



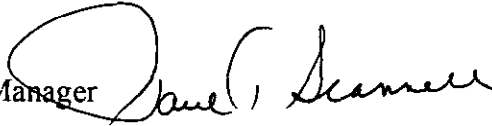
COUNTY OF SAN MATEO
Inter-Departmental Correspondence

County Manager's Office

DATE: June 27, 2003

BOARD MEETING DATE: July 15, 2003

TO: Honorable Board of Supervisors

FROM: Paul T. Scannell, Assistant County Manager 

SUBJECT: CEQA Exemption for the Replacement and Reconstruction of the former Crystal Springs Hospital Center as a Receiving Home

Recommendation

Adopt the Resolution finding that the replacement and reconstruction of the former Crystal Springs Hospital Center is categorically exempt under CEQA and authorize the County Manager to prepare and file all documents necessary to implement this finding.

I

The County is proposing to replace and reconstruct the former Crystal Springs Rehabilitation Center ("Center") as a Receiving Home. The Center was originally built in 1927 as a Relief Home to provide institutional care for the aged and infirm. It was expanded in 1945 and 1949. In 1960, the facility became a County-run rehabilitation center of approximately 120 beds until 1998 when those services were relocated to the new County Medical Center. Since 1998, the Center has been used for a variety of government purposes, including administrative functions, CDF training and file storage. The original portion of the facility housed the County's Crime Lab until March 2003. Attempts to use the Center for other purposes have been infeasible due to the condition of the building and the need for extensive repairs, upgrades and demolition.

Under the proposed Project, the County would replace and reconstruct the Center to serve as a Receiving Home. The home will relocate an existing 12 bed Receiving Home located on the San Mateo County Medical Center campus. The Project will also provide classroom space and space for programming and mental health support. This facility would temporarily house, supervise and meet the needs of youth that have been abused or neglected. By placing these homes in a less residential neighborhood like the Tower Road site, the ability to act out, run away and/or become incorrigible in the community will be decreased. The location at the Tower Road site will also allow the County to coordinate resources for youth, including food, medical, mental health and education services.

Discussion

This Project requires consideration of environmental review under the California Environmental Quality Act (Public Resources Code, §§ 21000, et seq. ("CEQA").) We have consulted with County Counsel, and it is their recommendation that the project qualifies for a categorical exemption from CEQA under Title 14, Code of California Regulations, section 15302. That section provides an exemption for the "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. . . ." The section gives examples, including but not limited to "(b) replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. . . ."

As proposed, the Project will replace the former Center of approximately 120 beds with a much smaller Receiving Home of 12 beds. The nature of the facilities are similar in that both provide critical government-sponsored services for short-term living and assistance. The Receiving Home will not increase the size or capacity of the original facility; in fact, it will reduce it considerably. Additionally, the new facility will be placed within the developed area of the original facility. The facility and associated construction will not expand into any area at the site that is not currently developed. Our investigation also shows that the original facility does not qualify as a historical resource. It is not located on a hazardous waste site. It will not damage a state scenic highway. We are not aware of any cumulative impacts of successive projects of the same type in the same place over time that are significant. Finally, there is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. We therefore recommend that the Board adopt the proposed resolution finding the project to be exempt from CEQA under this categorical exemption and to authorize the County Manager to prepare and file any documents necessary to implement these findings. A proposed Notice of Exemption is attached to the Resolution.

This project keeps the commitment of "Responsive, effective and collaborative government and goal number twenty: "Government decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain." This project also keeps the commitment to "preserve and provide people access to our natural environment" and goal number fourteen: "Important natural resources are preserved and enhanced through environmental stewardship."

Fiscal Impact

There is no fiscal impact associated with this action. The new Receiving Home will be financed by the sale of lease revenue bonds.

TFC:MKR:gg

cc: Thomas F. Casey III, County Counsel
Jim Sowerbrower, Project Manager

RECOMMENDED
.....
Jim Matthe
.....
COUNTY MANAGER