

COUNTY OF SAN MATEO, PLANNING DIVISION

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public resources Code 21,000 et seq.), that the following project: *Tower Road Youth Services Center*, when adopted and implemented, will not have a significant impact on the environment.

FILE NOS.: PLN 2003-00125

OWNER/APPLICANT: County of San Mateo

ASSESSOR'S PARCEL NUMBER: 041-320-090 and -110

PROJECT LOCATION: San Mateo County Tower Road Facility, San Mateo Highlands

PROJECT DESCRIPTION: San Mateo County proposes to replace the current Hillcrest Juvenile Hall and associated facilities on Tower Road with a new Youth Services Center. The new Center will consist of a 240 bed Juvenile Hall, Probation Offices, Health Services, Juvenile Courts, Education Center, Girls Camp, Group Receiving Homes, and Dual Diagnosis facility. The new facility is needed because the existing Hall is overcrowded, undersized, and outdated. Because of haphazard expansion and antiquated design, the current facility requires extensive staff effort to maintain a level of security needed for the types of minors housed today.

PROJECT SETTING: The project site is located within a 90-acre complex of County government facilities. The County-owned land is bordered by residences to the north, Polhemus Road to the east, San Francisco Water District open space and Highway 92 to the south, and San Francisco Water District open space and Highway 280 to the west. The project site is on an east and south-facing slope at the end of Tower Road. The existing facilities, except for parking and the CDF station, are on the south side of Tower Road. Open land lies north of the parking lots. This land encompasses 31.5 acres and includes serpentine-based grassland, areas disturbed by fill dominated by non-native grasses, and pockets of oak woodland. The new facilities would cover 21 acres of the open land. A ten-acre buffer zone will be maintained between the facility and the San Mateo Highlands Neighborhood to the north, and a half-acre area will be left between the project footprint and Tower Road.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Planning Division has reviewed the initial study for the above project and, based upon substantial evidence in the record, finds that:

- 1) The project will not adversely affect water or air quality or increase noise levels

substantially;

- 2) The project will not have adverse impacts on the flora or fauna of the area;
- 3) The project will not degrade the aesthetic quality of the area;
- 4) The project will not have adverse impacts on traffic or land use;

In addition, the project will not:

- 5) Create impacts that have the potential to degrade the quality of the environment.
- 6) Create impacts that achieve short-term to the disadvantage of long-term environmental goals.
- 7) Create impacts which are individually limited, but cumulatively considerable;
- 8) Create environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is less than significant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

**Measure GEO-1:** Design and engineering of the Youth Services Center shall comply with the specifications provided in the forthcoming site-specific geotechnical engineering report that will be provided by Kleinfelder, Inc. or another qualified geotechnical consultant. A qualified geotechnical consultant shall review and approve all geotechnical aspects of the project building and grading plans to ensure that their recommendations have been properly incorporated, and shall inspect, test, and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and retaining walls.

**Measure PHS-1:** The structures shall be evaluated for asbestos content by . . . . . before they are altered. Demolition and disposal of any asbestos containing material would be in accordance with the procedures specified by Regulation 11, Rule 2 (Asbestos Demolition, Renovation and Manufacturing) of Bay Area Air Quality Monitoring District (BAAQMD) regulations.

**Measure PHS-2:** Project construction in serpentine areas shall follow an Asbestos Dust Mitigation Plan approved by the Bay Area Air Quality Monitoring District (BAAQMD), in

compliance with Air Resources Board, Section 93105. Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.

**Measure PHS-3:** The County shall prepare a Waste Management Plan and documentation of construction debris handling in accordance with Chapter 4.105 of the County Ordinance Code.

**Measure AQ-1:** During project construction, BAAQMD's standard mitigation Best Management Practices for construction sites shall be implemented. The mitigation shall consist of:

- 1) Water all active construction areas at least twice daily and more often during windy periods.
- 2) Cover all trucks hauling soil, sand and other loose materials and require all trucks to maintain at least two feet of freeboard.
- 3) Pave, apply water three times daily, or apply (non toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- 4) Sweep daily (preferably with water sweepers) all paved access roads, parking areas and staging areas at construction sites.
- 5) Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- 6) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- 7) Enclose, cover, water twice daily or apply non-toxic soil binders to any exposed stockpiles (dirt, sand, etc.).
- 8) Limit traffic speeds on unpaved roads to fifteen miles per hour.
- 9) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- 10) Replant vegetation in disturbed areas as quickly as possible.
- 11) Suspend excavation and grading activity when winds (instantaneous gusts) exceed twenty-five miles per hour.

