

NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE
CORDILLERAS MENTAL HEALTH CENTER REPLACEMENT PROJECT

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Date: July 1, 2015

To: California State Clearinghouse, CEQA Responsible and Trustee Agencies, federal agencies, San Mateo County Clerk, and interested individuals and organizations

Subject: **Notice of Preparation for the Cordilleras Mental Health Center Replacement Project Environmental Impact Report (EIR)**

Lead Agency: San Mateo County Department of Public Works

Applicant: San Mateo County Department of Public Works and the County Health System, Behavioral Health and Recovery Services (BHRS)

Project Location: 200 Edmonds Road, San Mateo County, CA 94062

Project Description: A brief description of the project, including its location and probable environmental effects, is attached. An Initial Study was not prepared for the project because the County has determined that an EIR will be prepared for the project.

The purpose of this Notice of Preparation (NOP) is to request comments on the scope and content of the Environmental Impact Report that San Mateo County will prepare for the Cordilleras Mental Health Center Replacement Project. Comment is requested from state responsible and trustee agencies, federal agencies, and any other person or organization concerned with the environmental effects of the project. Pursuant to CEQA Guidelines §15082 (b), you have 30 days from the date of receipt of this NOP to respond. **Please send your written response by the earliest possible date, but no later than 5 PM on July 31, 2015 to Mr. Robert Kalkbrenner, Capital Projects Manager, San Mateo County, 555 County Center, Fifth Floor, Redwood City, CA 94063 or to rkalkbrenner@smcgov.org (enter "Cordilleras Mental Health Center Replacement Project NOP" in the 'Subject' line).** Agency responses should include the name of a contact person at the agency.

Additionally a public meeting to receive comments on the scope of the EIR will be held by the County at a later date. Oral and written comments will also be received at this meeting. Separate notice announcing the date and location for the public meeting will be given.

Signature: _____



Date: _____

6-30-2015

Title: Capital Projects Manager

CORDILLERAS MENTAL HEALTH CENTER REPLACEMENT PROJECT

PROJECT DESCRIPTION

The Cordilleras Mental Health Center (CMHC) houses two separate treatment programs operated by Telecare Corporation for adults with chronic mental illness: a licensed locked 68-bed Mental Health Rehabilitation Center (MHRC) and a licensed 49-bed Adult Residential Facility (ARF). CMHC serves San Mateo County residents, 18 and older, with long histories of mental illness and multiple episodes of acute psychiatric hospitalization. Without access to the Cordilleras MHRC, most patients would remain in psychiatric inpatient services, state hospitals, or out-of-county MHRCs. The existing CMHC facility must be replaced in order to address safety, current mental health treatment methods, and to meet federal sizing regulations for reimbursement.

Project Location and Site Description

The project site, APN 050-470-050, is located at 200 Edmonds Road in unincorporated San Mateo County, California (Figure 1 and Figure 2). The site is located approximately 0.5 miles northeast of Interstate 280 and 1,700 feet west of the intersection of Edgewood Road and Crestview Drive, near Redwood City. The site is situated southwest of Pulgas Ridge Open Space Preserve and is surrounded on all sides by a mosaic of undeveloped oak/bay woodland, coastal scrub and grassland habitats located in Redwood City and unincorporated San Mateo County.

The 20.6-acre site is owned by the County of San Mateo and is zoned as Resource Management (RM). The CMHC facility was constructed in 1952 as a tuberculosis hospital and then converted to a psychiatric facility in 1968. The existing CMHC facility includes a Y-shaped three-story concrete building with a 117-bed capacity, gardens, a recreation yard and a parking lot with three driveways (two for entrance and one for exit). An aerial photograph of the existing CMHC facility is shown in Figure 3. The CMHC facility is located in the base of a canyon on gently sloping topography, ranging from 285 above mean sea level (msl) to 315 msl across about 500 feet (Figure 4). The topography of the rest of the site is hilly, ranging from 280 ft msl on the entrance drive to 410 ft msl at the water tank above the existing buildings. The CMHC facility was sited in the channel of Cordilleras Creek, and creek flows upstream, as well as two tributaries in the area of the facility are currently diverted around the facility through a culvert system and directed back to Cordilleras Creek downstream of the buildings. A fire station is located adjacent to the south side of the CMHC facility, and the Canyon Oaks Youth Facility is located west of the fire station adjacent to a tributary to Cordilleras Creek. A water storage tank is situated approximately 450 feet northwest of the CMHC facility. The undeveloped portions of the site are vegetated with mixed live oak woodland, creek channel/valley foothill riparian, annual grassland, and coastal sage scrub (Figure 4).

