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MITIGATED NEGATIVE DECLARATION

Project Name: North Inland Crisis Residential Facility

Project Number(s): 1005490

This Document is Considered Draft Until it is Adopted by the Appropriate County of San Diego Decision-Making Body.

Subsequent to the public review period, modifications to the Initial Study were made, which include revisions to the Initial Study including additional mitigation measures for biological resources and additional analysis that was conducted for Cultural Resources. The changes trigger recirculation under CEQA Guideline section 15073.5 (a) and (b) and are shown in ~~strikeout~~/<u>underline.</u>

This Mitigated Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study Form

1. 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.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

M-AIR-1: Prior to commencement of demolition activities, all residences located within 1,000 feet of the project site shall be notified of the anticipated demolition schedule and daily hours of demolition activities.

MM-BIO-1: **Trees, shrubs, and the bare ground in and surrounding the project area may provide nesting habitat for raptors and migratory birds protected under the Migratory Bird Treaty Act (MTBA). If project construction cannot be conducted outside of the nesting season (typically February 1 to August 30), then preconstruction surveys for nesting raptors and migratory birds shall be conducted by a qualified biologist 30 days in advance of any earth disturbing activities, and continued weekly with a final survey no more than 3 days prior to the start of construction activities, including vegetation clearing. The qualified biologist shall survey the construction zone and a 500-foot radius surrounding the proposed construction zone in suitable habitat to determine whether the proposed construction has the potential to disturb or otherwise harm nesting birds.**

If an active raptor nest is located within a 500-foot radius around the proposed construction zone, including staging areas, or if an active migratory bird nest is located within a 300-foot radius and construction must take place during the breeding season, a buffer zone (300-feet for non raptors, 500-feet for raptors) shall be established by a qualified biologist and confirmed by the appropriate resource agency. A qualified wildlife biologist shall monitor the nest to determine when the young have fledged and submit monthly monitoring reports to the County Department of General Services throughout the nesting season on the status of the nest. The biological monitor shall have the authority to cease construction if there is any sign of distress to the raptor or migratory bird. Reference to this requirement and the MBTA shall be included in the construction specifications.

M-GE-1: The County shall prepare an erosion control plan for the project site. The erosion control plan shall provide site-specific best management practices (BMPs) to reduce erosion both during demolition and construction activities, including but not limited to sediment control, wind erosion control, and stormwater management.

M-HZ-1: The contractor should assume that all other surfaces contain lower levels of lead and that all employees shall be protected accordingly. For paint-disturbing activities on lower-lead-concentration components, general precautions shall be taken

to minimize the release of chips, dust, and debris to the ground surface, vegetation, and inside the buildings.

M-HZ-2: The contractor shall submit a lead work plan indicating the proposed demolition methods and measures they will use to address the lead-containing components above. The contractor shall have, at a minimum, completed and satisfied the Cal/OSHA lead training requirements. Prior to commencement of the project, the County shall review and approve the lead work plan. In addition, the Occupational Health Program (OHP) will provide monitoring of activities and other County of San Diego ordinance tasks required.

M-HZ-3: If the project will disturb 100 square feet or more of lead-containing material, the County shall notify Cal/OSHA.

M-HZ-4: An asbestos abatement contractor who is registered with Cal/OSHA shall perform asbestos-related work, and all disturbance and/or removal of asbestos-containing material (ACM) or asbestos-containing construction material (ACCM). Cal/OSHA requirements for removal work and other applicable regulations pertaining to ACM or ACCM shall be followed during demolition activities.

M-HZ-5: The contractor shall submit an asbestos work plan indicating the proposed abatement methods and control measures they will use to remove the asbestos materials. Prior to commencement of the project, the County shall review and approve the asbestos work plan.

M-HZ-6: The County shall notify Cal/OSHA and the San Diego Air Pollution Control District SDAPCD prior to performing any asbestos-related activities. The SDAPCD requires a minimum 10 working days' notification before ACM can be removed.

