
	Food services. RHA permitted to install freezers and microwaves to allow for limited on site food preparation.		
	Use of “storage room” for office rooms” and carve out of additional interview alcoves to assist HHS interviews etc. Transfer of the existing Sheriff’s office and former visitation room to RHA. Construction of new water closet for Sherriff’s personnel.		

BRIGIT S. BARNES & ASSOCIATES, INC.
A Professional Law Corporation
www.landlawbybarnes.com

3262 Penryn Road, Suite 200
Loomis, CA 95650
Telephone: (916) 660-9555
Facsimile: (916) 660-9554

Alternative B. Extension only Modifications to Operations under SAA

In the event that the Board only approves an extension to the completion of the Use Permit limit, the following items must be modified in the Site Access Agreement.

Storage. If approved by the Board of Supervisors the existing SAA must be amended to allow for regularized storage inside the shelter of personal effect in the metal containers below the bunks, metal free standing shelves, with large plastic type binds. The two areas that were designated previously one in the small pop out structure near the main entrance and a room inside the county emergency services area. An outside storage at a location close to the facility of larger personal effects. Failure to continue providing storage to guests has returned some women back on to the lawn and discouraged some in the homeless community from using the shelter. Our formal proposal will include locations to expand permanent storage after coordinating directly with Facility Services.

Expanded kitchen facilities. We would seek permission during the extension period to wire for commercial grade microwaves, and to install a commercial grade freezer and sinks. This will allow better storage of perishable food, i.e. fruits and vegetables, on site heating of premade meals, in the event volunteer distribution did not occur.

Permission to offer supplementary counseling medical services. RHA supporters include physicians, clinicians and nurses, all of whom have offered their time as volunteers to supplement and support VOA operations. RHA would want the SAA modified to permit these volunteers to help at the Shelter.

Possible hours of operation. So as to coordinate with County HHS and allow for longer periods of time to provide services, we would ask Jeff to tell us if opening an hour or two earlier, or closing an hour or two later, would help coordination of services until 24/7 operations can be established.

Extension to Maximum Time under Current Use Permit

Monthly Costs of operation to remain approximately \$35,000 – allows for slightly longer hours] All renovations described in Alternative A are also applicable here. RHA seeks immediate reimbursement of all construction necessary to continue operations – Items 1-4 for counseling rooms, even if counseling is limited to night meetings --\$85,000.00. RHA also seeks County contribution against construction costs, and \$170,000 operations costs annually, and City contribution of \$45,000 with the balance provided by RHA, or approximately \$140,000 annually if the City Contribution is received.

Alternative B. No expansion of numbers of occupants/Operational Modifications needed

Hours of Operation	Shelter Services Modification	Operations Modifications	Additional Costs for Operational Changes
4 p.m. to 9:00 a.m. – allows more integration for HHS	Volunteers permitted to supplement HHS coordination	Occupants planned for long term stay if rules of road maintained.	Construction modification estimate minimum \$85,000.00
	Volunteer medical mental health staff, general volunteers permitted to supplement VOA services	Storage of personal effects for long term residents provided-under bunks and long term outside storage needed	Increased Shelter operations costs: including food estimated \$35,000.00 per month –
	Food services. RHA permitted to install freezers, full size sinks and microwaves to allow for limited on site food preparation.		
	Use of “storage room” for office rooms” and carve out of additional interview alcoves to assist HHS interviews etc.		

C. 24/7 but expansion to maximum possible in existing space-estimated 75 occupants. Allows for emergency expansion for bad weather.

Assuming that additional capacity will be needed for the winter, Alternative C seeks approval to add additional beds, thus increasing capacity to about 95 per night. Alternative C assumes that 24/7 operations is approved, but increased capacity is permitted during the winter months especially when winter weather begins. Jan is coordinating information with the Building Department and RHA has retained a local architect, Lee Buckingham, to help us with architectural review for ADA issues. Once regular operations in excess 47 is approved, RHA requests all Operational revisions to SAA, described in Alternative B, as set forth above apply here also. All construction revisions described in Alternative A, at a cost of \$85,000.00, will also be necessary.

Construction and costs issues:

- Make the improvements listed above in proposal "A" and "B" - \$85,000.00.
- Develop a business plan that will address the scheduling of the showers/restrooms/food service with occupancy loads in specific spaces with sequencing the guests use.
- Add a mop sink in the women's dorm area near the restroom.
- Add a fire rated man door in the corridor between the main hallway and the dining area. This door can be held open with a magnetic device linked to the fire alarm.
- Add exit hardware, signage near the main hallway/north elevation and an exterior walkway that would exit to "F" street.
- Replace the asphalt roadway at the main entrance "E", and "F" with the ADA approved slope, including special metal fencing.
- Repair new faulty toilet.

These are the items number 5, 6, 7 and 8 on the attached Diagram Ex. A:

5. Create ADA path of travel to "F" Street. Change existing chain link fence to accommodate pathway.
6. Upgrade existing ADA path of travel to "E" Street.
7. Add self-closing door at bottom of dining ramp. Tie into existing smoke detectors.
8. Add mop sink.

Cost of construction adds additional \$65,000.00 or a total of construction to \$150,000.00.

RHA seeks County reimbursement of the construction costs \$150,000.00, together with County contribution of \$285,000.00 and City contribution of \$50,000.00.

Extension to Maximum Time under Current Use Permit

Alternative C. 24/7 for 47 occupants' night services up to 75/Operational Modifications needed

Hours of Operation	Shelter Services Modification	Operations Modifications	Additional Costs for Operational Changes
Restricted 24/7	Volunteers permitted to supplement HHS coordination	Occupants planned for long term stay if rules of road maintained.	Additional Construction Costs: Estimate \$ 150,000
	Volunteer medical mental health staff, general volunteers permitted to supplement VOA services	Storage of personal effects for long term residents provided-under bunks and long term outside storage needed	Estimated Operational Budget: \$495,000.00 to be provided
	Food services. RHA permitted to install freezers, full size sinks and microwaves to allow for limited on site food preparation.	Use of top bunks to allow less than 100	
	Use of "storage room" for office rooms" and carve out of additional interview alcoves to assist HHS interviews etc.		

