



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

www.sccoplanning.com

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC REVIEW AND COMMENT PERIOD

Pursuant to the California Environmental Quality Act, the following project has been reviewed by the County Environmental Coordinator to determine if it has a potential to create significant impacts to the environment and, if so, how such impacts could be solved. A Negative Declaration is prepared in cases where the project is determined not to have any significant environmental impacts. Either a Mitigated Negative Declaration or Environmental Impact Report (EIR) is prepared for projects that may result in a significant impact to the environment.

Public review periods are provided for these Environmental Determinations according to the requirements of the County Environmental Review Guidelines. The environmental document is available for review at the County Planning Department located at 701 Ocean Street, in Santa Cruz. You may also view the environmental document on the web at www.sccoplanning.com under the Planning Department menu. If you have questions or comments about this Notice of Intent, please contact Matt Johnston of the Environmental Review staff at (831) 454-3201

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. If you require special assistance in order to review this information, please contact Bernice Shawver at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

PROJECT: COUNTY ROUNTREE REHABILITATION AND RE-ENTRY FACILITY

APP #: 151210

APN(S): 052-531-03

PROJECT DESCRIPTION: Proposal to demolish approximately 5,692 square feet of an existing County jail building, to construct additions totaling approximately 14,629 square feet to include a new 7,647 square foot inmate residential wing, new 2,891 square foot visitation building, 2,700 administration addition, 1,391 square foot storage addition, and to remodel approximately 14,256 square feet of existing inmate residential area for a new program training area and 200 square feet of the medium security facility. The project includes grading of approximately 3,800 cubic yards of cut and 4,800 cubic yards of fill, installation of new perimeter security fence, loop road, storm water improvements, outdoor recreation, expanded service yard and inmate intact sally ports, removal of 28 existing trees, planting of 28 replacement trees, and site landscaping. Requires an Amendment to Commercial Development Permit/Coastal Development Permit 90-0603, Soils Report and Arborist Report Review.

The proposed project is located west of the City of Watsonville at 100 Rountree Lane near Harkins Slough Road within the San Andreas Planning Area in the unincorporated County of Santa Cruz

PROJECT LOCATION: The project is located west of the City of Watsonville at 100 Rountree Lane near Harkins Slough Road within the San Andreas Planning Area in the unincorporated County of Santa Cruz.

EXISTING ZONE DISTRICT: PF (Public Facility)

APPLICANT: COUNTY OF SANTA CRUZ, SHERIFF'S OFFICE, C/O BETSEY LYNBERG

OWNER: COUNTY OF SANTA CRUZ SHERIFF'S OFFICE

PROJECT PLANNER: Sheila McDaniel, (831) 454-2255

EMAIL: Sheila.McDaniel@santacruzcounty.us

ACTION: Mitigated Negative Declaration

REVIEW PERIOD: November 10, 2015 through December 10, 2015

This project will be considered at a public hearing by the Planning Commission. The date, time and location have not yet been set. When scheduling does occur, these items will be included in all public hearing notices for the project.



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<http://www.sccoplanning.com/>

MITIGATED NEGATIVE DECLARATION

Project: County Rountree Rehabilitation and Re-Entry Facility

APN(S): 052-531-03

Application #: 151210

Project Description: Proposal to demolish approximately 5,692 square feet of an existing County jail building, to construct additions totaling approximately 14,629 square feet to include a new 7,647 square foot inmate residential wing, new 2,891 square foot visitation building, 2,700 administration addition, 1,391 square foot storage addition, and to remodel approximately 14,256 square feet of existing inmate residential area to a new program training area and 200 square feet to the medium security facility. The project includes grading of approximately 3,800 cubic yards of cut and 4,800 cubic yards of fill, installation of new perimeter security fence, storm water improvements, outdoor recreation, expanded service yard and inmate intact sally ports, removal of 28 existing trees, planting of 28 replacement trees, and site landscaping. Requires an Amendment to Commercial Development Permit/Coastal Development Permit 90-0603, Soils Report and Arborist Report Review.

Project Location: The proposed project is located west of the City of Watsonville at 100 Rountree Lane near Harkins Slough Road within the San Andreas Planning Area in the unincorporated County of Santa Cruz.

