



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legislation Details (With Board Report)

File #:	RES 19-031	Name:	Homeless Shelter CEQA Exemption
Type:	BoS Resolution	Status:	Passed - RMA Administration
File created:	3/27/2019	In control:	Board of Supervisors
On agenda:	4/2/2019	Final action:	4/2/2019
Title:	Adopt Resolution to: a. Find that a Homeless Shelter on County-owned land at 855 East Laurel Drive, Salinas is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 (Class 3) and Section 15332 (Class 32); b. Find that a Homeless Shelter on County-owned land at 1292 Olympia Avenue, Seaside is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) and Section 15327 (Class 27); and c. Directing the Director of the Resource Management Agency to file Notices of Exemption with the Monterey County Clerk/Recorder.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Board Report, 2. Attachment A - Resolution, 3. Item No. 19.1 Completed Board Order & Resolution

Date	Ver.	Action By	Action	Result
4/2/2019	1	Board of Supervisors	adopted - rma administration	Pass

Adopt Resolution to:

- Find that a Homeless Shelter on County-owned land at 855 East Laurel Drive, Salinas is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 (Class 3) and Section 15332 (Class 32);
- Find that a Homeless Shelter on County-owned land at 1292 Olympia Avenue, Seaside is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) and Section 15327 (Class 27); and
- Directing the Director of the Resource Management Agency to file Notices of Exemption with the Monterey County Clerk/Recorder.

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a resolution:

- Find that a Homeless Shelter on County-owned land at 855 East Laurel Drive, Salinas is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303 (Class 3) and Section 15332 (Class 32);
- Find that a Homeless Shelter on County-owned land at 1292 Olympia Avenue, Seaside is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Class 1) and Section 15327 (Class 27); and
- Directing the Director of the Resource Management Agency to file Notices of Exemption with the Monterey County Clerk/Recorder.

SUMMARY/DISCUSSION:

On March 19, 2019, the Board of Supervisors authorized staff to submit applications for HEAP funding. If a grant is awarded, staff will return to the Board for acceptance of the grant and approval of the projects using two County parcels for two homeless shelters. Both sites are on County-owned land located within the cities of Salinas and Seaside respectively. The California Environmental Quality Act (CEQA) establishes guidelines for

assessing potential project impacts. Per state law and regulation, certain classifications of projects have been deemed to be statutorily exempt or categorically exempt from further environmental review under CEQA if the projects meet certain criteria. Staff recommends that the Board find that the proposed homeless shelter projects qualify for categorical exemptions as follows:

855 East Laurel Drive, Salinas: A Section 15303 (Class 3) exemption consists of construction of limited new, small facilities or structures. A Section 15332 (Class 32) exemption consists of projects characterized as in-fill development. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The proposed development would occur within Salinas city limits on a project site of less than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. The site can be adequately served by all required utilities and public services. This project, as conceptually designed, would not result in any significant effects relating to traffic, noise, air quality, or water quality.

There is an existing temporary shelter located at 111 West Alisal Street, Salinas that uses an 8,600 square foot modular that formerly housed offices for the Public Defender. Monterey County and the City of Salinas are partnering to build a new homeless shelter on approximately three acres of vacant land adjacent to the County public works yard, and then demolish the temporary shelter at 111 West Alisal Street, Salinas.

This is a vacant site consisting of annual grasses and weeds that are mowed annually for fire suppression. It is designated for public/quasi-public uses, and the City of Salinas has designated this area for shelters. Surrounding uses include urban park lands and a county public works yard. Public water and sewer lines are located nearby that would serve this facility, and the purveyors have indicated there is adequate capacity existing to serve this facility. Being adjacent to the County public works yard, fleet services and a fueling station, a Phase I site assessment was completed (February 1, 2019, Professional Service Industries, Inc.). That report found that there are no known hazardous conditions at this location.

An initial concept design utilizes about 3.0 acres for a facility that would be about 15,000 square feet with one building for common area uses (kitchen, dining, etc.) and three separate dormitory buildings for single women, single men, and families. This facility is estimated to serve up to 100 clients total. Parking would be provided for clients that are currently living in cars and the facility would include day use so new traffic generated by this use would be minimal.

1292 Olympia Avenue (northwest corner of Broadway and Noche Buena), Seaside: A Section 15301 (Class 1) exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of an existing public structure involving negligible or no expansion of use. The project includes interior alterations involving such things as interior partitions, plumbing, and electrical conveyances. A Section 15327 (Class 27) exemption consists of the potential leasing of a previously unoccupied facility that is in conformance with existing plans and policies.

This is a developed site designated for public/quasi-public uses, and the City of Seaside has designated this area for shelters. An existing 4,500 square foot modular building, formerly used as a County health clinic, is part of a developed 0.8-acre site that includes a facility with County Department of Social Services.

The surrounding area includes commercial as well as residential uses. Monterey County has provided a Letter of Intent to Community Human Services (CHS) supporting a grant application where CHS would lease an existing 4,500 square foot modular building, make necessary tenant improvements and operate a shelter for women and children, estimated to serve up to 40 clients. Seaside City Council voted to support CHS applying for a grant to operate a facility at this location. Prior to becoming a project, under CEQA, the Board must

approve a lease for this facility.

OTHER AGENCY INVOLVEMENT:

RMA has coordinated with County Administrator's Office and Department of Social Services. In addition, RMA has consulted county counsel relative to the land use aspect of this matter. County staff is working in partnership with City of Salinas staff for the Laurel site, and has attended Seaside City Council meetings for the Olympia site.

The CAO Budget and Analysis Division was not provided adequate time to fully review for potential fiscal, organizational, policy, or other implications to the County of Monterey due to the late submission of this Board Report.

FINANCING:

Staff costs for preparing this report and the Notices of Exemption are included as part of the FY 2018-19 department budget for RMA.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

Safe, affordable housing is a top priority in California and Monterey County. Providing shelter for the homeless helps to fill a need to provide safe housing. Participation in this program contributes to the overall health of the community.

The recommended action supports the following Board of Supervisors' Strategic Initiatives:

- ☐ Economic Development
- ☐ Administration
- ☒ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

Prepared by: Carl P. Holm, AICP, RMA Director

Attachments:

Attachment A - Resolution