

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

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LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS

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## **MEMORANDUM**

**Date:** November 2, 2018

**To:** Monterey County Board of Supervisors

**From:** Carl P. Holm, AICP, Director

**Subject:** Safe Parking Program Alternative Sites Search (Legistar ID No. 18-1099,  
Board November 6, 2018 Agenda Item No. 27)

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The purpose of this memo is to describe County staff's search for alternative sites for the Safe Parking Program and reasons why staff is recommending continuing the Program at the current site for the time being.

In November 2017, the Board of Supervisors established a temporary Safe Parking Program at the existing parking lot of Monterey County Supervisorial District 4/Department of Social Services (DSS) Marina offices (current location). The Monterey County Safe Parking and Supportive Services Program at 2616 First Ave., Marina officially opened on December 15, 2017. The County contracted with Orphan Productions, a non-profit community based organization organized under Internal Revenue Code section 501c (3), to administer this program. The Program provides participants a safe parking space to sleep in their vehicle and offers supportive services such as case management, job search, housing search, and other support as identified.

Direction in November 2017 also included searching for other potential sites based on criteria such as safety/security, proximity to services, surrounding land use, etc. with an objective of finding a site within District 4, or at least serve the area of the Monterey Peninsula. In collaboration with and following discussion with staff of the City of Marina and California State University Monterey Bay (CSUMB), the County Administrative Office staff identified three County-owned sites on the former Fort Ord for investigation as possible alternatives to the District 4/DSS office parking lot. Staff found that none of the other potential sites were workable as explained below. County is not aware of receiving suggestions from other jurisdictions of possible sites that have owner approval. Accordingly, continuation of the Program at the District 4/DSS office parking lot for the time being is proposed and constitutes the project description for purposes of environmental review under the California Environmental Quality Act (CEQA).

### **Evaluation of County-Owned Properties for Safe Parking Program Sites**

At a meeting on December 18, 2017, staff from CAO, DSS and RMA reviewed a map of all County-owned parcels, including existing County facilities as well as County Parks and open space. Since one of the objectives was to address the problem of homeless persons parking on Lapis Road and other County roads in that vicinity, staff focused on County-owned properties within the former Fort Ord. DSS advised whether sites were appropriate from the standpoint of provision of services to the homeless population, based on the preliminary information available. Based on site location, size and accessibility (no other plans/development), it was decided to investigate three former Fort Ord Sites (Landfill Parcels/Engineering Equipment Rd.; Wolf Hill; Travel Camp).

RMA Staff was tasked to provide more detailed information about each of these three potential sites:

- Detailed map of location
- Current property owner
- Deed land use restrictions
- Accessibility (vehicle access)
- Surrounding land use/ownership
- Proximity to services
- Parking location (on map) and what type (e.g. dirt, pavement, gravel parking)

These three sites are discussed below; maps of the three sites are attached.

1. Landfill Parcels (Engineering Equipment Rd/All-Pro Lane).

A site was identified on All-Pro Lane adjacent to the landfill on the former Fort Ord. Staff conducted a site visit to explore the viability of this site and identified improvements that would be needed to use the site for the Safe Parking Program, even on a temporary basis; issues to address included fencing, lighting, wastewater disposal, water supply, and demolition or fencing of an abandoned shack on site. Property deeds have residential and groundwater restrictions, but the site is outside the boundary of the DTSC restriction on residential use.

The adjacent landfill is a Superfund site over which the Army continues to retain ownership while it conducts groundwater clean-up. Coordination with the Army and/or CSUMB would be required for access to the site. Engineering Equipment Road is the main access for Army to the landfill where the Army recently relocated their groundwater treatment well. The Army prefers keeping the road clear and there is no shoulder for parking. A gate at Engineering Equipment Road and the landfill restricts access to the landfill, and the Army prohibits public access to the landfill. All-Pro Lane is off of Inter-Garrison Road. The site could be accessed from Intergarrison Road, but this access route is proximate to CSUMB. The access road is open until the intersection with Engineering Equipment Road, but open level parking areas are sparse. Restrooms/portable toilets would also be needed.

**OUTCOME:** Following the site visit and subsequent consideration, this site was ruled out as not viable for the Safe Parking Program primarily because that property is currently subject to real property negotiations with the City of Marina. If the site were considered for the Safe Parking Program on a temporary basis pending the outcome of the property negotiations, the site improvements necessary were deemed infeasible due to cost of the necessary site improvements and unknown impact on and timing with respect to property negotiations.

2. Wolf Hill.

Wolf Hill is located above Laguna Seca. FORA owns the Wolf Hill property with an intent to transfer it to the County. County has a Right of Entry agreement with FORA with which staff feels the proposed Safe Parking Program, if properly monitored and managed, would be consistent. Wolf Hill is surrounded by the Army's inland ranges on three sides, which is strictly off limits.

Additionally, this site is close to the active Military Operation Urban Training (MOUT site), which could be an attractive hazard should Safe Parking participants leave the site and explore. The MOUT site is located inside the impact area, which is fenced by the Army (low fence can be jumped). Monterey Peninsula College (MPC) has not installed any additional security fence around the MOUT property.