M-HZ-7: Disposal and recycling issues regarding the identified ACMs and lead containing building materials will need to be addressed based on the final destination of the material. OHP and the contractor need to decide on a disposal/recycling plan for the ACMs and lead materials based on the best available environmental and cost-effective disposal option. The contractor's approach shall be consistent with the County's Construction and Recycling Ordinance.

M-HZ-8: If suspect ACM or LBP building materials not addressed in the pre-demolition survey are identified during the course of the demolition activities, all work must cease. In addition, the contractor shall contact OHP in order that the suspect materials can be identified prior to proceeding with project activities.

M-HZ-9: The contractor shall comply with the General, Asbestos, Lead and Other Considerations of the asbestos/lead pre-demolition survey prepared for the proposed project.

M-TR-1: A traffic control plan shall be prepared to notify emergency personnel of possible delays in the project area during demolition activities.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and the above California Environmental Quality Act findings made by the County Board of Supervisors on ~~December 3, 2014,~~ January 26, 2015

For April F. Heinze, Director

1.0 INTRODUCTION

1.1 Introduction

The project is a North Inland Crisis Residential Facility that would result in the demolition of a 3,060 square-foot North Inland Public Health Center (606 East Valley Parkway), a 22,080 square-foot Family Resource Center (620 East Valley Parkway) and a 13,010 square-foot Regional Administrative Office of HHSA (600 East Valley Parkway) and the construction of a 6,500 square-foot, 14-bed mental health facility to be located at 606 East Valley Parkway within the City of Escondido in the North Inland Region of San Diego County. The facility would be staffed by approximately 15 persons including a psychiatrist for the management of medication.

1.2 CEQA Compliance

The County is the lead agency pursuant to the California Environmental Quality Act (CEQA), and is responsible for analyzing and approving the CEQA document for the proposed project.

The County has determined that a mitigated negative declaration (MND) is the appropriate environmental document to be prepared in compliance with CEQA. This finding is based on the CEQA Initial Study- Environmental Checklist Form (Chapter 4.0 of this MND). As provided for by CEQA Section 21064.5, an MND may be prepared for a project subject to CEQA when the project will not result in significant environmental impacts that cannot be mitigated to a level below significance (California Public Resources Code, Section 21000 et seq.).

This draft MND has been prepared by the County, in conformance with Section 15070, subsection (a), of the state CEQA Guidelines (14 CCR 15000 et seq.). The purpose of the MND and the Initial Study is to determine the potential significant impacts associated with the demolition and construction of the facility, and incorporate mitigation measures into the project design as necessary to reduce or eliminate the significant or potentially significant effects of the project.

1.3 Other Agencies That May Use the MND and Initial Study

This MND is intended to be used by responsible and trustee agencies that may have review authority over the project. The County is the lead agency for this project and would obtain all permits as required by law. The project is located within the jurisdiction of the City of Escondido and the County plans to seek a Conditional Use Permit for the proposed use.

1.4 Content and Format of the MND

This MND includes the following:

Chapter 1.0 Introduction: Provides an introduction to the MND.

Chapter 2.0 Project Description: Provides a detailed description of the proposed project evaluated in this MND. This chapter also includes project location, project characteristics, and general construction information.

Chapter 3.0 Findings: Provides findings that the project will not have a significant effect on the environment and the rationale supporting this finding.

Chapter 4.0 CEQA Initial Study – Environmental Checklist: Provides an analysis of the environmental issues and concerns surrounding the project.

Chapter 5.0 Mitigation Monitoring and Reporting Program: Provides a list of mitigation measures and responsibility assignments for all mitigation measures. This section also describes timing considerations for each mitigation measure.

Chapter 6.0 Report Preparers: Provides a list of report preparation personnel.

1.5 Public Review Process

In accordance with CEQA, a good-faith effort has been made during the preparation of this MND to contact affected agencies, organizations, and persons who may have an interest in this project.

In reviewing the MND and Initial Study, affected public agencies and the interested public should focus on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects on the project area are proposed to be avoided or mitigated.

Comments on the MND may be made in writing before the end of the comment period. Following the close of the public comment period, the County will consider this MND and comments thereto in determining whether to approve the proposed project.