Owner: County of Santa Cruz Sheriff's Office

Applicant: County of Santa Cruz Sheriff's Office, C/O Betsey Lynberg

Staff Planner: Sheila McDaniel

Email: Sheila.McDaniel@Santacruzcounty.us

This project will be considered by the Planning Commission at a public hearing. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

California Environmental Quality Act Mitigated Negative Declaration Findings:

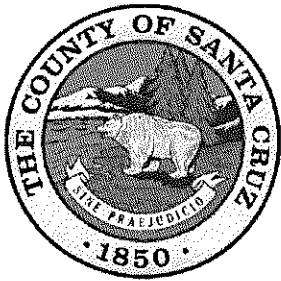
Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and, that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment. The expected environmental impacts of the project are documented in the attached Initial Study on file with the County of Santa Cruz Planning Department located at 701 Ocean Street, 4th Floor, Santa Cruz, California.

Review Period Ends: 12/10/15

Note: This Document is considered Draft until it is Adopted by the Appropriate County of Santa Cruz Decision-Making Body

Date: 11/9/15


MATT JOHNSTON, Environmental Coordinator
(831) 454-3201



County of Santa Cruz

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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY/ENVIRONMENTAL CHECKLIST

Date: November 2, 2015

Application Number: 151210

County Rountree

Project Name: Rehabilitation and Re-
Entry Facility

Staff Planner: Sheila McDaniel

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

County of Santa Cruz

APPLICANT: Sheriff's Office, C/O Betsey
Lynberg

APN(s): 052-531-03

OWNER: County of Santa Cruz
Sheriff's Office

SUPERVISORAL DISTRICT: 2

PROJECT LOCATION: The proposed project is located west of the City of Watsonville at 100 Rountree Lane near Harkins Slough Road within the San Andreas Planning Area in the unincorporated County of Santa Cruz (Figure 1). The County of Santa Cruz is bounded on the north by San Mateo County, on the south by Monterey and San Benito counties, on the east by Santa Clara County, and on the south and west by the Monterey Bay and the Pacific Ocean.

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

Natural Environment

Santa Cruz County is uniquely situated along the northern end of Monterey Bay approximately 55 miles south of the City of San Francisco along the Central Coast. The Pacific Ocean and Monterey Bay to the west and south, the mountains inland, and the prime agricultural lands along both the northern and southern coast of the county create limitations on the style and amount of building that can take place. Simultaneously, these natural features create an environment that attracts both visitors and new residents every year. The natural landscape provides the basic features that set Santa Cruz apart from the surrounding counties and require specific accommodations to ensure building is done in a safe, responsible and environmentally respectful manner.

The California Coastal Zone affects nearly one third of the land in the urbanized area of the unincorporated County with special restrictions, regulations, and processing procedures required for development within that area. Steep hillsides require extensive review and

engineering to ensure that slopes remain stable, buildings are safe, and water quality is not impacted by increased erosion. The farmland in Santa Cruz County is among the best in the world, and the agriculture industry is a primary economic generator for the County. Preserving this industry in the face of population growth requires that soils best suited to commercial agriculture remain active in crop production rather than converting to other land uses.

PROJECT BACKGROUND:

The County Rountree Correctional facility contains an existing 19,948 square foot minimum security facility for 162 inmates constructed in the 1970's and a 22,765 square foot medium security facility for 96 inmates constructed in the early 1990's. The medium security facility permit included a certified environmental impact report addressing the septic, water, traffic, drainage and water quality, and geology and soils impacts, etc., for the entire correctional facility and occupancy for 258 inmates and staff associated with the facility.

The County of Santa Cruz Sheriff's Office has received SB 1022 Adult Local Criminal Justice Facilities Program funding for the proposed Rountree renovation. The funding from the state will provide for the renovation and construction of additional space primarily at the minimum security facility to provide adequate space for housing, treatment, and rehabilitation programs and services, as well as construction of administration and visitation buildings, and minor renovations and additions to the medium security facility. Previously the County of Santa Cruz found this project to be exempt from CEQA under a Class 2 Categorical exemption; however, the County of Santa Cruz has a specific ordinance that requires an initial study for projects that include more than 1,000 cubic yards of grading. As plans were developed it was determined that the grading amounts would exceed 1,000 cubic yards and that the exemption could not be applied to this proposed project.

The County of Santa Cruz Sheriff's Office is also pursuing funding for a women's facility at the Rountree site. As a separate, stand alone project the County determined that project would also be exempt under a Class 2 Categorical Exemption, filed with the Clerk of the Board on May 27, 2015.