BRIGIT S. BARNES & ASSOCIATES, INC.
A Professional Law Corporation
www.landlawbybarnes.com

3262 Penryn Road, Suite 200
Loomis, CA 95650
Telephone: (916) 660-9555
Facsimile: (916) 660-9554

Jan Haldeman

From: Jan Haldeman [jan@haldemanhomes.com]
Sent: Tuesday, August 4, 2015 8:19 AM
To: 'kellie@haldemanhomes.com'; 'Jan Haldeman'

OPTION- 24/7 WITH 47 GUESTS

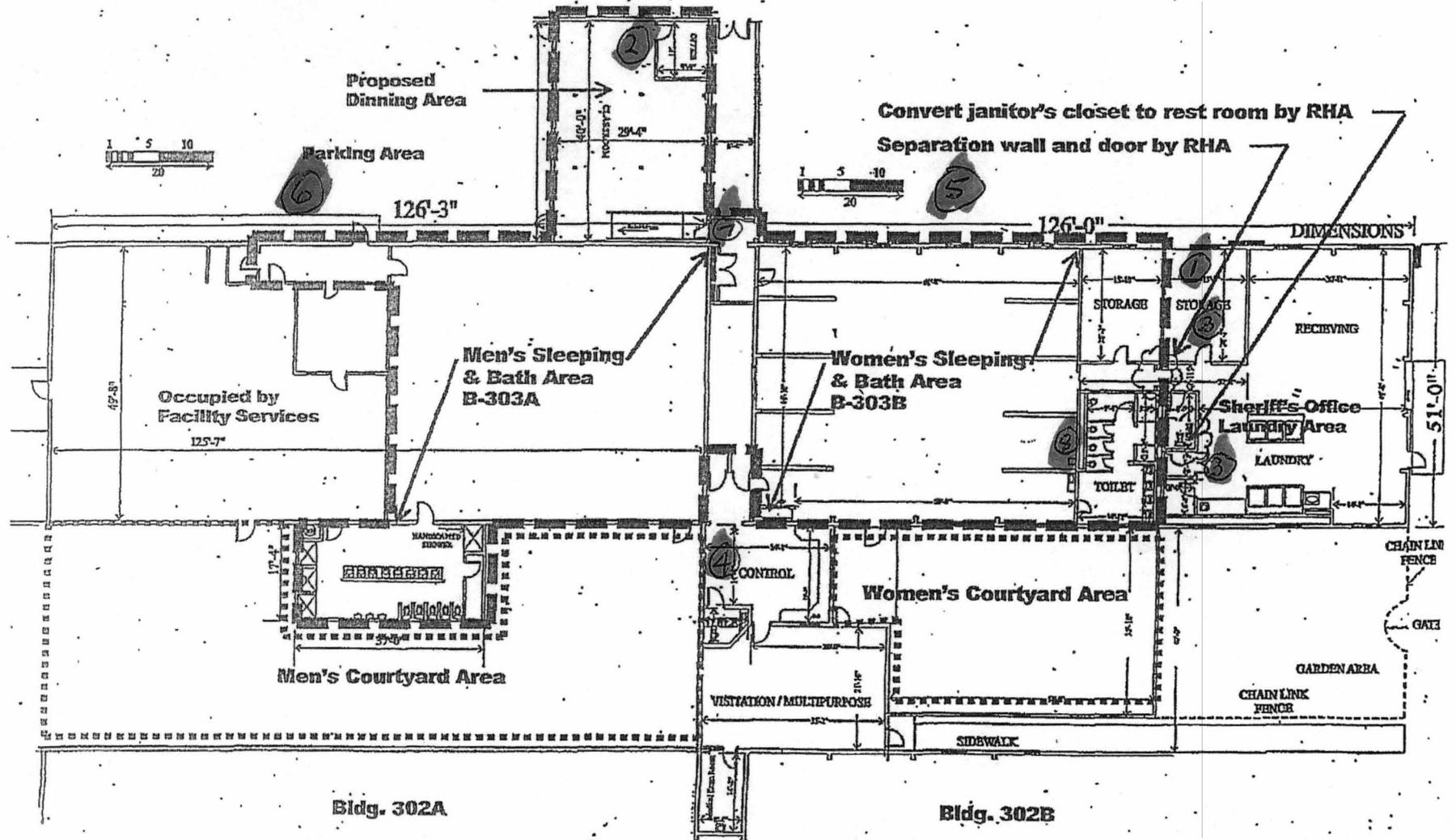
1. Move sheriff's monitoring station to laundry area.
2. Electrical for kitchen upgrades.
3. Move sheriff's office to laundry area. Add a window. Add mechanical unit. Add work station and general upgrades to make suitable for sheriff. Convert closet in laundry to a toilet area.
4. Upgrades to existing sheriff's monitoring station to make suitable for VOA. Upgrade interview area to meet VOA needs.

OPTION- 24/7 WITH 75 GUESTS

5. Create ADA path of travel to 'F' St. Change existing chain link fence to accommodate pathway.
6. Upgrade existing ADA path of travel to 'E' Street.
7. Add self closing door at bottom of dining ramp. Tie into existing smoke detectors.
8. Add mop sink.

Placer County Government Center - Building 303 A&B

Proposed Emergency Homeless Shelter





**FINAL 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) became effective on April 1, 2015 and shall terminate on March 31, 2016 ("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.
4. The emergency shelter may operate seven (7) days a week with the hours of operation as specified in the Site Access Agreement.
5. As of the Effective Date of this permit, the maximum occupancy was established at forty-nine (49) individuals including staff. An increase in the maximum occupancy to one hundred (100) individuals, including staff, is permitted only after all structural, electrical and plumbing modifications, the scope of which shall be determined by the Chief Building Official pursuant to the CA Building Code, have been completed subject to issuance of a building, plumbing and/or mechanical permit and final inspections by Building Services Division.
6. Non-invasive limited on-site medical services, such as medical screening and simple abrasion treatment, are permitted after all necessary state licensing requirements are satisfied. Such services may only commence after the Chief Building Official has determined that all building code requirements have been met.
7. On-site counseling and/or substance abuse treatment services are allowed within the facility, after all necessary state licensing requirements are satisfied. Such services may only commence after the Chief Building Official has determined that all building code requirements have been met.
8. Illegal drugs, alcohol, and weapons are prohibited within the facility.
9. 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
10. Loitering around the facility is prohibited.

