



Agenda Date: 2/1/2005
Agenda Placement: 8A
Set Time: 9:15 AM PUBLIC HEARING
Estimated Report Time: 30 Minutes

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Cathy Gruenhagen for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Program Planning Manager, 299-1354
SUBJECT: Public Hearing - South Napa Homeless Shelter

RECOMMENDATION

Director of Conservation, Development and Planning requests adoption of a resolution approving a Negative Declaration for the South Napa Homeless Shelter.

EXECUTIVE SUMMARY

The Conservation, Development and Planning Department has prepared and circulated an initial study in accordance with the requirements of CEQA for the proposed new County homeless shelter facility. Public Works will be responsible for constructing the facility. The project consists of a 56-bed, dormitory-style homeless shelter within an approximately 13,022 sq. ft. single-story building located on approximately 1 acre on the west side of Gasser Drive adjacent to City of Napa Fire Station #4. The Conservation, Development and Planning Department finds that the project does not result in a potential to significantly impact the environment, and requests adoption of the attached resolution approving the proposed negative declaration.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5

BACKGROUND AND DISCUSSION

In April 2003, the County entered into a contract to lease land from the Gasser Foundation to pursue relocation of the County's Homeless Shelter from Downtown Napa to the currently proposed project site contingent upon obtaining state and local funding. A CEQA determination is now required before the County can commit to implementing the project. Once CEQA authorization has been completed, subsequent phases of the project, including a finalized land lease and review of construction documents will be brought forward to the Board by the appropriate County Departments within the near future.

Timing of this project also coincides with implementation of the City of Napa/Napa County Housing Memorandum of Understanding. Relocation of the homeless will allow construction of a new parking garage, authorized by the Board of Supervisor on December 7, 2004, to occur at the current site of the Downtown Homeless Shelter.

The 1 acre site is located within the city limits of the City of Napa just west of City of Napa Fire Station #4 and the west side of Gasser Drive. It is part of 24.28-acre property owned by the Peter and Vernice Gasser Foundation. This larger property, and several others owned by the Gasser Foundation, have currently been proposed for a large mixed-use development. The City is preparing an Environmental Impact Report for that master plan. Although the proposed Homeless Shelter is located within the boundaries of the master plan, CEQA mandates that the County act a lead agency for the Homeless Shelter because the County is the public entity undertaking the project. In addition, the County intends to proceed with this Homeless Shelter whether the Gasser Master Plan proceeds or not. As such, the project has been designed so that it is in no way reliant on the Gasser Master Plan, and likewise, if the Gasser Master Plan proceeds then the facility will not impede master plan implementation.

The project is located within an urbanized area, and when compared to other urban land uses, like the neighboring South Marketplace Shopping Center, the project has a very low use intensity. Traffic generation will be minimal. The project site has been previously graded and does not contain any environmentally sensitive areas. All public facilities are available. The project's potential to significantly impact the environment is individually limited and less-than-significant. However the surrounding Gasser Master Plan has the potential to result in several significant environmental impacts. The proposed negative declaration finds that the County's project will not significantly contribute to those potential impacts identified in the City's Notice of Preparation for the Gasser Master Plan.

Project site and building plans are attached to the initial study. The project has been designated to complement the design of the existing fire station as well as complying with City standards. Access will be from a 35 ft. wide private drive aisle located south of the Fire Station. A sidewalk and utility connections will also be located within this corridor. Fifteen parking spaces will be provided. In the event that the Gasser Master Plan proceeds, the private drive aisle and utilities are designed to City standards and may be converted to a public street and public service mains. The project is also within the 100-year floodplain for the Napa River and Tulocay Creek. Ultimately, with the completion of the Flood Control Project, the project site will no longer be within the floodplain. However, since that project is not slated for completion for several years, the facility has been designed with a pad elevation above flood state, and an evacuation plan will be implemented in keeping with City and County standards for project within floodplains.

SUPPORTING DOCUMENTS

- A . Resolution
- B . Initial Study - Draft Negative Declaration
- C . Location Map and Project Plans

CEO Recommendation: Approve

Reviewed By: Michael Stoltz