Proposed Project

The County of San Mateo Department of Public Works and the County Health System, Behavioral Health and Recovery Services (County) propose to replace the existing CMHC building within an expanded footprint at the site. The County has developed a conceptual design site plan for the replacement facility. The design involves replacing the current CMHC facility with five 10,500-square-foot 16-bed residential structures, a 35,000 square-foot campus center building with 37 to 55 beds on its upper floors, a recreation yard, parking for 85 cars (20 more than currently available), and new emergency access (Figure 5). Three of the residential structures would be located on the existing developed grounds and two would be placed in an expanded development footprint along the creek. The campus center

building would be built north of the existing facility where the access road to the water tank currently exists, and the recreation yard and garden would be located in between in areas that are already developed. The project would be designed with LEED measures, including solar panels on the buildings. The residential capacity of the CHMC could potentially expand from 117 to 135 beds. Facility staffing would be increased from 86 to 145 full-time equivalents.

Probable Environmental Effects

The Cordilleras Mental Health Center project could result in the following potentially significant environmental effects:

- Biologic impacts from the building footprint in riparian zone, removal of trees, and new landscaping; impacts to special-status species, nesting birds and roosting bats
- Exposure of CMHC, Canyon Oaks Youth Facility, and County Fire Station residents and staff to construction air and noise emissions
- Removal of a building potentially eligible for state listing as a historical resource
- Exposure of residents and staff to geologic hazards, and construction-related soil disturbance and erosion
- Presence of hazardous materials in building to be demolished
- Alteration of drainage patterns and volumes
- Increased traffic generation during construction and from additional residents/visitors and employees
- Increased utility demand from expanded bed capacity and number of employees

As such, the Draft EIR will address the following resource areas in depth:

- | | |
|------------------------------------|----------------------------------|
| 1) Air Quality | 6) Hydrology and Water Quality |
| 2) Biological Resources | 7) Noise |
| 3) Cultural Resources | 8) Transportation and Traffic |
| 4) Geology and Soils | 9) Utilities and Service Systems |
| 5) Hazards and Hazardous Materials | |

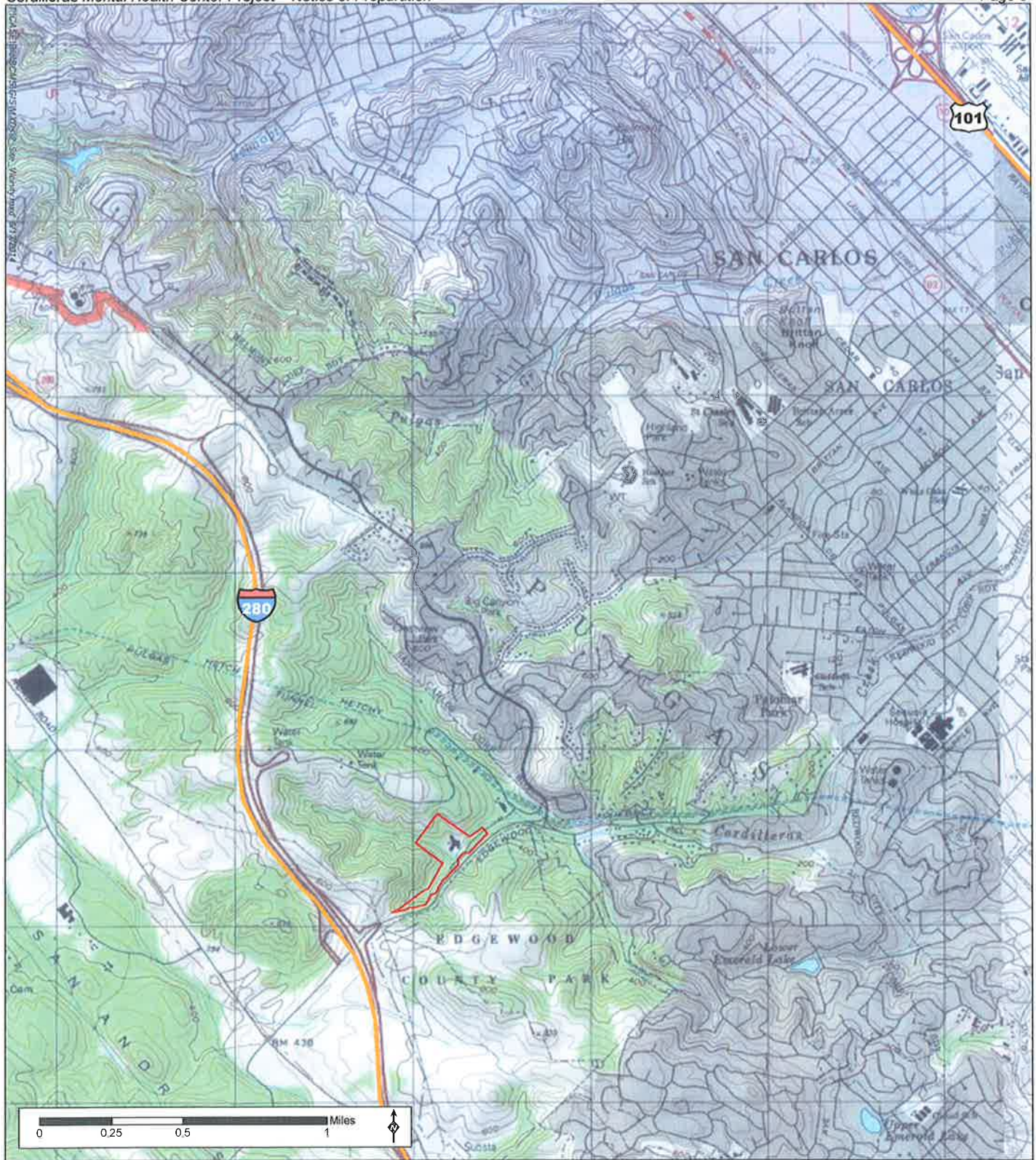
Several areas of potential concern typically associated with new development (e.g., aesthetics, land use, public services, and recreation) are likely to be found less than significant given minimal change from baseline operations and existing regulatory controls. Other environmental issues may not apply due to the absence of a resource or the nature of the project site (e.g., agricultural/ forestry, mineral resources, and population/housing). The final scope of impact analyses conducted for the EIR will be dependent upon the outcomes of the NOP public review process.