Written comments on the MND should be sent to the following address by 5:00p.m., ~~November 18 2014~~January 12, 2015:

Marc Cass, Project Manager
County of San Diego
Department of General Services
5560 Overland Avenue, Suite 410
Mailstop 0-368
San Diego, California 92123
Phone: 858.694.2047
Fax: 858.694.2369

The County Board of Supervisors is responsible for approval and certification of this CEQA document. Date and time information on the Board of Supervisors meeting where this document will be considered can be determined by contacting Marc Cass.

2.0 PROJECT DESCRIPTION

2.1 Project Location

The project site consists of a single parcel [Assessor's Parcel Number (APN) (230-091-0700)] located within the City of Escondido in northern San Diego County, California, (Figure 2-1, Regional Map). Regional access is provided to the site via Interstate 15 (I-15) (Figure 2-2, Vicinity Map). The site is located at 606 East Valley Parkway, Escondido, California, 92025 (Figure 2-2, Vicinity Map).

2.2 Existing Setting

The site is has been previously developed with three County health buildings that serve as the Family Resources Center. The site also provides surface parking and landscaping. Lands surrounding the project site consist of Escondido Creek and Residential Urban III (up to 18 du/acre) to the north, Office (O) and Downtown Specific Plan (SPA#9) to the south and General Commercial to the east and west.

2.3 Project Description

The project is a North Inland Crisis Residential Facility to be located on a portion of the HHSA –North Inland Campus (600-620 East Valley Parkway) that would include the demolition of a 3,060 square-foot North Inland Public Health Center (606 East Valley Parkway), a 22,080 square-foot Family Resource Center (620 East Valley Parkway) and a 13,010 square-foot Regional Administrative Office of HHSA (600 East Valley Parkway) and the construction of a 6,500 square-foot, 14-bed mental health facility to be located at 606 East Valley Parkway within the City of Escondido in the North Inland Region of San Diego County. All three functions will move to a new leased location at 649 W. Mission Avenue. The facility would be built on a 0.53-acre portion of the 2.75-acre lot with the remaining land to either be used for another public purpose or considered surplus public land and sold. The facility would be staffed by approximately 15 persons including a psychiatrist for the management of medication.

The County's Health & Human Services Agency (HHSA) program currently has six (6) sites throughout the County that provides 24 hour crisis residential services 365 days a year for adults ages 18 and over with acute and serious mental illness for stays up to 9 days. This includes individuals with a co-occurring substance use condition who reside in San Diego County. The program provides integrated mental health and alcohol and drug services. The facility would allow the County's Health and Human Services Agency (HHSA) to increase its capacity and access to community based mental health crisis services that are focused on wellness, resiliency, and recovery oriented in the least restrictive manner possible. The program supports a social rehabilitation model, which is designed to enhance an individual's social connection with their

family and/or community so they can move back into the community and reduce the risk of inpatient hospitalization. The program aims to offer an environment where they are supported as they examine and evaluate their own life experience.

The proposed architectural style of the new facility would be designed to resemble a large residential structure so as to provide a home like setting for the patients. The configuration of the structure would likely be u-shaped or the structure would surround a courtyard in order to provide staff a central vantage point to allow observation of the entire facility. Adequate parking would be provided on site as surface parking.

2.4 Project Construction

Demolition is anticipated to commence in the fall of 2015 and construction would last approximately one year, with the opening expected in the summer/fall of 2016. Prior to the commencement of demolition activities, all asbestos and lead-based paint materials will be remediated according to the requirements identified by the County's Department of Environmental Health.

Construction staging would likely occur on-site where the two other County health facilities exist.

2.5 Discretionary Actions

The following discretionary actions are required for the proposed project:

- Approval of the MND and by the San Diego County Board of Supervisors
- Approval of the Mitigation Monitoring and Reporting Program (MMRP) by the County.
- A Conditional Use Permit (CUP) from the City of Escondido.

3.0 FINDINGS

The County of San Diego (the County) finds that the Escondido North Inland Crisis Residential Facility (the project) would not have a significant adverse effect on the environment based on the result of the CEQA Initial Study- Environmental Checklist Form and discussion of environmental impacts (see Chapter 4.0). Some potentially significant effects have been identified and mitigation measures have been incorporated into the project to ensure that these effects remain at less-than- significant levels. A mitigated negative declaration (MND) is therefore proposed to satisfy the requirements of the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.).