**Measure NOISE-1:** To reduce construction noise, construction Best Management Practices that require appropriate mufflers for large vehicles, prohibit the use of loud radios by construction personnel at the site, restrict construction, except in the case of an emergency, to the hours of

7:00 AM to 6:00 PM on weekdays, 9:00 AM to 5:00 PM on Saturdays, and prohibit construction on Sundays, Thanksgiving, and Christmas, shall be used.

**Measure WATER-1:** San Mateo County or the County's engineering consultant shall develop a SWPPP to comply with state regulations regarding storm water pollution requirements. The Plan shall incorporate Best Management Practices to prevent erosion and storm water pollution impacts.

**Measure BIO-1:** The County shall follow the recommendations made in the Mitigation Plan for Sensitive Plant Species (Appendix D). As specified in the plan, surveys for the sensitive plant species shall be conducted prior to project construction, during the blooming period of the species. If populations are found on the project site, avoidance shall be the first strategy whenever possible. Where avoidance is not feasible, the separate transplantation strategies for bulb species and annual species defined in the Mitigation Plan shall be applied as needed.

Monitoring. A biological monitor shall be on site daily during initial construction (the vegetation clearing and grading) to prevent equipment activity from happening in the conservation easement or the buffer zone. The monitor shall have the power to stop all construction if equipment activity occurs in these areas. If it is necessary to implement topsoil movement to mitigate for sensitive annual plant species, the biological monitor shall work closely with the construction firm and direct the specific movement and placement of soils. After initial construction, the biological monitor shall visit the site on a weekly basis to assess whether impacts have occurred to the conservation easement or buffer zone. Any incursions into the conservation easement or buffer zone shall be reported immediately to the County Counsel and the County Manager's offices. After the construction phase, monitoring shall occur for at least ten years according to the recommendations in the Mitigation Plan, unless the U.S. Fish and Wildlife Service and/or the California Department of Fish and Game deem that monitoring is no longer necessary.

**Measure BIO-2:** Vegetation management on the project site shall be conducted according to the following practices:

- 1) Weed Control/Fire Safety Requirements. Discing shall be prohibited at this site. If weed control is necessary, it shall be done by mowing (mower or weed-eater) after plants have gone to seed. Weed control must be completed under a specific weed control plan that is approved by the County Manager's office and a qualified biologist.
- 2) Pesticide Use. No pesticides, including herbicides and insecticides, shall be used on landscaping in the perimeter of the campus or along roads.
- 3) Irrigation. Only drip irrigation shall be used except for interior play fields. Drought tolerant grasses shall be used for interior play fields to reduce irrigation needs. There shall be no irrigation runoff into areas outside of the development footprint.

- 4) Landscape Plan. The landscape plan shall include only native plant species in the perimeter, and shall favor native plant species in the interior of the campus. The species list for the landscape plan shall be developed with advice from a qualified biologist/ecologist.
- 5) Hydroseeding. If hydroseeding is used as a Best Management Practice for erosion control, the seed mix shall consist of native species or non-invasive exotic species. The seed mix shall be developed with advice from a qualified biologist/ecologist, and shall be specified in the erosion control plan.

**Measure BIO-3:** To avoid impacts to breeding raptors, preconstruction surveys for raptors shall be conducted and avoidance measures shall be implemented if necessary. No project activities that could cause raptor nest abandonment should occur prior to the surveys. The nesting season for raptors in the Bay Area extends from January through August. A qualified biologist shall conduct the surveys no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (January through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

If any raptor nesting activity is discovered, the biologist should contact the Department of Fish and Game to determine the extent of a construction-free buffer zone (typically 250 feet) to be established around the nest. No disturbance that could cause nest abandonment would occur within that buffer zone until the biologist has determined that all breeding activity has concluded for the season and young (if any) have fledged.

**Measure BIO-4:** For each coast live oak that would be removed, three new coast live oaks shall be planted as replacement. The purpose of the three to one ratio of replacement trees to trees removed is to maximize the habitat value on the project site while the new trees are young, and to ensure that at least the same number of trees that are removed grow to maturity. For each California bay that would be removed, one new California bay shall be replanted as part of the landscaping plan. Since Monterey pines were planted on the site and are not native to this area of the County, it would not be necessary to plant additional Monterey pine trees on the site. Instead, the landscaping plan should incorporate trees native to the area (e.g., coast live oak, California bay, and buckeye) since these are well adapted to environmental conditions. The landscaping plan shall be reviewed by a qualified biologist familiar with the local flora.

RESPONSIBLE AGENCY CONSULTATION: 1) U.S. Fish & Wildlife Service, and 2) State Historic Preservation Officer

INITIAL STUDY: The San Mateo County Planning Division has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are less than significant. A copy of the initial study is attached.

REVIEW PERIOD: March 11, 2003 to April 10, 2003.

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning Division, 455 County Center, Second Floor, Redwood City, no later than 7:00 p.m., April 10, 2003.

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