This parcel is also deed restricted for residential use. York School has gates on South Boundary so use of the site would require coordination with York School for access via South Boundary. South Boundary is used regularly for Army munitions and clean-up, and is subject to closure. Wolf Hill is part of exclusion zone for some finish up areas that was planned to be cleared (cut or burned) by the Army in 2018 (there is a water tank on site for these operations). The Army continues to clean up, including controlled burns, in this area. The cleanup burn activities impact would occur primarily from summer/fall into December, and any use of this site would need to be done in coordination with the Army. Restrooms/portable toilets are needed.

**OUTCOME:** This site was ruled out primarily due to the distance from basic services and distance from any urbanized area. It did not meet the needs of the community relying on the Safe Parking Program. The above issues as well as the need to coordinate with Laguna Seca also contributed to concerns regarding the use of this site and ultimate rejection.

### 3. Travel Camp.

This site has several limitations. The site is close to the East Garrison development, which is significantly more built out than shown on the aerial. It is subject to deeds with groundwater restrictions; however, based on staff's preliminary review, staff thinks the restrictions would likely not rule out the Safe Parking Program. A portion of the site just south of Watkins Gate Road has been requested by the State to be used for oak woodland restoration as mitigation for the Veteran's Cemetery, although the state has not yet made a formal proposal.

The Army did tertiary clearing of the vegetation at Travel Camp, so there is an open view from East Garrison. Travel Camp is part of exclusion zone for some finish up areas that was planned to be cleared (cut or burned) by the Army in 2018, and would be closed during the burn activity. The Army continues to clean up, including controlled burns, in this area. The cleanup burn activities impact would occur primarily from summer/fall into December, and any use of this site would need to be done in coordination with the Army. The Army does not regularly access land via Watkins Gate Road, but they will be doing some additional vegetation / tree clearing along the road in 2019. The Army felt coordination and impact from Army activities on this parcel would be manageable. Restrooms/portable toilets are needed.

**OUTCOME:** This site was ruled out primarily due to the distance from basic services and proximity to the East Garrison community. County has plans for this site to be used as a County Park, but currently does not have resources for this area. The site did not meet the needs of the community relying on the Safe Parking Program.

## **County Parks**

Supervisor Parker asked that all County Parks and Library Parking lots be considered. County parks with public overnight camping facilities include Laguna Seca Raceway, San Lorenzo Park, and the Lakes (Nacimiento and San Antonio). In addition, most of the County parks have RV spaces for live-on volunteers. Members of the public that have their own Recreation Vehicles (RVs) can apply to live on-site at a County Park in exchange for a set number of volunteer hours to be worked at the County park. RMA collaborated with DSS to identify sites and offer this opportunity to homeless community members that were eligible and able to meet the screening requirements of the RMA Parks program.

Laguna Seca has RV camping sites, however, there are no live-on volunteers at that facility due to the concessionaire agreement in effect for that property. San Lorenzo Park and the Lakes offer RV camping sites, but those parks would not meet the project objective to serve the Monterey Peninsula. To date RMA and DSS have been able to provide safe parking alternatives via live-on volunteer opportunities to three homeless community members in exchange for volunteer services 30 hours per week.

### **Collaboration with Other Jurisdictions for Possible Sites Not Owned by the County**

In May 2018, Assembly Member Anna Caballero convened a meeting at the Fort Ord Reuse Authority (FORA) and local jurisdictions including County staff from RMA and DSS to discuss opportunities for possible pilot programs that could be funded by the State to support local efforts to address homelessness. At this meeting options for siting a Safe Parking Program were discussed, and the group identified several potential sites within the City of Marina. There has been no formal agreement amongst jurisdictions to pursue such alternative sites, and County staff are not able to pursue such opportunities without inter-jurisdictional collaboration. Additionally, cities have had opportunity to identify potential sites, but they have not suggested any sites within their jurisdictions that have owner support. If another jurisdiction offers property under its control or with owner support, the site(s) could be considered in the future.

At a Monterey County Mayors Association meeting on April 4, 2018, there was a “new business” item was titled; “*Monterey County Homeless Shelter and Parking Programs*”. County staff attended to present the issue and answer questions. On April 23, the CAO sent a follow up email to the City Managers asking if each jurisdiction would be willing to identify potential locations. The responses received expressed that they understand and are supportive in general, but no sites have been offered to date.

Supervisors Parker and Adams sent a joint letter to every mayor and city manager on the Peninsula requesting their suggestions for a site. Sand City was the only to respond stating that they support the current location and will present the issue to their Vibrancy Plan Committee to study the possibility of addressing homelessness in their City.

Monterey-Salinas Transit (MST) Board at their October 2017 meeting considered use of their parking lot located on the corner of 8th Avenue and Giggling Street in the unincorporated area adjacent to CSUMB. A vote by that MST Board determined that it was not an appropriate location. Lapis Road campers suggested a parcel of land along the rail line just north of Dole. This property is owned by the Transportation Agency for Monterey County (TAMC), and this type of program is outside of their transportation mission.

