

NOTICE OF PREPARATION
OF AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE COUNTY
GOVERNMENT CENTER CAMPUS DEVELOPMENT PROJECT

Date: September 14, 2017

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 County Government Center Campus Development Project Environmental Impact Report (EIR)**

Lead Agency: San Mateo County Manager's Office, Project Development Unit

Applicant: San Mateo County Manager's Office, Project Development Unit

Project Location: County Government Center Campus, Redwood City, CA 94063

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 County Government Center Campus Development Project. Comment is requested from state responsible and trustee agencies, federal agencies, and any other person or organization concerned with the potential 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 October 15, 2017 to Ms. Debrah Bazan, Provisional Director, Project Development Unit, County Manager's Office, 1402 Maple Street, Redwood City, CA 94063 or to krodgers@smcgov.org (enter "County Government Center Campus Development 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: 9/14/2017

Title: Manager, Project Development Unit



SAN MATEO COUNTY GOVERNMENT CENTER CAMPUS DEVELOPMENT PROJECT DESCRIPTION

The San Mateo County Manager's Office, Project Development Unit (PDU) proposes to construct a new county administrative building (COB3) and parking structure located at the County Government Center in downtown Redwood City (Figures 1, 2, and 3). The purpose of the project is to consolidate dispersed, related department functions located in aged and leased spaces throughout San Mateo County into a single location to improve operational efficiency and service delivery, and provide financial benefits. An architectural Scoping Study for COB3 and Parking Structure was performed in 2016 and a report prepared in January 2017 to evaluate departmental needs, options for building locations, and the optimal building size. Based on the study recommendations, the County has selected pursuing a mid-size development option (Figure 4). Key project features include the following:

- New COB3 designed as a five to seven-story building, with 121,000 to 156,000 square feet of office space
- New Parking Structure designed as a five to seven-level structure with 850 to 1200 parking stalls
- Relocation of the Lathrop House by approximately 200 feet to the south at the San Mateo County History Museum
- Demolition of the First American Title Company and Lebsack buildings
- Demolition of the Traffic Court building, relocate traffic court function to the Hall of Justice Building
- Closure of Bradford and Hamilton street segments adjacent to Hall of Justice and COB2 buildings
- New Public Plaza and Pedestrian Promenade connecting the facilities at the government center

The first phase of the project would be the clearance of the COB3 site (demolition of First American Title Company and Lebsack buildings and relocation of the Lathrop House) and paving the site for use as temporary jury parking displaced by the construction of the new parking structure. The second phase would be parking structure construction, which is anticipated to take approximately 18 months. The third phase would be construction of COB3 after the new parking structure is complete and jury parking is relocated from temporary lot to the new parking structure. The final fourth phase would be street closure and creating the public plaza and promenade.

Project Location and Site Description

The San Mateo County Government Center comprises nine buildings and an existing parking structure on eight County blocks in downtown Redwood City. The newly proposed parking structure would be located along Middlefield Road and Veterans Boulevard in the current jury permit parking lot adjacent to the existing County parking structure. COB3 would be located on the southern end of the County Government Center campus on Marshall Street between Middlefield Road and Hamilton Street. This County block property is situated across the street from two County office buildings at 455 County Center (COB1) and 555 County Center (COB2), and the Hall of Justice. The COB3 site is presently occupied by the Lathrop House and the First American Title Company and Lebsack

buildings. The Lathrop House is a registered historic building and would be relocated to the nearby County History Museum site.

Probable Environmental Effects

The County Government Center Campus Development Project site is located in an urban area and the project properties have been previously developed with buildings or surface parking lots. As such, potential environmental effects are expected to be limited to the following:

- Biologic impacts to nesting birds and roosting bats from building demolition and landscape tree removal
- Exposure of neighboring properties to construction air and noise emissions
- Relocation of historic Lathrop House
- New construction near historic Courthouse and Lathrop House
- Discovery of unknown archaeological resources during project grading
- Presence of hazardous materials in buildings to be demolished
- Increased traffic generation during construction and from new office building employees/visitors
- Greenhouse gas emissions and climate change impacts associated with building operations and vehicle trips from building employees/visitors
- Increased utility demand from new office building employees/visitors

The final scope of impact analyses conducted for the EIR will be dependent upon the outcomes of the NOP public review process.



Source: ESRI, 2015, 640, 2017


- ★ Project Location Area
- ▭ County boundary

Figure 1 Regional Location

County Government Center Campus Development Project



- Proposed Location of County Office Building #3 and Plaza
- Proposed Parking Structure
- Proposed Lathrop House Relocation Site

- A** LAW LIBRARY
- B** CREDIT UNION
- C** HISTORY MUSEUM
- D** HALL OF JUSTICE
- E** LATHROP HOUSE
- F** TRAFFIC COURT BUILDING
- G** COB1
- H** FUTURE "ROC" E.O.C. BUILDING
- I** COB2
- J** EXISTING PARKING
-  EXISTING PUBLIC ESPLANADE/
PARKWAY



Source: Dreyfuss + Blackford architecture, 2017

Figure 3 Existing County Government Center Buildings
 County Government Center Campus Development Project



Source: Dreyfuss + Blackford architecture, 2017

Figure 4 Conceptual Blocking Diagram for the
Proposed COB3 and Parking Structure

County Government Center Campus Development Project