

## Notice of Exemption

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**To:**  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 212  
Sacramento, CA 95812-3044

**From:** County of Monterey RMA  
Department of Public Works  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

County Clerk  
County of Monterey  
Monterey County Recorder  
168 West Alisal Street, 1st Floor  
Salinas CA 93901

**Project Title:** Monterey County Jail Mental Health Building (SB 863 Adult Local Criminal Justice Facilities Construction)

**Project Applicant:** County of Monterey Resource Management Agency, Department of Public Works

**Project Location – Specific:**

The project site is located within the Monterey County Jail complex at 1410 Natividad Road in the City of Salinas. The site is a 3.314 acre parcel (APN 003-851-033) presently used for parking and access to the women's jail housing unit vehicle sallyport. The site is surrounded by the existing jail facilities, the juvenile hall facilities, and Natividad Medical Hospital.

**Project Location – City:** Salinas

**Project Location – County:** Monterey

**Description of Nature, Purpose and Beneficiaries of the Project:**

See attached written project description and site plan.

**Name of Public Agency Approving Project:** County of Monterey

**Name of Person or Agency Carrying Out Project:** County of Monterey RMA, Department of Public Works

**Exempt Status:** *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15332, Class 32 – In-Fill Development Projects
- Statutory Exemptions. State code number: \_\_\_\_\_

**Reasons why project is exempt:**

- a. The project is consistent with the City of Salinas general plan designation (Public/Semipublic), as well as with the City of Salinas zoning designation (PS – Public/Semipublic).
- b. The project site is located within the city limits of Salinas, is located on a site of no more than five acres (3.314 acres), and is substantially surrounded by urban uses. The proposed building is located generally in the center of larger 111.5-acre County of Monterey complex, which includes the adult detention facility, the juvenile detention facility, the probation department, the Sheriff's offices, Monterey County Environmental Health Department, and Natividad Medical Center. Beyond the 111.5-acre Monterey County complex are residential neighborhoods to the north and west, East Laurel Drive and Carr Lake agricultural fields to the south, and Constitution Boulevard and the Constitution Soccer Complex to the east.
- c. The project site is an existing parking lot and has no value as habitat for endangered, rare, or threatened species.
- d. The proposed building addition is intended to serve the existing inmate population. The project would not result in any additional beds/inmates or staff that would increase traffic and cause potential traffic, noise or mobile emissions impacts. The proposed project would not involve new or expanded stationary emissions or noise sources. The proposed building would be constructed on existing paved surfaces; therefore, there would be no change in the amount of impervious surface that could result in water quality impacts. Therefore, approval of the project would not result in any new or increased significant effects relating to traffic, noise, air quality, or water quality.
- e. The proposed building is located generally in the center of larger 111.5-acre County of Monterey complex and is substantially surrounded by urban uses. The site can be adequately served by all required utilities and public services.

(See attached memo for additional documentation)

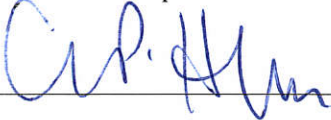
**Lead Agency**

**Contact Person:** Carl P. Holm

**Area Code/Telephone/Extension:** 831-755-5103

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature:  Date: 8/14/2015 Title: Acting RMA Director

Signed by Lead Agency

Date received for filing at OPR: \_\_\_\_\_

Signed by Applicant



**EMC PLANNING GROUP INC.**  
A LAND USE PLANNING & DESIGN FIRM

301 Lighthouse Avenue Suite C Monterey California 93940  
Tel 831-649-1799 Fax 831-649-8399 www.emcplanning.com

**To:** Arthur H. Lytle, AIA, NCARB, CCM, DBIA  
Kitchell CEM, Senior Project Manager

**From:** Teri Wissler Adam, Senior Principal

**Cc:** Carl P. Holm, AICP, Acting Director  
Monterey County Resource Management Agency

**Date:** August 14, 2015

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**Re:** Monterey County Jail Mental Health Building  
Categorical Exemption

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### **Project Description**

County of Monterey is proposing to construct an approximate 40,000 square foot Mental Health on 3.3-acres owned by the County. This facility is proposed to be located adjacent to the County Jail in order to provide required support services. The site is located in the center of larger 111.5-acre County complex within the city limits of the City of Salinas.