Staff presented information and solicited site suggestions for the program at the September 2017 Coalition of Homeless Service Providers (CHPS) Lead Me Home Leadership Council. Another site that was considered was the parking lot at the Marina Behavioral Health Center, but it was determined



to be too small. Mayor Delgado formally asked that the County Fairgrounds be considered; however, that property is owned by the City of Monterey.

*Enclosures*

- A. Map of County Owned Properties
- B. Map of County Owned Properties – North County
- C. Map Overview of Possible Safe Parking Sites in Former Fort Ord
- D. Map of Possible Safe Parking Site No.1
- E. Map of Possible Safe Parking Site No.2
- F. Map of Possible Safe Parking Site No.3
- G. Monterey County Mayors Association Meeting Agenda - April 4, 2018
- H. Sand City Letter Regarding Pilot Safe Parking Program – November 22, 2017

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# Attachment A

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# COUNTY OF MONTEREY

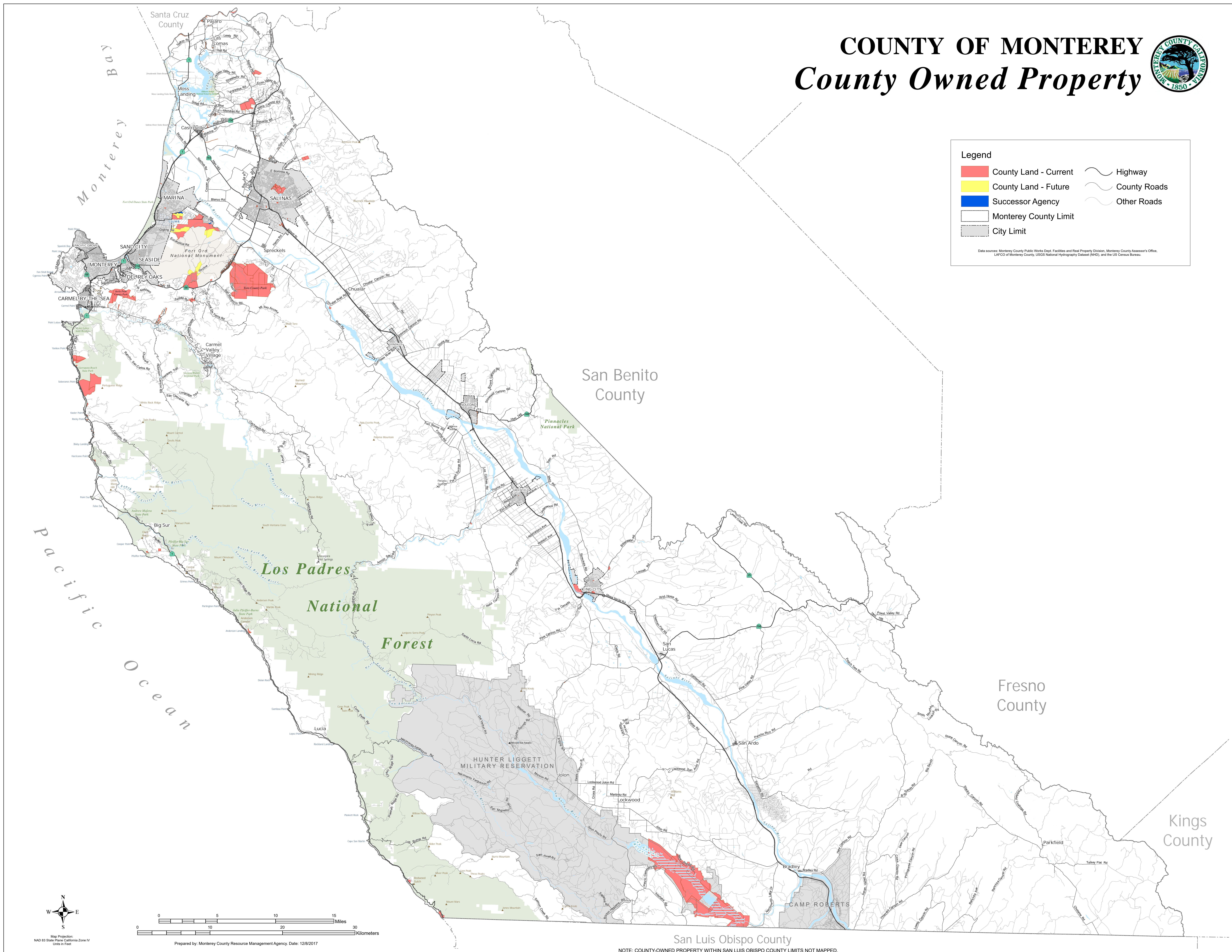
## County Owned Property



**Legend**

	County Land - Current		Highway
	County Land - Future		County Roads
	Successor Agency		Other Roads
	Monterey County Limit		
	City Limit		

Data sources: Monterey County Public Works Dept. Facilities and Real Property Division, Monterey County Assessor's Office, LAFCO of Monterey County, USGS National Hydrography Dataset (NHD), and the US Census Bureau.



