



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 Romero at (831) 454-3137 (TDD number (831) 454-2123 or (831) 763-8123) to make arrangements.

PROJECT: JUVENILE HALL SEED TO TABLE

APP #: N/A

APN(S): 061-371-16

PROJECT DESCRIPTION: Proposal to renovate and upgrade the existing juvenile hall, including upgrades to outdated kitchen and laundry facilities; septic system; renovation of existing day program rooms; heating and cooling improvements; construction of onsite greenhouse and garden plots; replacement of security fencing; and upgrades to building structural, electrical, mechanical, security, and fire and life safety systems.

PROJECT LOCATION: The project is located on the east side of Graham Hill Road, approximately one-half mile north of Lockwood Lane at 3650 Graham Hill Road. .

EXISTING ZONE DISTRICT: SU (Special Use)

APPLICANT: COUNTYH OF SANTA CRUZ, PROBATION DEPARTMENT

OWNER: COUNTY OF SANTA CRUZ

PROJECT PLANNER: Matt Johnston, (831) 454-3201

EMAIL: Matt.Johnston@santacruzcounty.us

ACTION: Mitigated Negative Declaration

REVIEW PERIOD: September 9, 2015 through October 8, 2015

This project will be considered at a public hearing by the Zoning Administrator. 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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MITIGATED NEGATIVE DECLARATION

Project: Juvenile Hall Seed to Table

APN(S): 061-371-16

Project Description: Proposal to renovate and upgrade the existing juvenile hall, including upgrades to outdated kitchen and laundry facilities; septic system; renovation of existing day program rooms; heating and cooling improvements; construction of onsite greenhouse and garden plots; replacement of security fencing; and upgrades to building structural, electrical, mechanical, security, and fire and life safety systems.

Project Location: The project site is located on the east side of Graham Hill Road, approximately one-half mile north of Lockwood Lane at 3650 Graham Hill Road.

Applicant: County of Santa Cruz, Probation Department

Owner: County of Santa Cruz

Staff Planner: Matt Johnston, (831) 454-3201 email: Matt.Johnston@santacruzcounty.us

This project will be considered at a public hearing by the Zoning Administrator at a date to be determined. 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 Negative Declaration Findings:

Find, that this 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 Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project 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 Clerk of the Board located at 701 Ocean Street, 5th Floor, Santa Cruz, California.

Review Period Ends: October 8, 2015

Date: _____

TODD SEXAUER, Environmental Coordinator
(831) 454-3511

NAME: Juvenile Hall Seed to Table
A.P.N: 061-371-16

NEGATIVE DECLARATION MITIGATIONS

In order to ensure that the impacts to sandhills habitat and the related sandhills species are reduced to less than significant levels, no disturbance shall take place until the conditions set forth in the required Habitat Conservation Plan and Incidental Take Permit, to be issued by the US fish and Wildlife Service, have been incorporated into the conditions of approval for County Grading Permit. These conditions must include either on-site restoration of sandhills habitat, purchase of credits through the Zayante Sandhills Conservation Bank, or some combination thereof.

In order to ensure impacts to the Santa Cruz Kangaroo Rat are reduced to less than significant, the following measures shall be included in the conditions of approval for the required development permit:

- a) Restrict construction to daylight hours (½ hour after sunrise to ½ hour prior to sunset) to avoid SCKR, which are not active above ground during this time.
- b) Restrict vehicle traffic to the greatest degree possible. Use temporary fencing and signage during the period of construction to prevent vehicles from entering sandhills habitats.
- c) Prior to ground disturbance for the fence replacement project, a burrow search and live-trapping should be conducted in potential SCKR habitat. Depending on whether burrows are present within or near the project footprint, potential mitigations could include avoidance, housing captured SCKR in captivity until the project is completed in a given area, and release of SCKR into artificial burrows.
- d) If trenches are to be left unfilled overnight, they should either be completely covered with plywood sheets or provided with escape ramps every 100 feet.
- e) Trenches should be checked prior to work each morning by a biological monitor to ensure that no kangaroo rats have been trapped. Any trapped kangaroo rats should be removed from the trench.