FEBRUARY 3, 2015 – BOS
AUGUST 18, 2015 – BOS MODIFIED

ATTACHMENT C

11. All food service and handling operations shall comply with the requirements of California Health and Safety Code, Retail Food Code. Installation and use of commercial grade microwaves, commercial grade freezers and sinks shall be subject to prior review and approval of a Building Services and Environmental Health Services. The installation of said equipment shall comply with the CA Building Code and all permits must be obtained and final inspections signed off prior to commencement of use. Any proposed on-site preparation of food shall be subject to prior approval of and issuance of permits by Environmental Health Services.
12. 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.
13. As holder of this Temporary Conditional Use Permit, the County has the right to withdraw or rescind at any time.
14. This Temporary Conditional Use Permit shall be valid for a maximum one (1) year to be calculated from the Effective Date (See Condition 2) ("Permit Term"). A single extension of the Permit Term not to exceed one (1) year may be permitted subject to request of the same prior to expiration of the Permit Term and after a noticed public hearing to consider the same.

RECEIVED

AUG 07 2015

CLERK OF THE
BOARD OF SUPERVISORS

From: Annie Mager
To: Placer County Board of Supervisors
Cc: Kirk Uhler; Jennifer Montgomery; Jim Holmes; Robert Wevgandt; Jack Duran; David Boesch; Ken Grehm
Subject: North Auburn Homeless Situation
Date: Wednesday, August 05, 2015 1:47:09 PM

Good Afternoon,

I live in North Auburn and travel through the DeWitt Center almost daily, either driving my child to school at St. Joseph's or attending meetings at the DeWitt Center. I cannot believe the homeless encampment situation has not only developed here but has continued to grow. I understand that it is meant to be cleaned out on August 6th, but where will these folks go? I'd like to request that the entire Board of Supervisors support the implementation of common sense Quality of Life ordinances that other local cities have implemented. Why do we as a community get the ability to votes on these ordinances?

I among others are tired of running into folks who do not belong on our streets and compromise the safety of myself and my family and other community members.

Thank you. Annie Mager

1) Loitering

As used in this chapter, to "loiter" means to enter and remain on any premises, public or private, under such circumstances that a reasonable person would conclude that the person who has entered and remained on such premises: (i) does not have a purpose legitimately connected with the business or activity of the legal occupant of the premises; and (ii) does not have a bona fide intent to exercise a constitutional right. (Ord. 1963 § 1, 1986.)

It is unlawful for any person to loiter within the incorporated area of the city. The first violation of this section shall be an infraction. Any subsequent violation of this section, or any refusal to leave the premises after having been cited by a peace officer, shall constitute a misdemeanor. (Ord. 1963 § 1, 1986.)

2) Open Containers / Drinking in Public

(Note in the "Grid" In Sacramento, they have even prohibited the sale of individual bottles / cans of Beer, due to problems)

10.30.010 Possession of opened alcoholic beverage container in public.

A. It is unlawful for any person to possess any can, bottle, or other receptacle containing any alcoholic beverage that has been opened, or a seal broken, or the contents of which have been partially removed, upon any city street, alley, sidewalk, or right-of-way, or in any parking garage, parking lot, parking facility, public building, public place, or public facility owned by the city. Violation of this section shall be charged as an infraction.

B. "Alcoholic beverage" includes alcohol, spirits, liquor, wine, beer, and any liquid or solid containing alcohol, spirits, wine, or beer, and which contains one-half of one percent or more of alcohol by volume and which is fit or used for beverage purposes either alone or when diluted, mixed, or combined with other substances.

C. This section does not apply to events sponsored by or approved by the city. (Ord. 4652 § 2, 2008; Ord. 4529 § 2, 2007; Ord. 2192 § 2, 1989; Ord. 1963 § 1, 1986.)

10.30.020 Possession of opened alcoholic beverage container on posted premises of off-sale alcoholic beverage licensee.

ATTACHMENT D

A. As used in this section, the following terms shall have the following meanings:

1. "Posted premises" means premises subject to state licensure as a retail package off-sale alcoholic beverage licensee, any parking lot immediately adjacent to such premises, and any public sidewalk immediately adjacent to such premises, and on which premises at least one clearly visible notice indicates to the patrons of the licensee, and the parking lot, and to persons on the public sidewalk, that the provisions of this section are applicable.

2. "Retail packaged off-sale alcoholic beverage licensee" means those persons (licensees) granted a retail package off-sale alcoholic beverage license pursuant to Division 9 (commencing with Section 23000) of the Business and Professions Code.

B. It is unlawful for a person who has in his or her possession any bottle, can, or other receptacle containing any alcoholic beverage which has been opened, or a seal broken, or the contents of which have been partially removed, to enter, be, or remain on the posted premises of, including the posted parking lot immediately adjacent to, any retail package off-sale alcoholic beverage licensee, or on any public sidewalk immediately adjacent to such licensed and posted premises.

C. Every retail package off-sale alcoholic beverage licensee within the city shall display a clearly visible twelve-inch by six-inch sign which gives notice to the patrons of the licensee, and to persons on or in the parking lot(s) or public sidewalk(s) immediately adjacent to the licensee's premises, of the provisions of this section.

(Ord. 1963 § 1, 1986.)

3) Urination & Defecation:

10.38.010 Acts prohibited.

No person shall deposit, by means of urination or defecation, any human waste material in any public place (other than in a public toilet or restroom designed to receive waste material), in any place exposed to public view, or upon the surface of the ground or upon any premises, lot, or public street. Violation of this section may be charged as either an infraction or misdemeanor in the discretion of the city attorney.

(Ord. 2192 § 3, 1989; Ord. 1963 § 1, 1986.)

4) Aggressive Panhandling:

10.37.030 Aggressive panhandling prohibited.

A. No person shall panhandle, solicit, ask or beg in an aggressive manner in any public place.

B. "Aggressive manner" means any of the following:

1. Approaching or speaking to a person or following a person before, during or after panhandling, soliciting, asking or begging, if that conduct is intended or is likely to cause a reasonable person to (a) fear bodily harm to oneself or to another, damage to or loss of property; or (b) otherwise be intimidated into giving money or other thing of monetary value;

2. Intentionally touching or causing physical contact with another person or an occupied vehicle without that person's consent in the course of panhandling, soliciting, asking or begging;

3. Intentionally blocking or interfering with the safe or free passage of a pedestrian or vehicle by any means, including unreasonably causing a pedestrian or vehicle operator to take evasive action to avoid physical contact;

4. Using violent or threatening gestures toward a person panhandled either before, during, or after panhandling, soliciting, asking or begging;

5. Persisting in closely following or approaching a person, after the person

panhandled has been panhandled and informed the panhandler by words or conduct that such person does not want to be panhandled or does not want to give money or any other thing of monetary value to the panhandler; or

6. Using profane, offensive or abusive language that is inherently likely to provoke an immediate violent reaction, either before, during, or after panhandling. (Ord. 5129 § 1, 2012; Ord. 4417 § 2, 2006.)