Map Projection:  
NAD 83 State Plane California Zone IV  
Units in Feet

0 5 10 15 Miles  
0 10 20 30 Kilometers

Prepared by: Monterey County Resource Management Agency Date: 12/8/2017

San Luis Obispo County

NOTE: COUNTY-OWNED PROPERTY WITHIN SAN LUIS OBISPO COUNTY LIMITS NOT MAPPED.

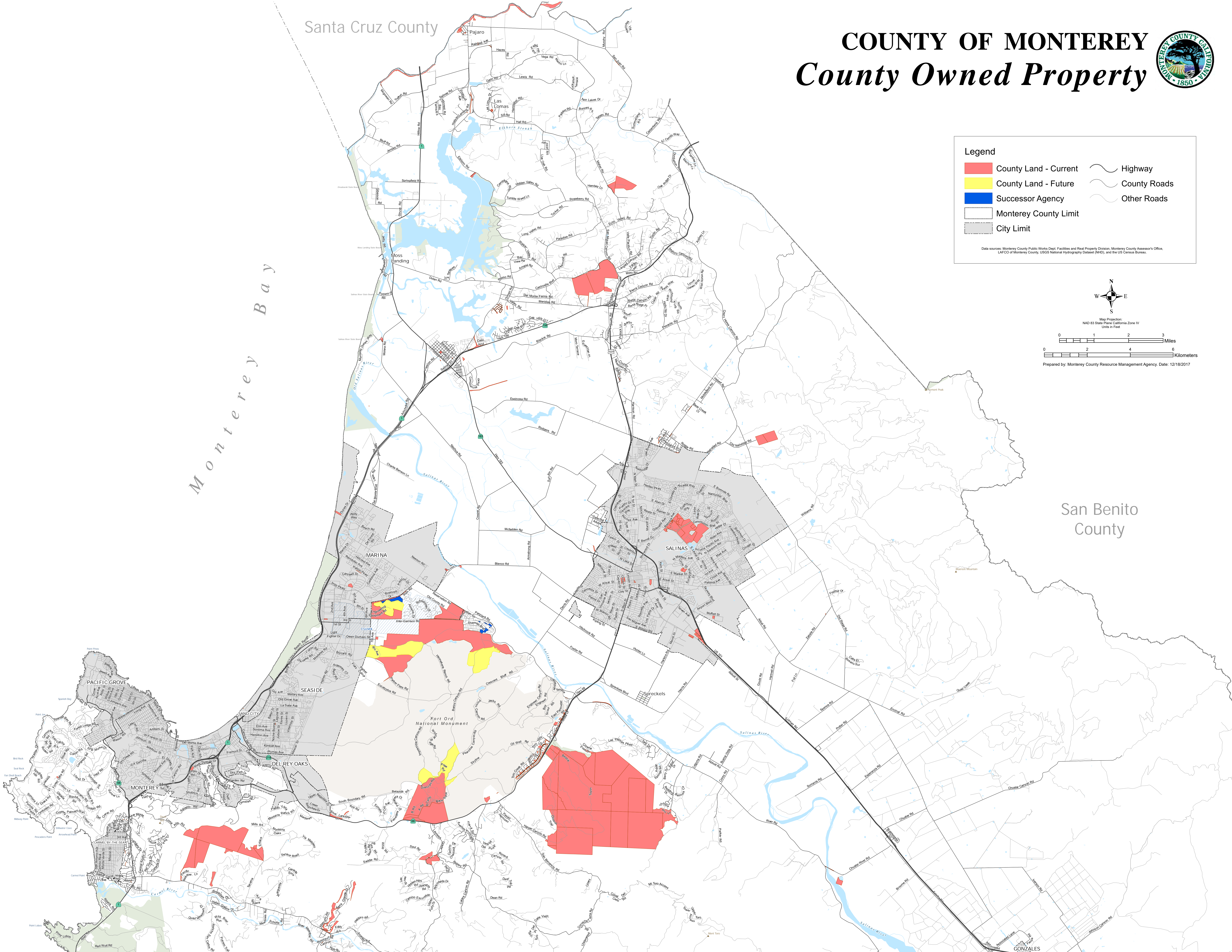


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Santa Cruz County

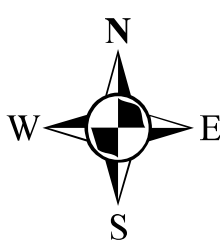
# COUNTY OF MONTEREY

## County Owned Property



- Legend**
- County Land - Current
  - County Land - Future
  - Successor Agency
  - Monterey County Limit
  - City Limit
  - Highway
  - County Roads
  - Other Roads

Data sources: Monterey County Public Works Dept. Facilities and Real Property Division, Monterey County Assessor's Office, LAFCO of Monterey County, USGS National Hydrography Dataset (NHD), and the US Census Bureau.