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CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) ENVIRONMENTAL REVIEW INITIAL STUDY

Date: August 24, 2015

Staff Planner: Matt Johnston

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: County of Santa Cruz APN: 061-371-16
Probation Department

OWNER: County of Santa Cruz SUPERVISORIAL DISTRICT: Fifth

PROJECT LOCATION: The property is located on the east side of Graham Hill Road, approximately one-half mile north of Lockwood Lane at 3650 Graham Hill Road.

SUMMARY PROJECT DESCRIPTION:

Proposal to renovate and upgrade the existing juvenile hall, including upgrades to outdated kitchen and laundry facilities; septic system; renovation of existing day program rooms; heating and cooling improvements; construction of onsite greenhouse and garden plots; replacement of security fencing; and upgrades to building structural, electrical, mechanical, security, and fire and life safety systems.

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 type="checkbox"/> Geology/Soils | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Hydrology/Water Supply/Water Quality | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Visual Resources & Aesthetics | <input type="checkbox"/> Utilities & Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Land Use and Planning |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Population and Housing |

Transportation/Traffic

Mandatory Findings of Significance

DISCRETIONARY APPROVAL(S) BEING CONSIDERED:

General Plan Amendment

Coastal Development Permit

Land Division

Grading Permit

Rezoning

Riparian Exception

Development Permit

Other:

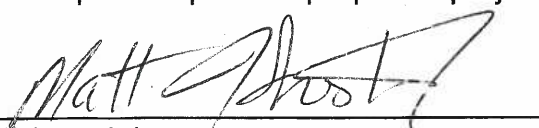
NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: US Fish & Wildlife (Incidental Take Permit)

DETERMINATION: (To be completed by the lead agency)

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.


Matthew Johnston
Environmental Coordinator

8/27/2015
Date

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 27.88 acres
Existing Land Use: public facility (County Juvenile Hall)
Vegetation: native evergreen and oak trees and shrubs
Slope in area affected by project: 0 - 30% 31 - 100%
Nearby Watercourse: Bean Creek
Distance To: 3,500 feet north

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Water Supply Watershed: yes	Fault Zone: no
Groundwater Recharge: Yes	Scenic Corridor: yes
Timber or Mineral: mapped timber	Historic: no
Agricultural Resource: no	Archaeology: not a mapped resource
Biologically Sensitive Habitat: Sandhills	Noise Constraint: none
Fire Hazard: mapped high hazard area	Electric Power Lines: no
Floodplain: no	Solar Access: good
Erosion: n/a	Solar Orientation: good
Landslide: not a mapped hazard	Hazardous Materials: no
Liquefaction: low	

SERVICES

Fire Protection: Scotts Valley	Drainage District: Zone 4
School District: Santa Cruz	Project Access: driveway from Graham Hill Road
Sewage Disposal: private septic	Water Supply: San Lorenzo Valley Water