10.37.040 All panhandling, soliciting, asking or begging prohibited at specified locations.

A. Banks and ATMs. No person shall panhandle, solicit, ask or beg within 25 feet of any entrance or exit of any bank, savings and loan association, credit union, or check cashing business during its business hours or within 25 feet of any automated teller machine during the time it is available for customers' use. Nothing in this subsection shall be construed to prohibit: (1) the lawful vending of goods and services within such areas; or (2) panhandling, soliciting, asking or begging within the restricted area after obtaining the permission of the authorized owner, manager, or supervisor of the business operating at the building.

B. Entrances and Exits to any Building. No person shall panhandle, solicit, ask or beg within 25 feet of any entrance into or exit from any building open to the public other than those buildings subject to subsection (A)(1) of this section. This prohibition shall not apply if the authorized owner, manager, or supervisor of the business operating at the building grants permission to panhandle, solicit, ask or beg within the restricted area.

C. Public Transportation Vehicles and Stops. Any person who panhandles, solicits, asks or begs in any public transportation vehicle, or within 25 feet of any designated or posted public transportation vehicle stop, is guilty of a violation of this section if:

1. He or she remains there after being asked to leave by the owner, driver, or operator of a public transportation vehicle; the agent of the owner, driver or operator of a public transportation vehicle; the owner or manager of a public transportation facility; the agent of the owner or manager of a public transportation facility; a member of a security force employed by the public transportation facility; or by a peace officer, as defined in Chapter 4.5 of Title 3 of the California Penal Code (commencing with Penal Code Section 830); or

2. Within the immediately preceding 30 days, he or she engaged in panhandling at that location and had been asked to leave by a person specified in subsection (C)(1) of this section.

Subsection (C)(2) of this section is not violated if a person who has been requested to leave enters the property within the designated period and panhandles, solicits, asks or begs with the express authorization of a person specified in subsection (C)(1) of this section.

D. Restaurants. Any person who panhandles, solicits, asks or begs in any outdoor or indoor dining area of a restaurant or other establishment serving food for immediate consumption is guilty of a violation of this section if:

1. He or she remains there after being asked to leave by the owner, manager or supervisor of the restaurant or other food establishment; the agent of the owner, manager or supervisor of the restaurant; a member of a security force employed by the restaurant; or by a peace officer, as defined in Chapter 4.5 of Title 3 of the California Penal Code (commencing with Penal Code Section 830), acting at the request of any of the persons specified in this subdivision; or

2. Within the immediately preceding 30 days, he or she engaged in panhandling at that location and had been asked to leave by a person specified in subsection (D)(1) of this section.

Subsection (D)(2) of this section is not violated if a person who has been requested to leave enters the property within the designated period and panhandles, solicits, asks or begs with the express authorization of a person specified in subsection (D)(1) of this section.

E. Public Median Strips, Stop Signs and Traffic Signals. No person shall panhandle, solicit, ask or beg from any person by displaying a sign as defined in Section 17.04.650 while located: (1) in any public median strip; or (2) within 100 feet of any stop sign or traffic signal open to the public. (Ord. 5173 § 1, 2013; Ord. 5129 § 1, 2012; Ord. 4417 § 2, 2006.)

10.37.050 All panhandling, soliciting, asking or begging prohibited in public after dark. No person shall panhandle, solicit, ask or beg in any public place after dark. This section is not violated if a person who is panhandling, soliciting, asking or begging is doing so: (1) on private property that is open to the public; and (2) with the express authorization of the owner, manager, or supervisor of the business operating at the property. (Ord. 5173 § 1, 2013; Ord. 4417 § 2, 2006.)

From: Sharpdressedvan
To: Placer County Board of Supervisors
Subject: Homeless Shelter/North Auburn
Date: Thursday, August 06, 2015 10:01:10 AM

RECEIVED
AUG 07 2015
CLERK OF THE
BOARD OF SUPERVISORS

For those of us who are unable to attend the 5:30 meeting tonight, we have been encouraged to express our concerns via email regarding the North Auburn Homeless Shelter. While a majority of Placer County citizens are in favor of a Shelter, the same majority is strongly against it's present location. To have such a facility in the midst of our County Government buildings and in close proximity to several local schools is ludicrous. The amount of calls to the Placer County Sheriff's Department reporting crimes involving the homeless population is sufficient evidence to have a Shelter relocated away from areas where the general citizenry conducts daily business and children are present traveling to and from schools. Even if funds were made available, the cost to upgrade the present location to a 24/7 type facility would be prohibitive. Please consider the concerns of voters when making a decision on the fate of this shelter. A less populated or industrial area would be vastly more appropriate for a permanent facility of this nature. Thank you - John Casey

From: Linda
To: Placer County Board of Supervisors
Subject: Homeless funding
Date: Thursday, August 06, 2015 8:28:59 AM

RECEIVED
AUG 07 2015
CLERK OF THE
BOARD OF SUPERVISORS

Good morning,
I will make this short and sweet I do not want to have my taxes raised to provide funding to help support the homeless shelter. You have heard all the reasons so I will not waste your time.

Thank you for your service.

Hardworking tax payer,
Linda and Keith Martin

Sent from my iPad

RECEIVED

AUG 07 2015

CLERK OF THE
BOARD OF SUPERVISORS

From: Nikki
To: Placer County Board of Supervisors; Kirk Uhler; Jennifer Montgomery; Jim Holmes; Robert Weygandt; Jack Duran; David Boesch; Ken Grehm
Subject: RHA Shelter - Point of view from a residential neighbor
Date: Thursday, August 06, 2015 8:46:48 PM



BOS -

According to the August 5, 2015 Auburn Journal article, Right Hand Auburn is also planning to ask the county **"to be joining us in a major financial commitment to this enterprise."**

The article goes on to say that Father Carroll said, **"the county would be requested to help pay to keep the homeless shelter operating."**

The county funds a 50k homeless study to tell us that we need a 24/7 shelter. So we get a temporary night only shelter. Which according to your own expert has been proven to increase homelessness. It was his recommendation to have a 24/7 shelter to begin with and not a temporary one because they end up not being temporary.