Map Projection:  
NAD 83 State Plane California Zone IV  
Units in Feet

0 1 2 3 Miles

0 2 4 6 Kilometers

Prepared by: Monterey County Resource Management Agency, Date: 12/18/2017

San Benito County

GONZALES



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# Attachment C

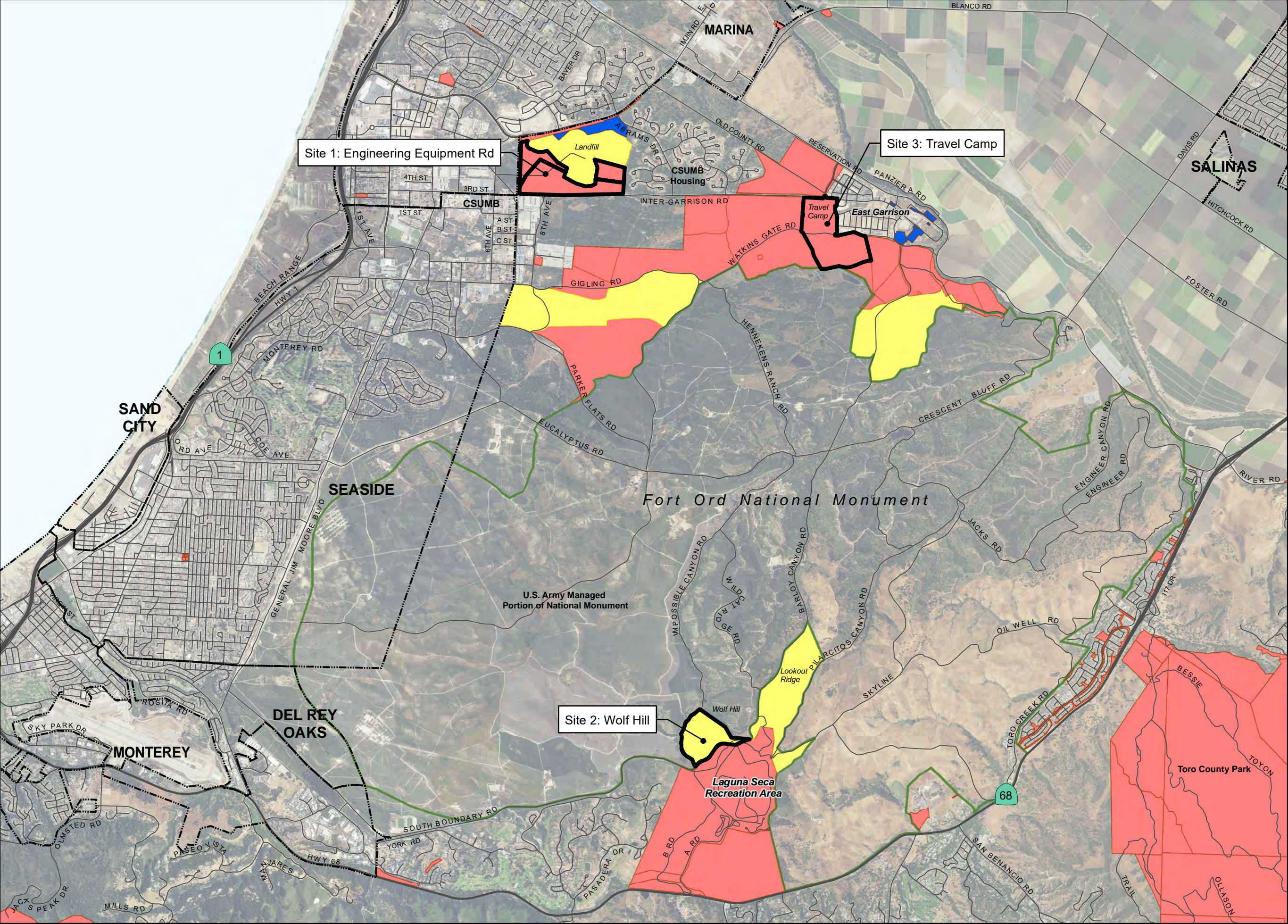
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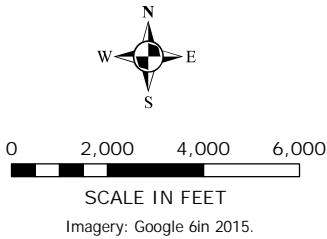
Monterey County  
Safe Parking Program  
Site Locations

at Former Ft. Ord

OVERVIEW



- LEGEND
- Site Location by Parcel
  - County Land - Current
  - County Land - Future
  - Successor Agency
  - Fort Ord National Monument
  - City Limits
  - Road Centerline





