

APPENDIX A

Notice of Preparation (NOP) and Comments Received on the NOP

PROJECT DESCRIPTION AND LOCATION

GENERAL INFORMATION

- Project Title:** California Health Care Facility Stockton
- Lead Agency:** California Prison Health Care Receivership (CPR) (under the Federal Receivership for the California Department of Corrections and Rehabilitation (CDCR) medical care system)
- CEQA Project Manager
 Laura Sainz
 URS/Bovis Lend Lease Joint Venture
 2400 Del Paso Road, Suite 255
 Sacramento, CA 95834
 Phone: (916) 779-6409
 Email: laura.sainz@ursblljv.com
- Project Location:** The 144.2-acre project site (APNs 181-100-07, 181-100-11, 181-150-02, 181-150-11 and 181-150-12) is located at 7650 South New Castle Road in unincorporated San Joaquin County. The project site is located on the grounds of the Northern California Youth Correctional Center (NCYCC).
- CEQA Requirement:** This Notice of Preparation is intended to satisfy the requirements of the California Environmental Quality Act, (CEQA), (Public Resources code, Division 13, Section 21000-21177), and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000-15387).

Potential Approvals Required:

The following agencies may have jurisdiction over elements of the proposed project:

- ▶ U.S. Fish and Wildlife Service
- ▶ U.S. Army Corps of Engineers
- ▶ Federal Aviation Administration
- ▶ California Department of Corrections and Rehabilitation
- ▶ California Department of Transportation
- ▶ California Division of the State Architect
- ▶ California Department of Toxic Substance Control
- ▶ California Department of Fish and Game

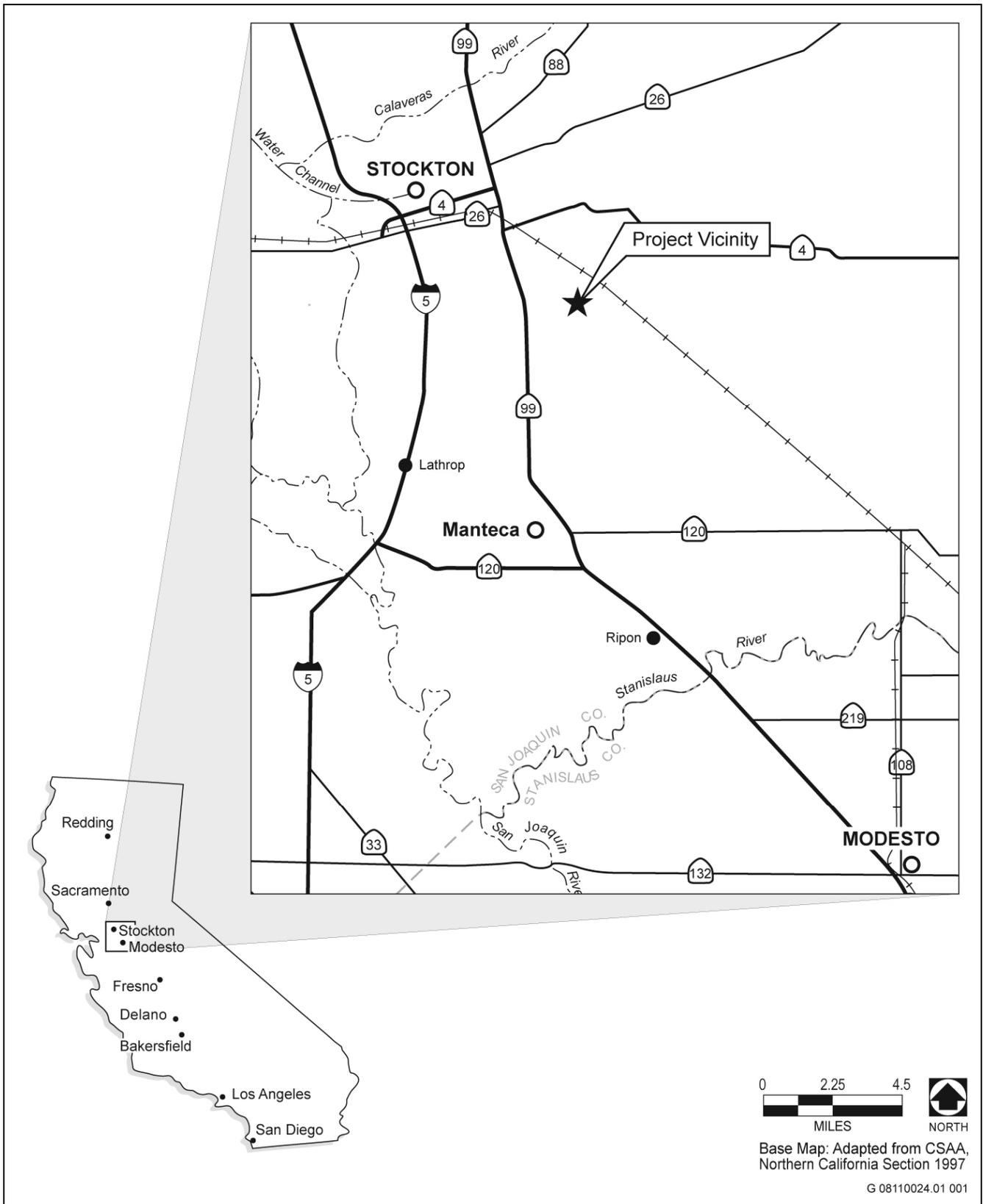
- ▶ California Department of Public Health
- ▶ State Water Resources Control Board
- ▶ Central Valley Regional Water Quality Control Board
- ▶ Central Valley Flood Protection Board
- ▶ San Joaquin Valley Air Pollution Control District
- ▶ San Joaquin County
- ▶ San Joaquin County Council of Governments
- ▶ City of Stockton