Source: ESRI 2014

 Property Boundary

Figure 1 Regional Location
Cordilleras Mental Health Center



Source: ESRI 2014


 Property Boundary

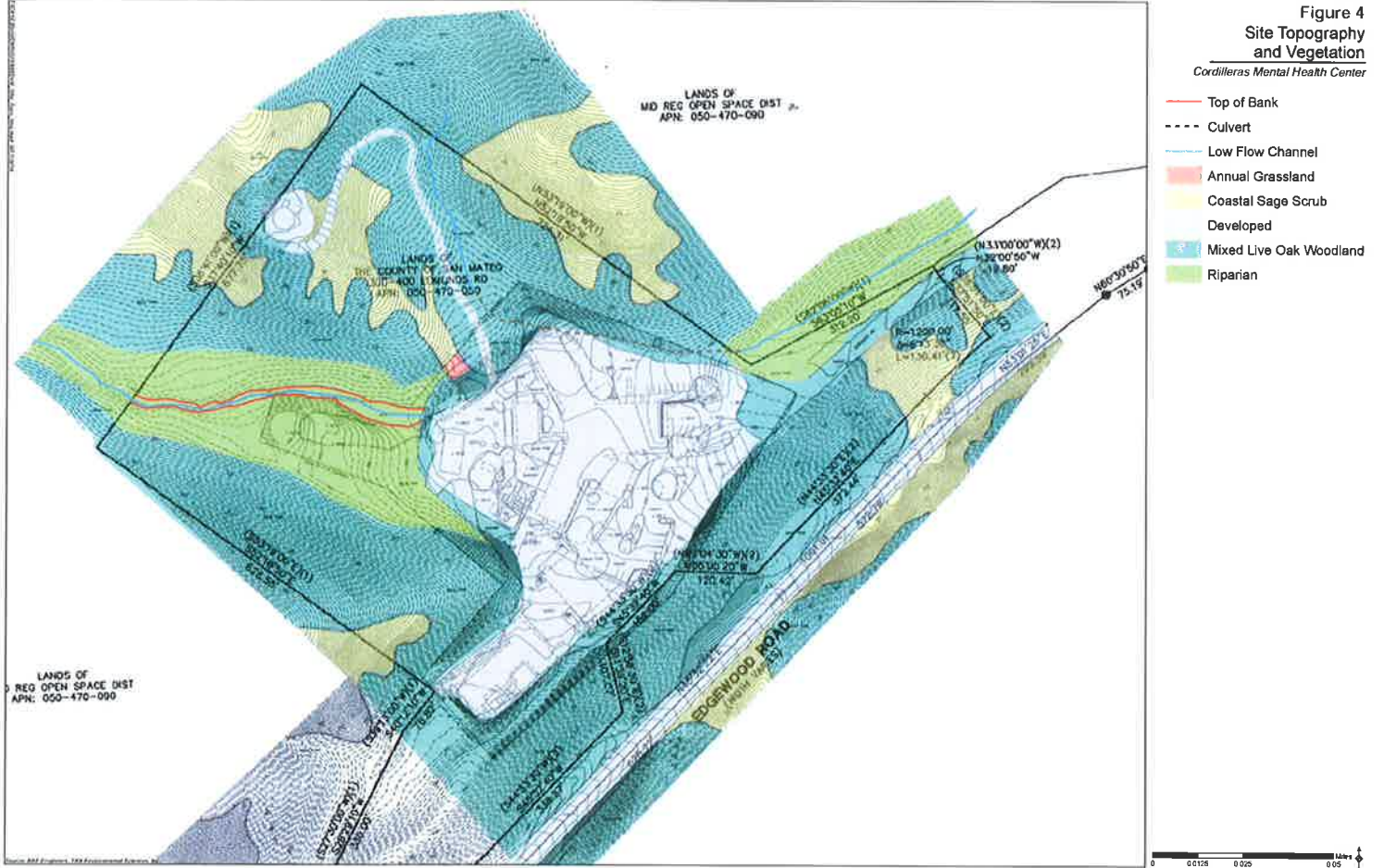
Figure 2 Site Vicinity Location
Cordilleras Mental Health Center