This conclusion is supported by the following:

1. **Aesthetics:** The project would not have a substantial effect on a scenic vista or substantially degrade the existing visual quality of the site. See Chapter 4.0, Item I, Aesthetics, for additional information.
2. **Agriculture and Forestry Resources:** As indicated by the San Diego County Important Farmland Map 2008 (California Department of Conservation 2013), impacts to agricultural resources would not occur. See Chapter 4.0, Item II, Agriculture and Forestry Resources, for additional information.
3. **Air Quality:** The project would not result in a substantial increase in criteria air pollutants. However, due the presence of nearby sensitive receptors; the project would incorporate mitigation to reduce potential fugitive dust impacts to less than significant levels. See Chapter 4.0, Item III, Air Quality, for additional information.
4. **Biological Resources:** The project would not result in impacts to sensitive plant species. See Chapter 4.0, Item IV, Biological Resources, for additional information.
5. **Cultural Resources:** No impacts would occur. See Chapter 4.0, Item V, Cultural Resources, for additional information.
6. **Geology and Soils:** The proposed project would not expose people or structures to adverse risk associated with geologic or soil conditions. Implementation of an Erosion Control plan would reduce potential impacts from soil erosion to less than significant levels. See Chapter 4.0, Item VI, Geology and Soils, for additional information.
7. **Greenhouse Gas Emissions:** The project would not result in a conflict with applicable regulations associated with reducing greenhouse gas emissions. Therefore, impacts would be less than significant. See Chapter 4.0, Item VII, Greenhouse Gas Emissions, for additional information.
8. **Hazards and Hazardous Materials:** The project proposes the abatement of hazardous substances prior to demolition activities. Implementation of mitigation measures and compliance with all applicable local, State, and federal regulations would reduce potential

impacts to less than significant. See Chapter 4.0, Item VIII, Hazards and Hazardous Materials, for additional information.

9. **Hydrology and Water Quality:** The project will not result in significant hydrology or water quality impacts. See Chapter 4.0, Item IX, Hydrology and Water Quality, for more information.

10. **Land Use and Planning:** The project would be compatible with existing and planned land uses in the project vicinity. The existing office use would change to short term public health services; however, impacts would be less than significant. See Chapter 4.0, Item X, Land Use and Planning, for more information.

11. **Mineral Resources:** The project site does not contain important mineral deposits. Implementation of the proposed project would not preclude any plans for mineral recovery, as mineral recovery is already incompatible with existing land uses. No impact would occur. See Chapter 4.0, Item XI, Mineral Resources, for more information.

12. **Noise:** Project implementation would not result in impacts. See Chapter 4.0, Item XII, Noise, for more information.

13. **Population and H ousing**: The project would not significantly affect local housing availability or generate additional population. See Chapter 4.0, Item XIII, Population and Housing, for more information.

14. **Public Services:** The proposed project would not result in direct or indirect impacts to public services. See Chapter 4.0, Item XIV, Public Services, for more information.

15. **Recreation:** Implementation of the proposed project would not create additional demand for recreational facilities or increase the use of existing recreational facilities. No impacts to recreation would occur. See Chapter 4.0, Item XV, Recreation, for more information.

16. **Transportation and Traffic:** During demolition, traffic would be generated by material delivery/disposal and construction worker transport. A traffic control plan would be prepared to reduce impacts during construction. Impacts would be less than

significant with mitigation. See Chapter 4.0, Item XVI, Transportation and Traffic, for more information.

17. **Utilities and Service Systems:** The proposed project would not have a significant impact to utilities and service systems. See Chapter 4.0, Item XVII, Utilities and Service Systems, for more information.

18. **Mandatory Findings of Significance:** The project would result in environmental effects that would be less than significant or less than significant with mitigation incorporated. No long-term significant impacts are associated with the project, and impacts would not be cumulatively considerable. See Chapter 4.0, Item XVIII, Mandatory Findings of Significance, for more information.