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# Attachment D

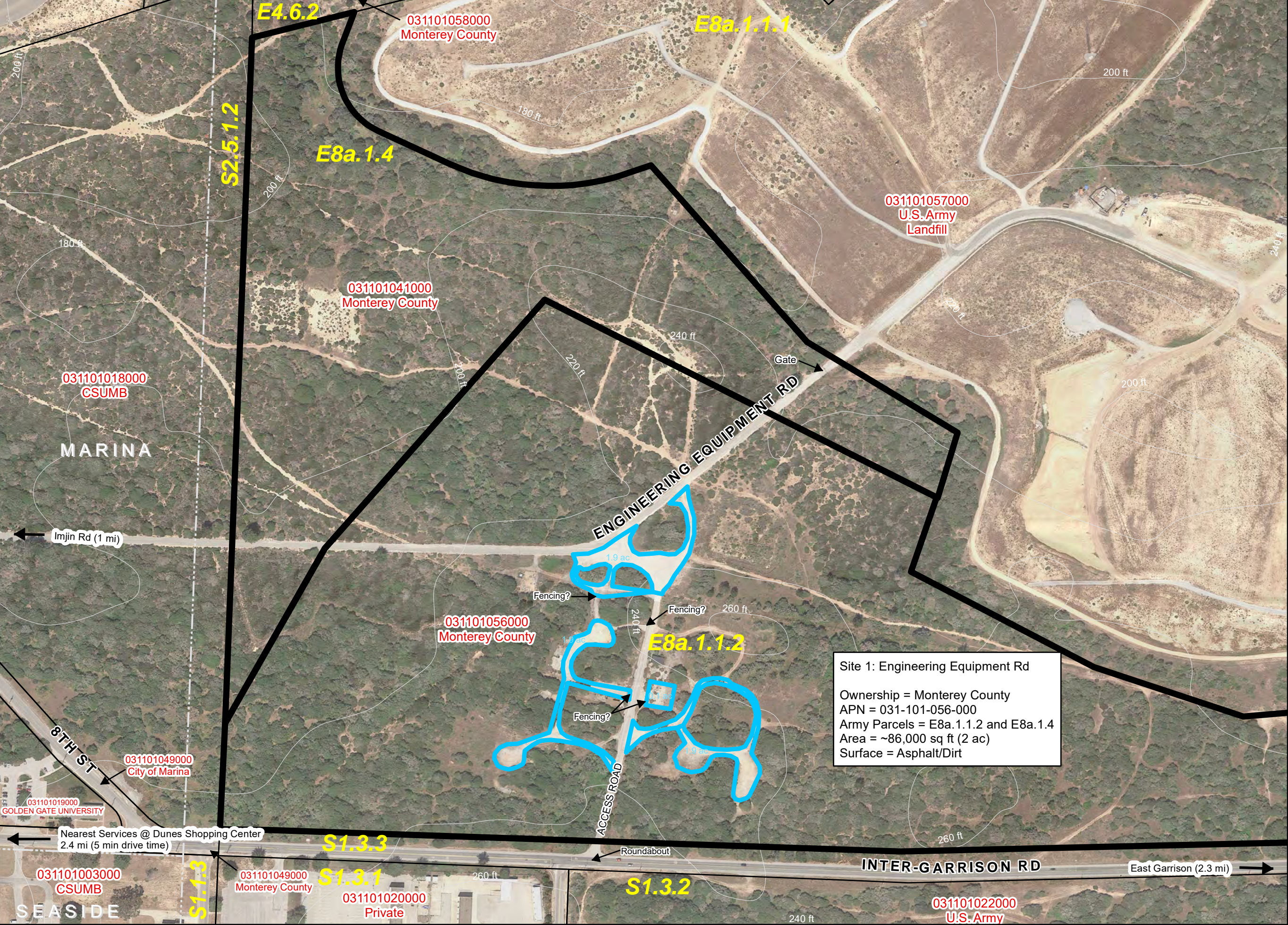
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Monterey County  
Safe Parking Program  
Site Locations