We are told that we need to have services that include domestic violence, job training, drug and alcohol rehabilitation. At one of the first BOS meetings, it was asked by Representative Montgomery if they were going to have these services on site and the answer was no - they don't have money in the budget for services. So we get a shelter that provides none of this.

We are also told that older buildings require more money for upkeep and we need a shelter that has a kitchen to be able to provide food for the clients. So the plan is to expand in the same WWII era building that has no kitchen and is literally leaking money.

Now you want us to pay for it?

As a tax paying citizen, a homeowner and a person who has lived in Auburn for 65 years (43 of those in the same house by the shelter), **I want to know precisely where the money will come from to fund this shelter.**

All I am asking for is a solid business plan, transparency, accountability, and a building in an area of town that isn't populated by children. That's it! Instead we get a building built in 1943 (a 72 year old building) and right in the middle of elementary kids.

I'm tired of being told all I care about is NIMBYism, not caring about the homeless situation, you don't know what it's like, etc. You know who says this to me and my family - people who don't live by the shelter or don't even live in Auburn.

The first memo that came out form HHS stated that there would not be any impact to the neighborhood. We now have the homeless laying on the lawn across from our home.

In 43 years in the same home we have never had any issues until now. Even with the jail down the street, we have never had anything stolen. Since the opening of the shelter, we have had several thefts in our front area and driveway - police called. We had to call the Sheriff's office at 2:00 a.m. because a homeless woman was screaming at the top of her lungs - police called. We witnessed a fight over a bicycle between two homeless men - police called. A drug deal was witnessed in our driveway by my daughter where the homeless woman gave the man cash and he gave her a small envelope - police called. The police have been called again and again and again. We have called the police more times since the shelter opened than a combination of the previous four (4) decades.

A homeless person was darting in and out of traffic on Atwood and was arrested again directly across from our home. We watched while the officer restrained him because the homeless person was resisting arrest by attempting to kick the officer. It was very upsetting to say the least.

Why do our rights end when it comes to the homeless. We are upstanding law abiding citizens, pay our taxes, shop locally to contribute to our community but our rights have been taken away since we don't even get to vote no on the shelter. Why is that? Where is the money going to come from?

Kathleen Ridge
11480 Atwood Road
Auburn, CA 95603



Stationery, a Yahoo Mail and Paperless Post collaboration

August 9, 2015

Jennifer Montgomery, Kurt Uhler, Jack Duran, Robert Weygant, Jim Holmes, David Boesch, Ken Grehm, Michael Johnson, Gerry Haas

Inre: Proposed Chronic-Homeless Shelter next to St Josephs & Auburn Elementary Schools, Atwood Neighborhoods, Children's Receiving Home

To All,

No one questions that something needs to be done with the Homeless population in this country, and that the Auburn area has some homeless issues especially North Auburn (and even more so now). But the solutions are multi-dimensional, and need to be well thought out, based on thorough due diligence, financial analysis & through a proper and transparent process. One opposing this particular location, and the way the process has been handled turning the vacated Barracks into a impromptu shelter are not mean spirited, cold hearted haters, NIMBY's or as a recent Journal blogger states "mean spirited, and bullying tactic individuals" but rather experienced, educated & aware neighbors, public officials, area employees, educators and business owners who approach things from a realistic approach, vs an emotional one, putting at the forefront the safety of the local neighborhood. This shelter issue is not one to be rushed into, with decisions made at meetings packed with emotional advocates, most of who live far from the shelter, and for whom are far from experts on the homeless issue.

It is also important not to lump the Homeless population into one pot, as there are very many different sub groups of the Homeless population. The population that is the focus of Right Hand of Auburn to be housed in our neighborhood and school zone is one known as "Chronic-Homeless", a group that is composed of individuals that have multitude of issues including Mental Illness, Substance Abuse & / or Addiction issues, Criminal History, physical / health issues and more. Many are living a lifestyle of choice, and are not looking for help. Like it or not this demographic of the homeless population poses a real and verifiable threat to public safety, this is well documented by the arrest records of those camping and / or using the shelter, or targeted to use the shelter in North Auburn. The housing, assistance and treatment of these individuals is not a simple issue that can or should be handled by well-intentioned volunteers who feel something or anything is better than nothing. Unfortunately this approach is incredibly dangerous to everyone from the surrounding community, to the volunteers and staff themselves, and most likely will not solve or help homeless issues in the local community, but rather compound and increase them. There is a fine line between facilitation and enabling and truly helping.

The way this shelter has been handled would almost be funny, if the issues involved were not so serious. What is also terrible is anyone that dares question or speak out is instantly attacked as haters, uncompassionate, bigoted, mean spirited, bullies or otherwise. Including one of your own supervisors. It is important to note, that be it Jim Holmes or myself, we are raising concerns shared by most his neighbors or others who live, work, worship, educate or otherwise in the local neighborhoods. County Employees will not speak out, Parishioners fear speaking out, if one posts a comment in the local paper they are attacked – it is just sad, this issue in no way has been able to be discussed and reviewed on any sort of rational and thought out manner, it has been purely fueled by emotions & politics, veiled threats and otherwise. The focus seems to be more on perceived image and “political correctness”, than reality and well thought out business plans and detailed course of action. From funding & staffing, to setting realistic goals and tools of measuring success, nothing really has been laid out in a way that would garner support, or investment.

As this process moves forward, I truly hope that the board of supervisors will not buckle to the demands of a well-organized group of individuals that can pack a public meeting. I hope county staff & consultants truly serve the community with a thorough and transparent process of due-diligence, with a honest and realistic focus on public health and safety as a primary focus and consideration. I think it is also important to realize the Shelter is not some island unto itself, that a thorough review in conjunction with the PCSO regarding crime in the area should be reviewed before any approvals are given, there are many reports and studies showing the relationship between Shelters and Crime in the area, and there are indications that that is the case here in North Auburn. If one looks at the number of incidents involving the PCSO and Homeless / Transients – July is a perfect example, it is no coincidence that the record number of calls, well over 200, happened shortly after the shelter opened. There is also other anecdotal evidence as noted by ARD staff at Regional Park, letters to the editor and elsewhere.