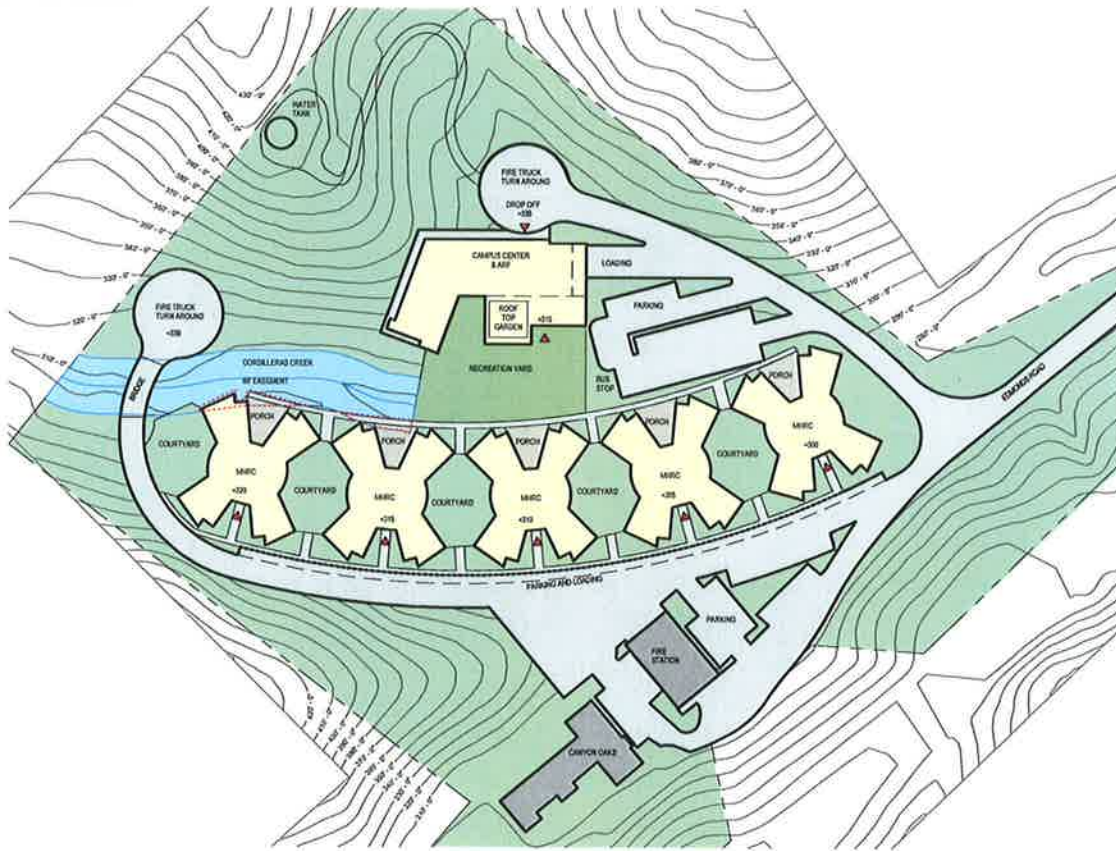
Figure 3
Aerial Photograph
with Property Boundary
Cordilleras Mental Health Center



 Property Boundary

Figure 4
Site Topography
and Vegetation
Cordilleras Mental Health Center





Cordilleras Mental Health Center
Figure 5 Concept Site Plan June 10, 2015