PLANNING POLICIES

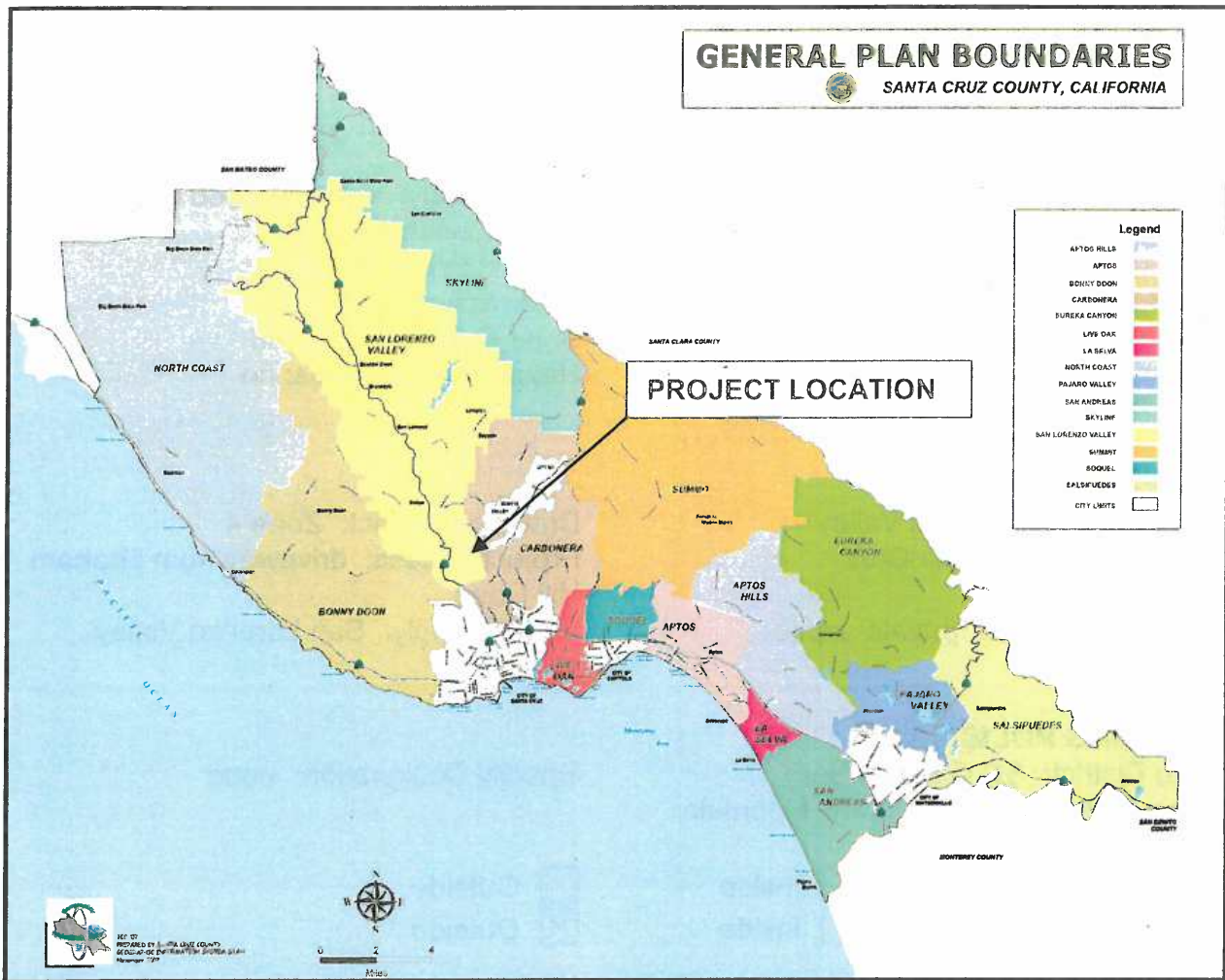
Zone District: SU (Special Use)	Special Designation: none
General Plan: Public Facility, Mountain Residential	
Urban Services Line: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside	
Coastal Zone: <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside	

ENVIRONMENTAL SETTING AND SURROUNDING LAND USES:

The project area is within the existing Juvenile Hall facility, including the existing fence line and septic tank. The facility is surrounded on the north and east by intact dense Sandhills parkland habitat, to the south by a developed county park, and to the west by the facility parking lot. Other areas of the subject parcel support Sandhills chaparral and ponderosa pine forest communities with dense litter and canopy cover. The yard area that is the proposed location for the new garden area contains a concrete pad and a desiccated planted lawn with two ornamental trees. The project area features Zayante

sand soils, and within the unpaved portion, the soils are somewhat compacted and covered in some areas with non-native rock and mulch.

The Hanson Quarry Conservation Area is approximately 800 feet northeast of the project area on an adjacent parcel. Unimproved chaparral and pine forested land owned by the Mt. Hermon Association is west of the subject property, and the unimproved land on the south side of Graham Hill Road across from the project site is State Parks land.