The primary project components include site alterations for utilities connections, reconfiguring parking lot layout and the construction of a two-story building consisting of vocational training rooms and program spaces with class rooms, multipurpose rooms, offices, tool/equipment storage rooms, work change spaces and sallyport with elevators for second floor access. The second floor is mental health treatment space with 22 patient cells (single occupancy), two safety cells, large dayroom, group therapy rooms, exam and medication rooms, consulting/interview rooms, offices, family intervention and outdoor recreation area.

The site is a 3.314 acre parcel (APN 003-851-033) presently used for parking and access to the women's jail housing unit vehicle sallyport. The new building will be located on the north end of the property in a 75-car parking lot. The first floor building foot print is approximately 16,000 square

feet. The 21,000 square foot second floor is cantilevered allowing parking under a portion of the building.

The vocational and program areas are designed for flexibility to allow for a wide variety of vocational programs to teach skills to reduce recidivism in the inmate population. Salinas has a large agricultural industry, and vocational programs can be offered to teach agriculture, methods of planting and harvesting, soil conditioning, etc. The program area can be used for technical training in computers, educational programs for completing high school diplomas, classes in the building trades; all programs are geared for providing a foundation for productive employment and reducing the inmates desire to reoffend.

The second floor mental health treatment area is designed for proper treatment of the more severe mentally ill through the proper environment of warmer (less correctional looking), friendlier surroundings, natural light, proper treatment staff to recognize, manage and focus treatment to the individual, and support program areas to help individuals deal with their illness for reintegration into the community.

The primary security for the proposed project will be the building exterior envelope with door control and visual supervision will be from the Central Control room in the main, adjacent facility. Closed circuit television will be utilized to provide visual control and assist in the control of the security perimeter penetrations.

Access into the site or parcel will remain in the same location. The existing parking lot will be reconfigured 90 degrees to its present layout to allow parking under the building. The building would displace 11 parking stalls that would be located on one side of the perimeter road to the Public Safety Building. No new impervious area would be created with this project, and the amount of pervious area would remain the same square footage. [See the attached site plan.](#)

### **CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects)**

The proposed County Mental Health building is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Categorical Exemption 15332 (Class 32 – In-Fill Development Projects), which applies to projects that meet the following conditions: consistent with the applicable general plan designation and applicable zoning designation and regulations; substantially surrounded by urban uses within city limits on a site no more than five acres; has no value as habitat for endangered, rare, or threatened species; would not result in significant effects relating to traffic, noise, air quality, or water quality; and can be adequately served by all required utilities and public services.

Each of the required conditions are met, as discussed below:

- a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.** The project is a County project, and thus the City of Salinas's general plan and zoning regulations are not applicable legally. However, the project is consistent with the City of Salinas general plan designation (Public/Semipublic), as well as with the City of Salinas zoning designation (PS – Public/Semipublic).
- b) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.** The project site is located within the city limits of Salinas, is located on a site of no more than five acres (3.314 acres), and is substantially surrounded by urban uses. The proposed building is located generally in the center of larger 111.5-acre County of Monterey complex, which includes the adult detention facility, the juvenile detention facility, the County Probation department, the Sheriff's offices, Monterey County Health Department, and Natividad Medical Center. Beyond the 111.5-acre Monterey County complex are residential neighborhoods to the north and west, East Laurel Drive and Carr Lake to the south, and Constitution Boulevard and the Constitution Soccer Complex to the east.
- c) **The project site has no value as habitat for endangered, rare or threatened species.** The project site is an existing parking lot and has no value as habitat for endangered, rare, or threatened species.
- d) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.** The proposed project would serve the existing inmate population at the adjacent Monterey County Jail facility. The project would not result in any additional beds/inmates, no new employees. Services that would be located in this new facility currently require travel from other locations to the County jail. Locating the services provided as part of the proposed Mental Health facility immediately adjacent to the jail will reduce travel of staff to the facility and/or inmates from the jail to the services. Therefore, the project would not result in an increase in traffic, noise, or associated mobile air emissions.

All construction would be on existing paved surface currently used for parking. Some existing parking would be displaced by the building. In order to provide adequate parking, the project includes creating new spaces along an existing access road. All parking required for this facility can be accommodated using existing paved surface so there is no increase of impervious surface

area. A certified EIR for the Jail Housing Addition includes conditions and mitigation to address stormwater runoff, including the Carr Lake area. This project will not result in additional runoff, and there would be no change in the amount of impervious surface that could result in flooding impacts to Carr Lake. The pervious areas of the site will be adjusted and replanted to meet the County's water quality requirements.