at Former Ft. Ord

SITE 1 DETAIL





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# Attachment E

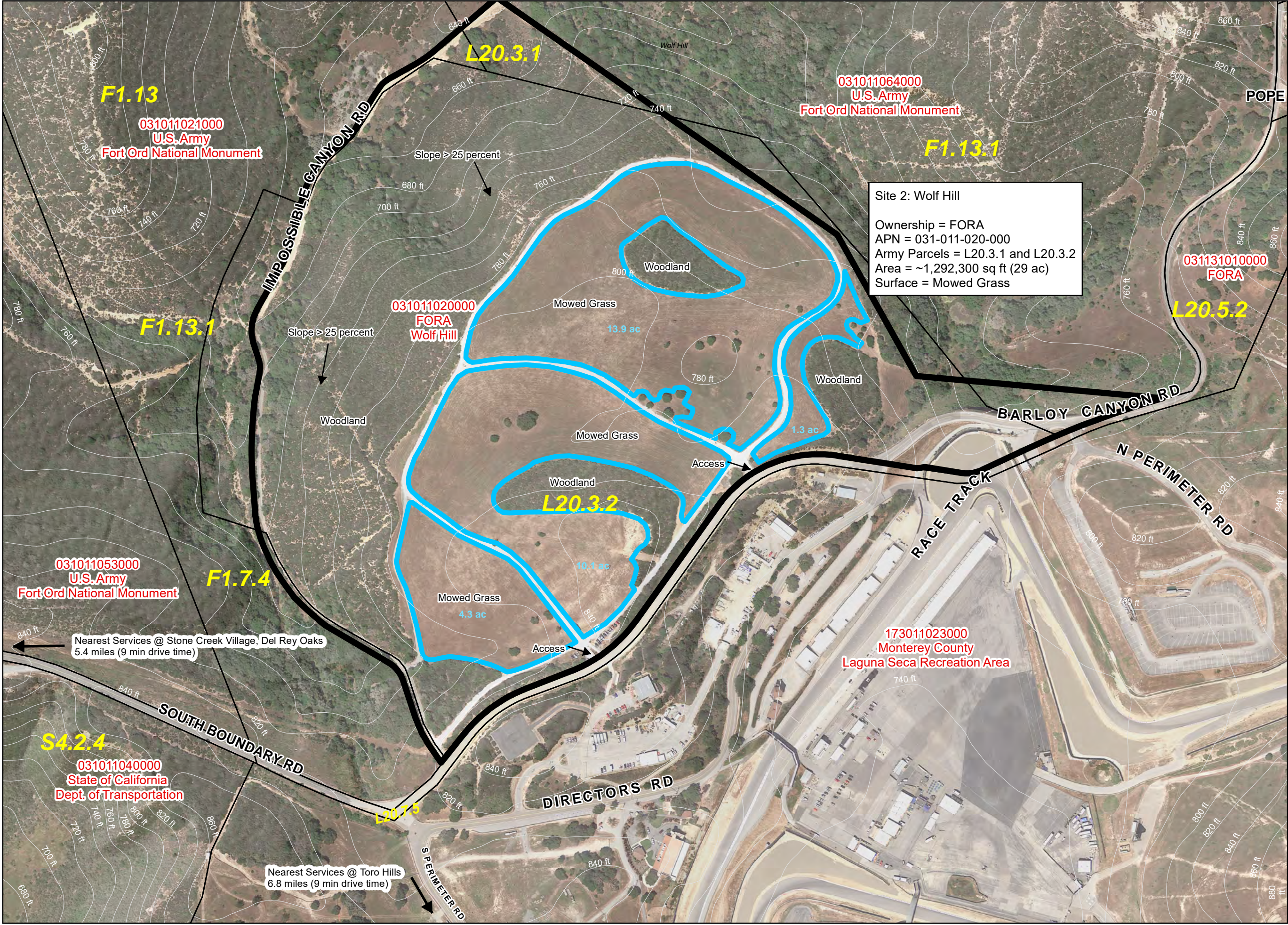
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Monterey County  
Safe Parking Program  
Site Locations

at Former Ft. Ord

SITE 2 DETAIL



LEGEND

- Site 2 Parking Area - Proposed
- Site Location by Parcel
- Parcel
- Contour Line (20 ft interval)

Note: Army Parcel labelled in yellow.  
Assessor's Parcel Number labelled in red.

0 150 300 450

SCALE IN FEET

Imagery: Google 6in 2015.



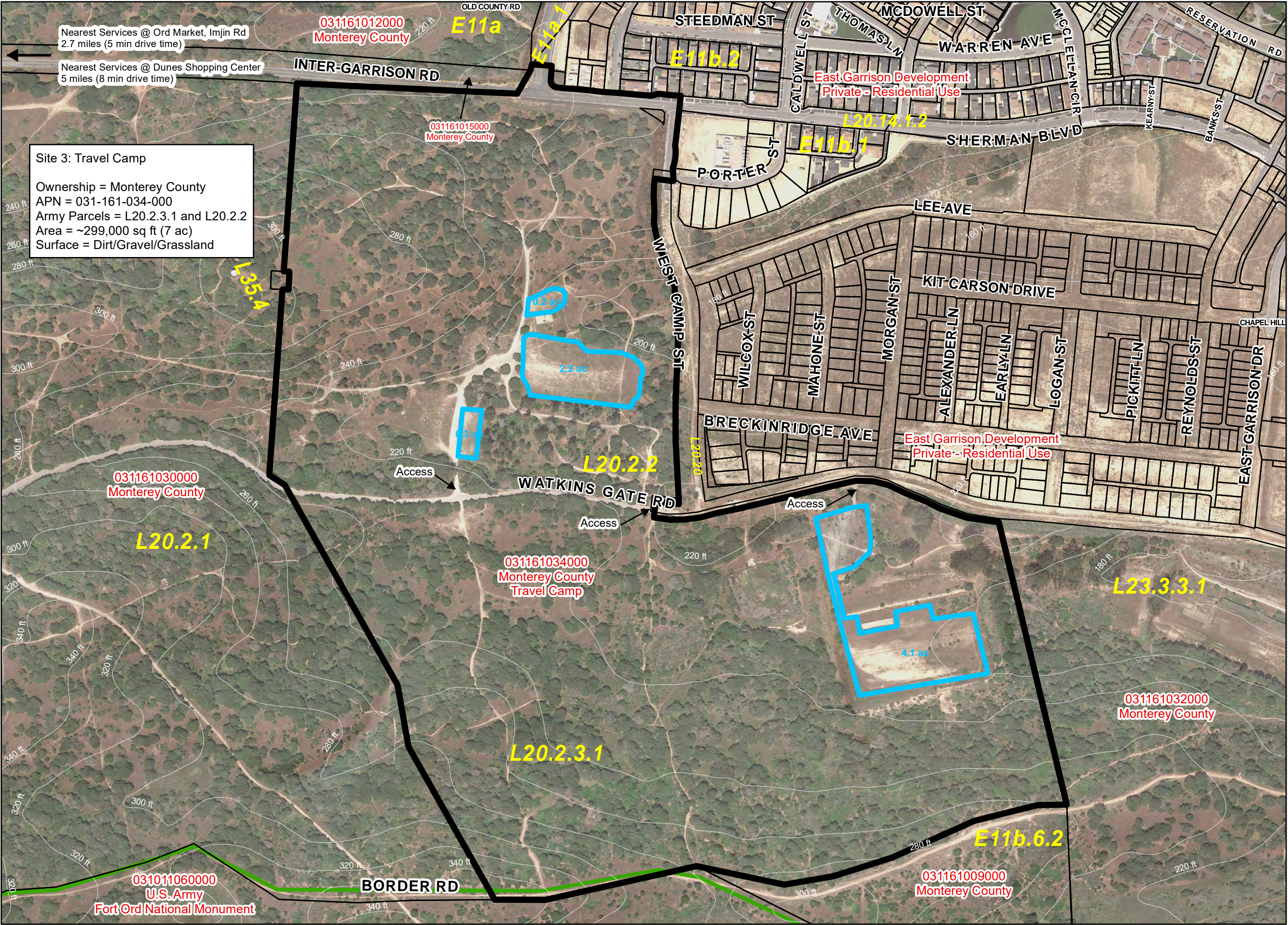
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Monterey County  
Safe Parking Program  
Site Locations  
  