PROJECT BACKGROUND:

The Juvenile Hall on the project site was originally constructed in 1968. A baseball field (Michael Gray Field), used by the community, was added to the property, southeast of the Juvenile Hall facility, in 1986. On December 22, 1992, Permit # 92-0615 (a Commercial Development Permit, Grading Permit and Master Site Plan) was approved to allow for the subsequent construction of a 4,200 square foot addition to the facility that included a courtroom and associated offices. On September 27, 1993, Permit # 93-

0446 (Amendment to # 92-0615) was approved to allow for the installation of two pre-fabricated buildings in order to expand the residential treatment program from 12 to 18 children. On June 25, 2013, Permit # 131090 was approved to allow the construction of an indoor recreational facility in order to comply with state-mandated requirements; the facility is currently awaiting a permit from the Federal Fish and Wildlife Service and is expected to be constructed this year.

The total gross area of the Santa Cruz Juvenile Hall is 18,039 square feet. The facility houses both male and female youthful offenders.

The County of Santa Cruz was approved for a financing award by the California Board of State and Community Corrections (BSCC) for the implementation of new "Seed to Table" juvenile rehabilitative programming along with needed renovation and upgrades to the Santa Cruz County Juvenile Hall. This award was granted under the Senate Bill 81 Round Two Local Youthful Offender Rehabilitative Facility Construction Financing Program (SB81-R2).

The new "Seed to Table" culinary and horticultural program at the existing juvenile hall facility will include education and skill building in cooking, culinary arts, business management, production of healthy food, science, horticulture and master gardening. Programming will incorporate partnerships with local colleges and agribusiness for educational, business and vocational training and community exposure to help youth with reentry. Similar innovative programs across California and the nation have experienced very favorable results in reducing crime recidivism rates.

The primary goals of the program include: 1) Improving overall conditions of confinement and providing youth in detention with further educational, employment, and skill building opportunities through rehabilitative programming; 2) Providing appropriate space for master gardening, culinary arts, recreational, educational, and rehabilitative activities for in-custody youth; and 3) Implementing a state of the art culinary and horticulture rehabilitative program that introduces youth to service providers and employment opportunities in their community to enhance educational and employment opportunities upon reentry and reduce recidivism.

DETAILED PROJECT DESCRIPTION:

The project includes the following elements:

- Renovate kitchen w/new appliances, layout and safety provisions, including replacement appliances, replacement walk-in refrigerator and freezer, cover exposed electrical wiring and plumbing for detention security and safety purposes, provide locked area for knives and other restricted items, and installation of an HVAC cooling system in the kitchen.
- Renovate the dining area to respond to kitchen changes.
- Remodel kitchen dry food storage area to accommodate kitchen remodel and to improve functioning, provide chef office space with view to kitchen, and renovate existing bathroom in back hall to meet accessibility codes.

- Provide gardening plots and greenhouse for seedlings, etc.
- Install rainwater harvesting barrels and drainage system from flat roof
- Include raised garden beds, composting and vermiculture bins, tool shed, and formal paths for access.
- Replace perimeter fencing with high quality detention security fence.
- Upgrade two day-rooms (program rooms) with new flooring, security upgrades to windows and library area to accommodate new programming.
- Upgrade existing laundry facility with new higher capacity appliances.
- Upgrade building, accessibility, structural, seismic and fire and safety improvements as needed to comply with current building, Title 24 and Title 15 detention facility codes.
- Upgrade lighting systems throughout remodeled areas to LED lighting for energy efficiency.
- Provide new cameras as needed throughout remodeled (new program) areas and add computer storage capacity to meet or exceed the new laws of minimum retention time.
- Replace doors (to open to the outside) and locks for 20 sleeping rooms on unit wings for safety.
- Add metal detector unit at entry into Juvenile Hall portion of building for program and family visits.
- Replace sliding door and windows in probation offices with security door for safety from gardening area.
- Expand electrical panel and/or generator capacity.
- Upgrade security measures throughout juvenile hall in areas related to this programming as needed, including an upgrade to the control center for improved security purposes.
- Repave or re-slurry upper parking lot on east side of lobby by Probation offices and improve lighting to enhance safety for program visits.
- Upgrade septic system by replacing existing septic tanks with alternative systems.
- Provide new HVAC or air flow cooling system throughout Juvenile Hall.