- e) **The site can be adequately served by all required utilities and public services.** The proposed building is located generally in the center of larger 111.5-acre County of Monterey complex, which include the adult detention facility, the juvenile detention facility, the Probation department, the Sheriff's offices, Monterey County Environmental Health Department, and Natividad Medical Center. The site is adequately served by existing utilities (water, wastewater, storm drain) and public services (police and fire). Water service is provided by California Water Service Company, wastewater collection service is provided by the City of Salinas and wastewater treatment if provided by the Monterey Regional Water Pollution Control Agency, storm drainage is provided by the City of Salinas and the Monterey County Water Resources Agency, police services are provided by the Monterey County Sheriff's Department, and fire protection services are provided by the City of Salinas.

### **CEQA Guidelines Section 15300.2 (Exceptions)**

CEQA Guidelines section 15300.2 identifies several potential exceptions, where categorical exemptions may not be appropriate. They are cumulative impacts; significant effects; scenic highways; hazardous waste sites; and historical resources. There is no substantial evidence that these exceptions apply, as further discussed below:

- a) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

Two projects were proposed and approved in 2015 within the County of Monterey complex: a housing addition to the Monterey County Jail and replacement of the Monterey County Juvenile Hall facility. An Environmental Impact Report (EIR) was certified on June 23, 2015 for the Monterey County Jail Housing Addition and a Notice of Determination was filed on June 24, 2015. A Mitigated Negative Declaration (MND) was adopted on May 19, 2015 for the Juvenile Hall project and a Notice of Determination was filed on May 20, 2015.

The Jail Housing Addition EIR and the Juvenile Hall MND concluded that all potential impacts would be mitigated to a less than significant level through the implementation of standard County requirements, project conditions, or identified mitigation measures. These included

potential impacts to nesting birds from tree removal (the proposed project does not include tree removal); potential impacts to Congdon's tarplant (the proposed project would be constructed on existing pavement and would not affect potential habitat for Congdon's tarplant); impacts to potential wetlands (the proposed project would be constructed on existing pavement, is not located in or near a floodway or floodplain, and will not affect potential wetlands); removal of or potential damage to regulated oak trees (the proposed project would be constructed on existing pavement and will not require the removal of or damage to oak trees); potential damage/disturbance to unknown buried cultural resources (standard County conditions apply to all ground-disturbing activities); construction noise impacts (the proposed project is completely surrounded by the Monterey County correctional facilities, and would not result in unusual or cumulatively considerable construction noise that would have an effect on sensitive receptors; additionally, the County has standard conditions they implement during construction activities to minimize the noise effects); traffic impacts (the proposed project would not result in new vehicle trips and would actually reduce existing vehicle trips – see discussion on traffic above); decreased safety of pedestrian facilities (the proposed project would not affect pedestrian facilities – refer to the attached site plan); construction air quality impacts (the proposed project is completely surrounding by Monterey County correctional facilities, and would not result in unusual or cumulatively considerable construction air quality effects on sensitive receptors; additionally, the County has standard conditions they implement during construction activities to minimize air quality effects); and potential hazardous materials impacts associated with building demolition (the proposed project does not include building demolition).

As presented in the preceding discussion, the proposed project would have either no impact to identified environmental resources, or the incremental impacts would not be cumulatively considerable when added to the two other on-site projects.

**b) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

Upon review of the project, and based upon the discussion provided in this memo, there is no reasonable possibility that the proposed project would have a significant effect on the environment due to unusual circumstances.

**c) Scenic Highways. A categorical exemption shall not be used for a project that may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock**