at Former Ft. Ord  
  
SITE 3 DETAIL





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# MONTEREY COUNTY MAYORS' ASSOCIATION

ATTN: ALL CITIES - PLEASE POST

## MEETING OF MONTEREY COUNTY MAYORS' ASSOCIATION

DATE: April 6, 2018  
HOST CITY: Seaside, Ralph Rubio  
PLACE: Bayonet & Black Horse Golf Course  
1 McClure Way  
Seaside  
TIME: Noon

\*\*\*\*\*  
RSVP to Rosa at [rsalcedo@ci.seaside.ca.us](mailto:rsalcedo@ci.seaside.ca.us) or 831-899-6703  
\*\*\*\*\*

### A G E N D A

1. CALL TO ORDER AND WELCOME
2. LUNCH/MONTEREY COUNTY MAYORS' ASSOCIATION BUSINESS

- a. Old Business

- i. Approval of Minutes – March 2, 2018
- ii. Deanna Sessums - League of California Cities update
- iii. Update from Monterey County

- b. New Business

- i. Monterey County Homeless Shelter and Parking Programs  
Manny González, Assistant County Administrative Officer  
Elliott Robinson, Social Services Director  
Wendy Strimling, Senior Deputy County Counsel

- c. Reports

- i. Monterey County Airport Land Use Commission – Gunter, Carbone
- ii. Local Agency Formation Commission – Gunter, Rubio
- iii. Monterey Bay Unified Air Pollution Control District – Ledesma
- iv. Emergency Communications Policy Advisory Council – Ledesma
- v. Monterey County Water Resources Agency – LeBarre
- vi. RAN – Gunter
- vii. Community Restorative Justice Commission – Orozco
- viii. Monterey Bay Community Power
- ix. Lead Me Home Homeless Coalition
- x. Monterey Peninsula Water Management District – Rubio
- xi. Regional Water Authority – Kampe
- xii. Groundwater Sustainability Group – Gunter

- d. Announcements

3. NEXT SCHEDULED MEETING: May 4<sup>th</sup> / Host City: Soledad

4. Adjournment



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November 22, 2017

The County of Monterey  
Jane Parker, Supervisor – Fourth District  
2616 First Avenue  
Marina, CA 93933

**RE: Pilot Safe Parking Program**

Dear Supervisor Parker,

The City of Sand City has always been a supporter in helping its Homeless population. The Salvation Army facility located in Sand City is an example of our support in having a vital space that help meet the needs of the homeless population on the Monterey Peninsula.

The City supports the pilot Safe Parking Program proposed by the County to address an increasing number of individuals living in their vehicles. The City currently has a severe parking problem where vehicles park in random areas because there is not sufficient space to accommodate the parking needs of its businesses and the unique mixed use character of the community. The City simply does not have enough land or parking area to accommodate its current parking needs.

The City is currently undergoing a Vibrancy Planning process to address parking issues. The City has a desire to encourage parking in a more sustainable approach than currently exists in order to attract land uses that draw people in and allow for an accessible and pleasant experience throughout the City.

The City will present your concern to the Sand City Vibrancy Plan Committee for them to study the possibility of addressing homelessness in our community; especially those who are living in their vehicles until they find suitable housing.

Yours truly,

Mary Ann Carbone  
Mayor of Sand City

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Sand City, CA  
93955

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(831) 394-6700

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FAX  
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Incorporated  
May 31, 1960

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