SUMMARY PROJECT DESCRIPTION: Proposal to demolish approximately 5,692 square feet of an existing County jail building, to construct additions totaling approximately 14,629 square feet to include a new 7,647 square foot inmate residential wing, new 2,891 square foot visitation building, 2,700 administration addition, 1,391 square foot storage addition, and to remodel approximately 14,256 square feet of existing inmate residential area to a new program training area and 200 square feet to the medium security facility. The project includes grading of approximately 3,800 cubic yards of cut and 4,800 cubic yards of fill, installation of new perimeter security fence, storm water improvements, outdoor recreation, expanded service yard and inmate intact sally ports, removal of 28 existing trees, planting of 28 replacement trees, and site landscaping. Requires an Amendment to Commercial

Development Permit/Coastal Development Permit 90-0603, Soils Report and Arborist Report Review.

Detailed Project Description:

The County Sheriff proposes to design and construct renovations to and expansions of the existing County Jail at Rountree Lane. Overall, construction would result in approximately 28,885 square feet minimum security housing, visiting, administrative, intake/release, and facility support space, and the renovations would repurpose approximately 14,256 square feet of the minimum security facility into program and support space.

The facility contains a 22,765 square foot medium security building for 96 inmates and a former 19,948 minimum security facility (also known as the x-wing building) for 162 inmates. The existing occupancy of the minimum security facility is proposed to be reduced from 162 to 64 inmates resulting in a reduction in currently permitted occupancy. However, the originally permitted occupancy, though not utilized by this project, would be retained as a previous permit entitlement.

No change in occupancy is proposed at the medium security facility.

The jail renovation and expansion would be constructed primarily of steel, masonry, and concrete for long-term durability.

Minimum Security Housing Addition

Selective demolition of approximately 5,692 square feet of the south wing of the existing 19,948 square foot minimum security building would be completed to allow construction of the new approximately 7,647 square foot housing addition. Total building area following the project work would be approximately 21,903 square feet. Overall, the minimum security facility building would be expanded by approximately 1,955 square feet.

The new housing addition would be constructed as an open span building addition and provide approximately 64 minimum security beds in a two story mezzanine style structure. Each individual inmate sleeping area would be provided with a bed, a desk, and storage area as well as low privacy walls. An officer workstation, video visitation stations, and dayroom are proposed in the central portion of the housing area.

Remaining Minimum Security Renovation

The proposed renovations would repurpose approximately 14,256 square feet of the remaining and existing minimum security building into program and support space for inmates. This renovated area would include vocational/educational program rooms, computer lab, interview and counseling room, group rooms, indoor and outdoor recreational space, administrative support space, restrooms, expanded laundry facilities as well as storage and mechanical rooms. Programs may include vocational and training classes such as academic education, substance abuse help, job training, family reunification, and other types of program functions.

Outdoor recreation would include a basketball court, walking path with exercise station, garden area and site landscaping.

Visitation Building

Facility expansion would include the proposed 2,891 square foot visitation building located in the existing minimum security building patio area now. This building would provide an improved environment for family contact visitation, non-contact visitation rooms, screening room, and support space, such as an interview room, restrooms, mechanical and electrical rooms, etc.

Proposed Administration Building Expansion

An approximately 2,700 addition is proposed on the west side of the existing administration building at the front of the medium security facility. This building addition includes minimum security visitor waiting room, medium security visitor waiting room, conference/training room, safety cell and offices. The new addition also includes a visitor sally port for secure entry, screening and visiting rooms, video visitation stations, waiting, a secure cell, and administrative support space.

Medium Security Facility Improvements/other

The project includes an approximately 1,391 square foot addition for storage space and a 200 square foot renovation for freezer at the medium security facility. Total medium security building area following the project work would be approximately 26,856 square feet. Overall, the medium security facility building would be expanded by approximately 8,182 square feet, including the administration expansion and storage addition.

The project includes installation of secure perimeter fencing, approximately 14 feet in height, and a loop road for site and fire access, and improvements to the existing sally ports for ease of transfer of inmates.

The project would also install upgraded on-site utility systems including but not limited to water, septic sewer, electrical, plumbing, mechanical, heating ventilation and air conditioning, telecommunications, security, fire protection and storm water systems; and all necessary appurtenances. A delivery vehicle sally port would be constructed and an existing parking lot would be refurbished. The project would include seismic upgrades to existing facilities and install perimeter fencing.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: *All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.*

- | | |
|---------------------------------------------------------------------|------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics and Visual Resources | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Noise |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: All of the following potential environmental impacts are evaluated in this Initial Study. Categories that are marked have been analyzed in greater detail based on project specific information.