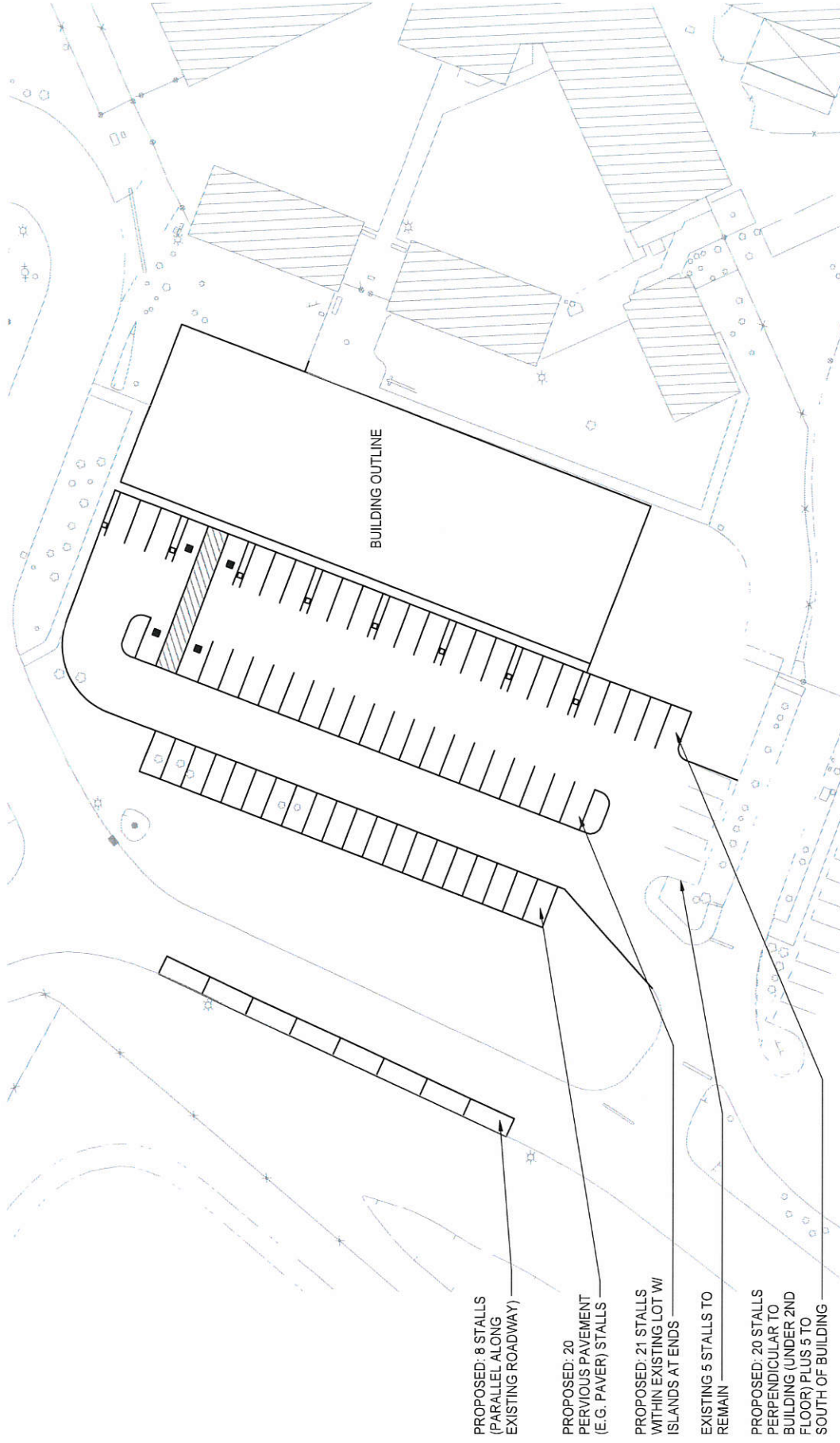
**outcroppings, or similar resources, within a highway officially designated as a state scenic highway.**

The project site is not visible from a state scenic highway.

**d) Historical Resources. A categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of a historical resource.**

The proposed project would be constructed on existing pavement (parking lot) and would have no effect on historic resources.





PROPOSED: 8 STALLS  
(PARALLEL ALONG  
EXISTING ROADWAY)

PROPOSED: 20  
PERVIOUS PAVEMENT  
(E.G. PAVER) STALLS

PROPOSED: 21 STALLS  
WITHIN EXISTING LOT W/  
ISLANDS AT ENDS

EXISTING 5 STALLS TO  
REMAIN

PROPOSED: 20 STALLS  
PERPENDICULAR TO  
BUILDING (UNDER 2ND  
FLOOR) PLUS 5 TO  
SOUTH OF BUILDING



COUNTY OF MONTEREY  
SB 863 GRANT



Capital Expenditure Managers  
Gateway Oaks Drive | Suite 300 | Sacramento, CA, 95833 | (916) 648-9700

CONCEPTUAL PARKING LOT LAYOUT

SCALE: 1" = 40'-0"

DATE: 08/07/15

**AREA LEGEND**

- CIRCULATION
- CLASSROOM / TRAINING
- OFFICE
- OFFICERS STATION
- SEARCH
- TOILET / SHOWER
- UTILITY / STORAGE
- VOCATIONAL
- WORKROOM



