

PROJECT DESCRIPTION:

The El Camino Homeless Organization (ECHO), a California nonprofit public benefit corporation based out of Atascadero, in cooperation with the City of Paso Robles (City), is proposing to design and construct a 48-bed dormitory-style homeless navigation center and shelter facility (project). The project would be located on City-owned property (Assessor's Parcel Number [APN] 008-051-026) at 3100 Sulphur Springs Road, south of the City's Wastewater Treatment Plant (WTTP) (Figures 1 and 2).

ECHO is engaged in the business of providing supportive services to assist individuals and families who are homeless, including residential services and housing placement, case management services, meal services, nutrition services, shower services, and children's programs.

Project Objectives

The City desires to retain services to address homelessness and to help establish, fundraise, and operate an emergency warming center in Paso Robles for the homeless. ECHO wishes to provide such services to the City, and ECHO would operate the navigation center utilizing funds provided by the City.

The City received Homeless Emergency Aid Program (HEAP) grant funds. The HEAP grant is a one-time only, limited-term formula block grant awarded by San Luis Obispo County Continuum of Care (SLO CoC), which the City would use to construct a homeless navigation center and shelter facility under this project.

Existing Facilities

There is currently a shortage of facilities available to meet the needs of the City's homeless population. The nearest "full-service" homeless center is located in San Luis Obispo, approximately 25 miles from Paso Robles. In Paso Robles, Transitional Food and Shelter, Inc. operates a temporary, emergency shelter program for homeless persons too ill, injured, or disabled to be in an overnight homeless navigation center. Loaves and Fishes, a private non-profit, also provides emergency food and motel vouchers for the needy and homeless. They are open between 2:00 p.m. and 4:00 p.m., Monday through Friday.

Proposed Facilities

The project would consist of a single-story, 7,525-square-foot metal building that would include the following components:

- a 1,123-square-foot lobby area;
- a 734-square-foot dining area;
- a 226-square-foot kitchen/serving area;
- a 550-square-foot office area;
- a 244-square-foot conference room;
- a 698-square-foot restroom area;
- a 1,894-square-foot dormitory sleeping area;
- a 957-square-foot family sleeping area;
- a 251-square-foot laundry area; and
- a 264 square-foot storage area.

Other improvements would include a new 17-stall parking lot, a bike rack for at least eight bikes (to be installed by the City post-construction), trash enclosures, exterior cart storage, bioretention infrastructure, and landscaping. An insulated shipping container would be installed with a heating

system for bed bug mitigation. A new 24-foot-wide driveway would be installed off Sulphur Springs Road. The perimeter of the site would be enclosed by a chain-link fence for security and security cameras would be installed. Frontage improvements would include construction of a 394-foot-long separated 6-foot-wide asphalt concrete (AC) sidewalk adjacent to Sulphur Springs Road. Figure 3 illustrates the proposed site plan for the project.

Two existing valley oak (*Quercus lobata*) trees (one 14 inches in diameter at breast height [dbh], the other 16 inches dbh) and one 24-inch dbh coast live oak (*Quercus agrifolia*) tree would be protected and retained by the project. Three coast live oak trees less than 6 inches dbh would be removed, along with multiple fruit trees. The project would require 737 cubic yards of earthwork and result in 27,456 square feet (0.63 acres) of site disturbance.

Initially, the facility would operate 24 hours a day from November through April and would be able to house up to 36 clients at a time. At full operation, the facility would operate 24 hours a day year-round and would be able to house up to 48 clients at a time. The entrance gate and facility would be locked from 6:00 p.m. to 6:00 a.m. Meals would be served from 5:00 p.m. to 6:00 p.m. in the evening and breakfast-to-go would be served at 6:00 a.m. as clients leave the facility for the day. A shuttle would transport clients to and from the facility from a location to be determined in town. The project would retain three employees year-round and an additional three employees during winter.

Proposed Land Use and Zoning Changes

The project requires a General Plan Amendment change the land use designation of the property (APN 008-051-026) from Commercial Service (CS) to Public Facilities (PF) and a zoning amendment to change the zoning designation from Commercial/Light Industry (C3) to Public Facilities (PF). As part of the General Plan Amendment, the land use designation of the City-owned parcel to the north (APN 008-051-004) would also be changed from Commercial Service (CS) to Public Facilities (PF) for consistency, and, as part of the rezone, the City-owned parcel to the north (APN 008-051-004) and the WWTP (APN 008-021-006 and 008-051-002) would be rezoned from Commercial/Light Industry (C3) to Public Facilities (PF) to reflect the intended use and current nature of the parcels. The WWTP (APNs 008-021-006 and 008-051-002) already has a land use designation of Public Facilities (PF). Figures 4 and 5 illustrate the existing land use and zoning designations of the project site.

Schedule

Construction of the navigation center would begin in approximately May 2020 and occur over a period of 12 months. Construction is expected to be completed by March 2021.