Also creating and implementing standard “Quality of Life” Ordinances should be put in place. It is interesting how folks in New York City are complaining and getting upset at the results of the failure of the leadership to enforce laws there, including Drinking in Public, Urination & Defecation and others. In North Auburn we are experiencing the same problems, but we do not even have these “Quality of Life Laws” to enforce! On many levels, North Auburn has truly become the destination for regional homeless, in fact there are multiple quotes in the Auburn Journal where people have stated they came here from other areas such as Roseville and Sacramento, further arrest records show people now considered “Transient Auburn” previously were identified as “Transient Roseville, Rocklin” and elsewhere. This is fact, and reality. Do not take my word for it, do a review of “transient / No Address Given” arrests and bookings at the Placer County Jail.

Again decisions need to be made based on thorough and complete evaluation, public safety needs to be the primary concern, and your obligation to protect and create a safe environment for your constituents, be they school children, homeowners, business owners or otherwise needs to be paramount. This issue requires full vetting, be it location, funding and operation – as well as the implementation of ordinances that exist in other communities to aid Law Enforcement to maintain public safety. Prior to Approval – All of the following should be fully reviewed and evaluated & considered. It is just too important and could be very costly on many levels

- 1) We as a community were advised there would be a 90 Day trial period for the operation of the shelter – this obviously is not the case, as the approval will come well before the 90 day period is over, and at best there is maybe 60 days of data to process and review. Further the concept that the County Staff, community members or the BOS has had sufficient time to review, process and question this facility and data provided just does not seem possible. It was advised by County Staff that all the information that would be provided to the Board would be available at the August 11th MAC, but that did not come to fruition as information is still in the collection phase. Also note during the time the shelter was open for data collection, none of the 3 nearby Elementary Schools were in operation, and camping was in full swing – this is a key concern, or at least it should be. This needs to be a trust and verify situation. Claims have been made that in reality do not mesh up, be it demographics of the guests, or the impact on surrounding community or the true financial costs & expected future costs. This takes time, and should follow a process. There has never been an appropriate period for the public to receive, digest and comment/question the multitude of information that should be evaluated for such a serious facility, let alone our elected officials. I could detail it, but from having Officer Zender send campers to DeWitt, to utilizing emergency reasons to bypass processes, to lack of a true trial period it is just not right. I understand the public relations issues associated with the term “Homeless”, it is a political hot button, and a very emotional issue, but elected officials need to resist pressures of vocal lobbyists, and proceed on a cautious and thorough manner, creating a true goal oriented plan, that has funding, public health and safety fully vetted.

- 2) Business Plan review should be mandatory. Funding needs to be at the primary focus of this. An audit of the RHA’s books, showing the flow and stability of donations, what some of the actual & projected costs are from energy costs to maintenance costs is critical, both for the short period of current operation, as well as future models based on changes to the operation, be it the increase in appliances or population. This facility was proposed & sold as a “no cost to the county”. Yet in the papers and other forums hit has been clear that that be it funding or meals, the resources to keep this facility running with private funds is a not possible. In addition, It has become apparent there is

no real long term plan of operations for the facility . There is mention of opening a prepackaged and food preparation kitchen, How will meals be prepared, what commercial kitchens will be providing steady and continuous meals on a regular basis, can a microwave really work for 47-?? "guests" and staff, what is the cost of this program, for a Prep how will it be funded..... It is obvious from looking at the current state of the showers and bathrooms there are numerous ADA improvements that have not been done. The county has stood firm that these are old buildings that should be demolished, that was the plan, other similar facilities had the leases removed, and tenants were evicted, yet now some want to make this a permanent housing facility at the costs of ????? who knows? They mention turning a room into a place to do more referral work – really, what is the full plan (in todays Journal it is suggested volunteer students will be doing mental health work, not really a plan of success for the issues that affect chronic homeless), what experts will be running this facility, what proposed options are there to transition into permanent housing, what is the clear game plan. Right now this just seems like a lot of well-intentioned amateurs attempting to react to some comments on a social media site. They further have advised the county "we can't do it all". "we can't do it with volunteers" "we spent a ton of money, we don't have that", they are soliciting meal help on Facebook, and now they want the county to spend taxpayer money they are entrusted with? This whole process has been rushed under emergency basis, and is clear no real long term planning and evaluation has been done, I could not think of one bank that would loan money on a plan like this, or rather a lack of planning.

- 3) A study of Crime in North Auburn, especially surrounding the Shelter area (perhaps a ½ Mile to Mile Radius?) This study should include "Incidents" involving Homeless / Transients involving the Placer County Sheriffs. The evaluation should include comparisons of the time frame prior to the opening of the shelter (60 Days prior vs 60 Days of Operation) as well as a comparison of the same time the year before. There also should be a comparison study of "guests" at the Shelter and crimes / arrests, especially during the time of the shelter being open. Reports suggest since the shelter has opened there were a record number of incidents and interaction with Homeless Transients in North Auburn, it is important to see if "guests" who have been coming to the shelter are part of that increase in crime. Crime in the area involving Homeless/Transients is not a separate issue from the Shelter – especially when comparing numbers prior and during the shelter period. If guests are coming to North Auburn, utilizing the shelter and committing crimes in the area, that is a real and valid issue that needs to be fully vetted. Especially considering the hundreds of children that attend elementary schools and daycares a short walk from the facility. Be it 24/7 or night time only, "guests" will not be required to stay on premises, and most likely will not. I suggest all board members visit Fish and Loaves in Sacramento.

- 4) Code compliance, requirements for Prepackaged and Food Preparation kitchens are specific, be it types of surfaces, to drainage & sanitary sink requirements, what plans have been submitted? They want to perform medical evaluations and services, what health and code requirements are there for this? There has to be sanitary requirements for this I am sure. What plans have been submitted to the building department? The Health Department. What are the costs of having food prepared and shipped to this facility? What are the requirements for the facilities where the food and meals are prepared? Drainage issues, floor issues, ventilation issues. Our elected representatives should not and cannot afford to throw good money into bad. This is not a viable long term location by any standards. If the county is to get involved financially, spending our tax dollars, the county needs to be in control & have a clear answer to the constituents on how those expenditures will be handled & controlled.

- 5) What programs are truly available to transition individuals into housing, work or otherwise? The Welcome Center is a nice place, but really not a viable facility for day after day visits, counseling and otherwise. What rehab facilities are in place, what sort of facilities are available to truly diagnose and evaluate issues facing many of the Chronic Homeless using the shelter, be it mental illness or anger management, what housing options are available in this area, what kind of job opportunities are available, how will one get from the shelter to these facilities if they exist. While a government center exists here in North Auburn, the reality is, most serious programs and facilities that could address the needs of Chronic Homeless do not exist in North Auburn. For instance Placer County Probation has a wonderful new Prep Center that is there to transition people on probation into society, many of the chronic homeless in North Auburn and using the shelter are on probation. North Auburn is logistically just not set up for handling the influx of transient homeless that is now happening. Also what does your paid consultant feel of the plan for the proposed facility?