- | | |
|--------------------------------------------------------------------------|-------------------------------------------------------------|
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Population and Housing |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Geology and Soils | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Mandatory Findings of Significance |

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

- | | |
|--------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Coastal Development Permit |
| <input type="checkbox"/> Land Division | <input checked="" type="checkbox"/> Grading Permit |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Riparian Exception |
| <input checked="" type="checkbox"/> Development Permit | <input type="checkbox"/> LAFCO Annexation |
| <input type="checkbox"/> Sewer Connection Permit | <input type="checkbox"/> Other: |

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Construction Permit	Regional Water Quality Control Board

DETERMINATION:

On the basis of this initial evaluation:

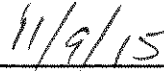
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures

based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

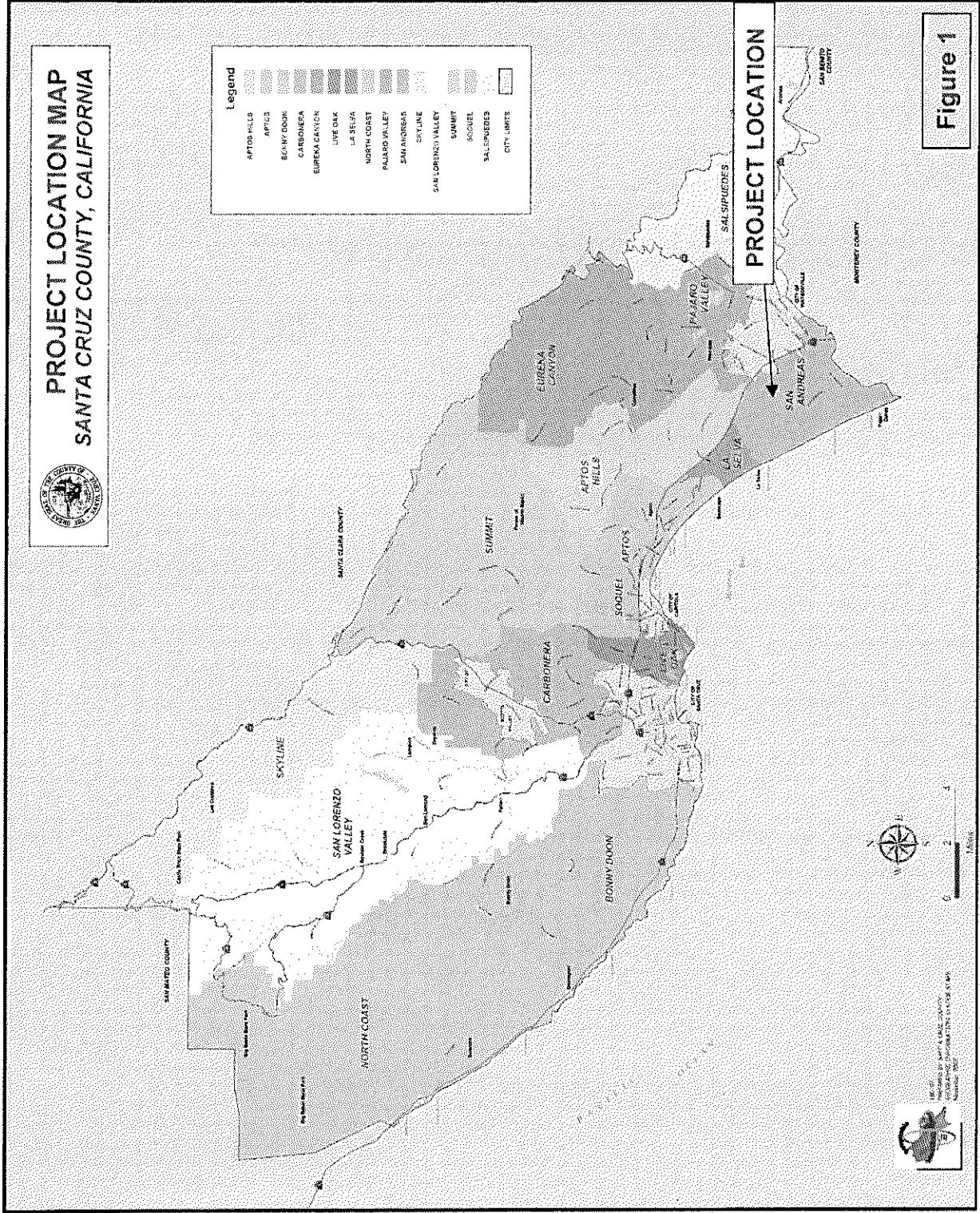
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Matt Johnston, Environmental Coordinator



Date





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