**CONCEPTUAL FIRST FLOOR PLAN**

SCALE: 1/16" = 1'-0"  
DATE: 08/07/15



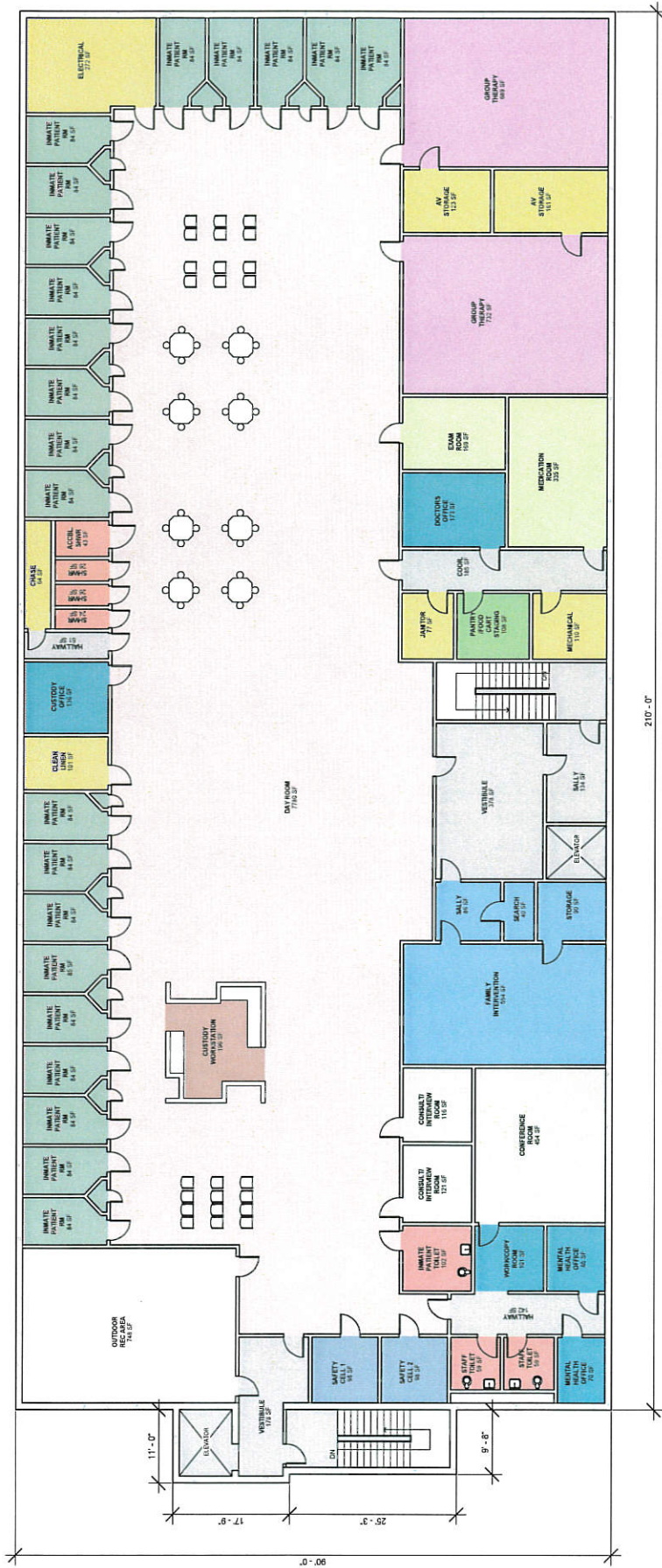
COUNTY OF MONTEREY  
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- AREA LEGEND**
- CIRCULATION
  - CUSTODY WORKSTATION
  - DAY ROOM
  - EXAM / MEDICATION
  - FAMILY INTERVENTION
  - GROUP TREATMENT
  - INMATE PATIENT
  - INTERVIEW / CONFERENCE
  - OFFICE
  - PANTRY
  - SAFETY CELLS
  - TOILET / SHOWER
  - UTILITY / STORAGE



**CONCEPTUAL SECOND FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"  
 DATE: 08/07/15

**KITCHELL**  
 Capital Expenditure Managers  
 Gateway Oaks Drive | Suite 300 | Sacramento, CA, 95833 | (916) 648-9700

**COUNTY OF MONTEREY**  
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