- 6) Verification of information. There are claims being made that those using the shelter are from Auburn – yet these numbers just do not seem right. Officials estimate in the City of Rocklin, with a population of some 60,000 people there are maybe 37 Chronic Homeless. The Problem Oriented Police officer who was probably the biggest expert on the local area homeless, advised back in the fall of 2014 that the population in North Auburn Chronic Homeless was about 60, and maybe 50% would utilize the shelter. Peace officers have advised that people arrested in North Auburn are now listed as “Transient Auburn”, when previously they were considered “Transient Roseville, Rocklin, Sacramento...” I Most any who live or work in North Auburn can verify that since the Shelter has become a publicized issue, that the population has grown – but that sure does not mean that these folks are Auburn Area homeless, at a time of

economic improvement, we did not have an explosion of Homeless, nor would our population in this area justify the numbers VOA is claiming. VOA has refused to allow for any observation by concerned citizens, it is just a trust us situation, something that our representatives cannot do, this is clearly a trust and verify situation. One VOA agent at a recent meeting represented that they ask where have they slept recently to justify saying they are from Auburn..... The local paper has repeatedly quoted chronic homeless individuals who state they have Come to North Auburn from other areas be it Sacramento, Roseville or elsewhere. Concerned citizens advised that "if you build it they will come", and it appears to all based on visual and statistical data from the PCSO that their concerns are true. I think it needs to be prudent for the local community to verify who we are housing, where they are from – North Auburn is a small community, and just should not be the go-to location for regional and beyond homeless. For a true evaluation of a facility such as this, especially considering the large amount of funding necessary to keep this going, one needs to do more than just trust the information provided by biased advocates, who's agenda while very laudable & understandable, is not necessarily that of the local community, be it public safety or otherwise. Names need to be cross checked and true demographics confirmed.

- 7) Legal review. This shelter is so very unique, from a Quasi- Religious Based organization running the operations on public property, to the liabilities facing the county facing your be it from ADA Advocates, County Staff, Neighbors, RHA or otherwise – Lots of dynamics to this, especially when folks are talking some Public / Private partnership, which seems to focus more on funding than operation. Be it prevailing wage, code, or otherwise this is a serious issue.
- 8) What is the real need, they are asking to double the size, but VOA agents have advised it is not always at capacity, and that they are just sending a couple people away (ref audio from 6-23 meeting). And again, be it costs, staff or public safety, the doubling of size poses real and serious concerns, be it to the neighbors or the budget.

I am sorry to be so persistent, I truly understand the position and pressures facing all of you. But this issue is just too real and serious for me. I also understand we are in a bit of a no-man's land that has no real impact on your political futures with the county. That said, I hope each of you will put yourself in the position of being a Father or Mother of one of the children attending St Joseph's Preschool and elementary School, or perhaps Auburn Elementary or Rock Creek Elementary. The Grandparent of a child at the Children's Receiving Home, or one who would like to ride their bike to Myagi's, 4H or School. Or perhaps a person who has invested their lives savings to buy a home and live in one of the nearby neighborhoods, or maybe the husband of a young lady working at DeWitt across the street from the shelter. I hope you truly

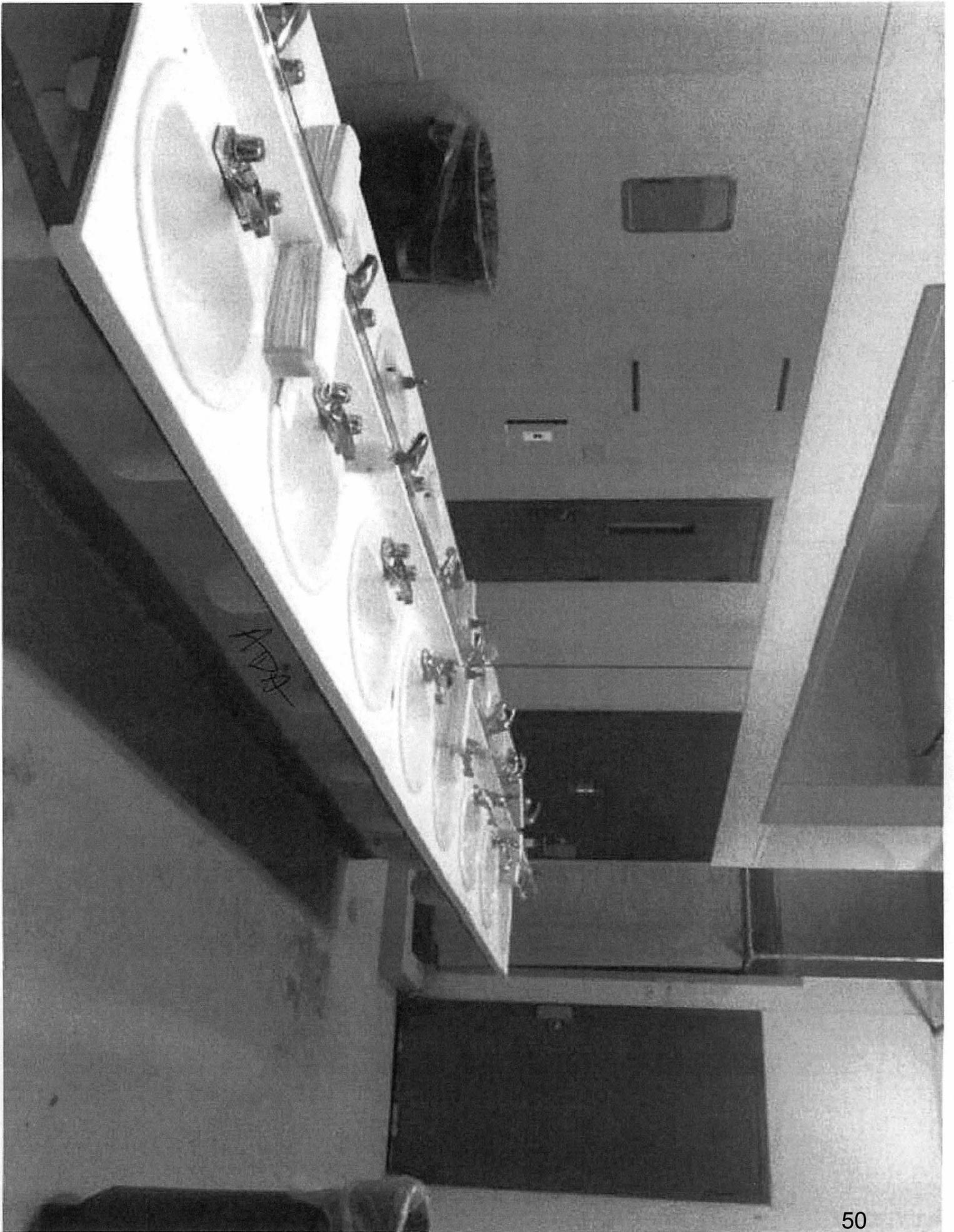
look at the demographics and criminal / mental health of those that would be (are being) brought to this location, look at the arrests made of this demographic, be it the guy who lunged at a PCSO Detectives car on his way to the shelter, or the guy arrested for soliciting lewd acts at DeWitt.

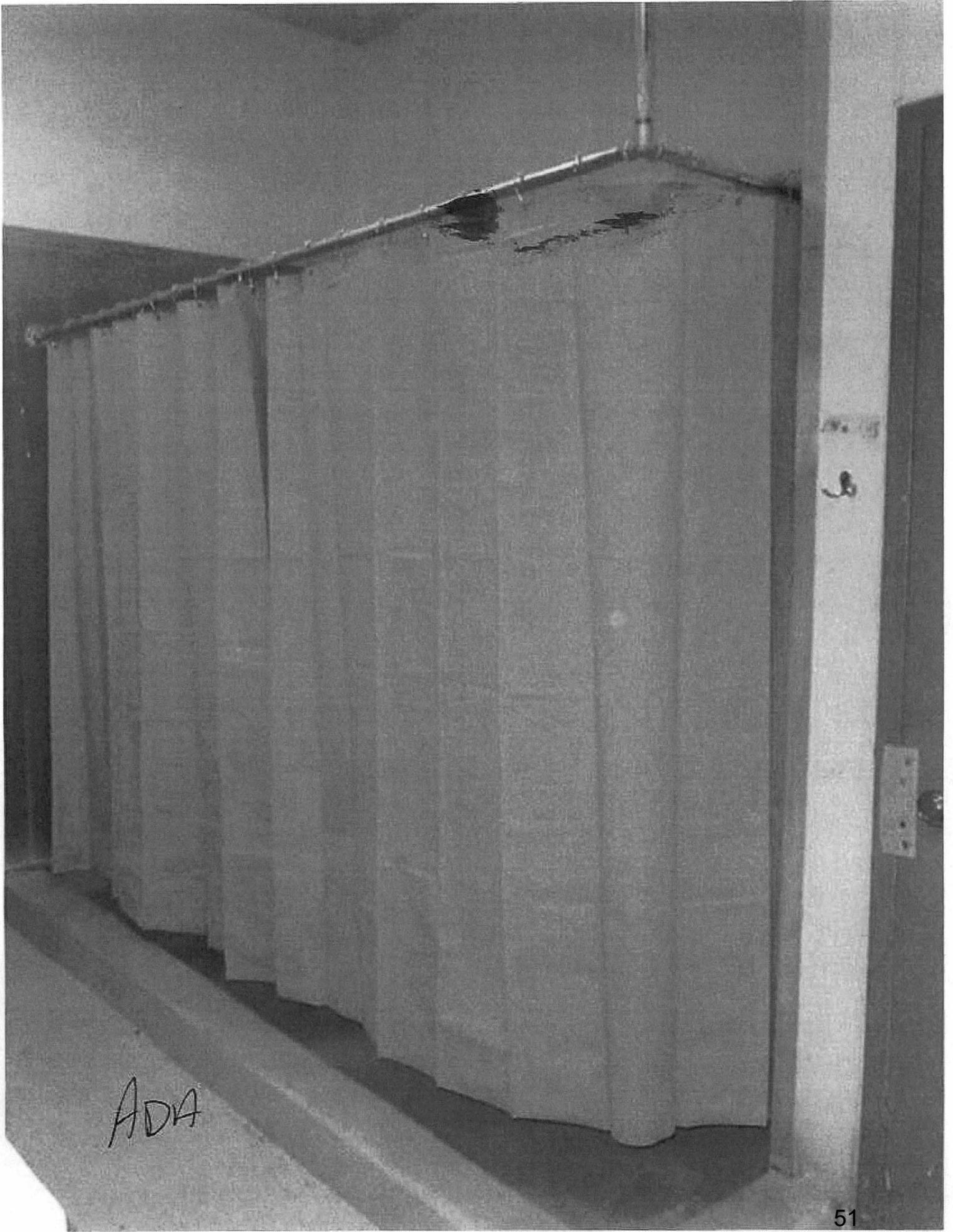
Look at the risks of putting us in the position of being a financial investor in this. Would you as a bank manager make a loan on this project? If you were looking at investing in a business in the area, would you do so next to a Chronic Homeless Shelter? I would fully support a county run and managed facility in an appropriate location, something that truly is needed. But be it to a board of directors of a corporation, or elected representatives responsible to the taxpayers of the county, it should be clear this facility is just not a good idea as proposed or currently operated. I understand the want to help, the compassion when seeing someone camping on grass or in the bushes. But I also understand the realities of criminal tendencies, addiction & mental illness, and the risks involved. This is a serious issue, please stop the madness, lets regroup and work to create a viable and long term plan – that does not pose the risks, and negatives the current plan does. Sometimes doing something IS worse than doing nothing, especially at a location like where the barracks is located.

Thank you for your time and concern reviewing and considering the issues I have raised, as well as others. I hope and trust you will take them seriously, and act with the best interest of the overall community of Auburn / North Auburn. What has happened here over the last year has been extremely troubling to so many of us. We truly care, are very compassionate, and understand the need to do something, but we want to get it right, as if we don't, someone could get seriously hurt or worse.

Respectfully,

Scott Holbrook, Father, Husband, Community Elected Representative to the ARD Board of Directors, Businessman, North Auburn Shopper, Diner, Recreator.....





ADA



 SHELTER

B - St Theresa's Elementary ? Sunday School

? Children's Receiving Home

C - O'Brien Childhood Development

 Private Pre-School

A - Auburn Elementary

D - Rock Creek Elementary