PROJECT NEED

In April 2001, a class action lawsuit, *Plata v. Schwarzenegger*, was filed by prison inmates against the State of California contending that the California Department of Corrections and Rehabilitation (CDCR) was in violation of the Eighth (prohibits cruel and unusual punishment) and Fourteenth (right to due process and equal protection) Amendments to the United States Constitution by providing inadequate medical care to prison inmates. In the *Plata* case, the federal courts found that the current state of prison infrastructure does not support a constitutionally adequate level of health care. Similar findings have been issued in several other cases since 2001, including the *Coleman* case relative to mental health care, the *Perez* case relative to dental care, and the *Armstrong* case relative to CDCR's disabled inmates. In response to the *Plata* case, in 2005 a U.S. District court placed the California prison health care system in receivership. In justifying this decision, U.S. District Court Judge Thelton Henderson pointed to the uncontested fact that, on average, one California inmate dies every six to seven days because of constitutional deficiencies in the State prison health care system. California's prison medical delivery system is now administered by the California Prison Receiver (CPR or the Receiver). The CPR is charged with creating a system where prison custody and health care staff together can guarantee that inmates' access to health care and services in California prisons meets constitutional standards.

In order to fulfill the court's mandate, new correctional health care facilities must be constructed statewide. The CPR has identified the need to construct new health care facilities that, in total, will provide approximately 5,000 medical and 5,000 mental health patient beds. Therefore, at this time, the CPR is planning to build up to seven CPR health care facilities. The facilities will be built throughout the state, with consideration given to proximity to patient demand. Furthermore, locations must be near larger urban areas to help guarantee access to a qualified pool of skilled professionals, such as nurses, doctors, teachers and administrative staff. Therefore, a site within the existing Northern California Youth Correctional Center (NCYCC) near Stockton has been identified as a potential location for an approximately 1,800-bed health care facility.

In accordance with CEQA, the CPR will serve as the lead agency and will prepare an Environmental Impact Report (EIR) to evaluate the environmental effects associated with the construction and operation of a new health care facility at the project site. The proposed health care facility will include building space for administrative and clinical functions and housing for the patients. The EIR will identify the significant adverse environmental impacts of the project and require the adoption of all feasible mitigation measures or alternatives to avoid or substantially reduce the project's significant impacts to the extent feasible. In accordance with Section 15082 of the CEQA Guidelines, CPR has prepared this Notice of Preparation to provide responsible and trustee agencies and other interested parties with information describing the project and the issue areas that will be evaluated in the EIR.



Source: EDAW 2008

Regional Location

Exhibit 1

PROJECT LOCATION AND SETTING

The 144.2-acre project site is within the NCYCC located at 7650 South Newcastle Road in unincorporated central San Joaquin County. The Stockton city limit is located approximately 1/3-mile north of the site (Exhibit 2). South Newcastle Road currently provides direct access to the NCYCC facilities, and SR 99, located approximately 1.5 miles west of the site, provides regional access.

The NCYCC is developed with a total of four youth correctional facilities: N.A Chaderjian, O.H. Close, Dewitt Nelson, and Karl Holton youth correctional facilities (Exhibit 3). The N.A Chaderjian facility was designed for 600-ward capacity, with the remaining three facilities each designed for 400-ward capacity for a total capacity of 1,800 wards at NCYCC. Of these, Karl Holton facility was closed in 2003. The three youth correctional facilities that are currently operational together house approximately 450 wards. The Dewitt Nelson facility is expected to close July 2008. In addition, there is an existing state-owned correctional training center, the Richard A. McGee Correctional Training Center Annex (CTCA), formerly the Northern California women's Facility (CTCA) located on Arch Road adjacent to NCYCC. As a separate project, CDCR plans to convert the CTCA facility into an adult male re-entry facility. The purpose of the Northern California Re-Entry Facility (NCRF) is to provide counseling, services, job training, and housing placement services for a maximum of 500 inmates who are a year or less from their release date. The approved Initial Study/Mitigated Negative Declaration (IS/MND) for NCRF is available online at the following website: http://www.cdcr.ca.gov/Reports_Research/Environmental/index.html.

The final IS/MND is also available by contacting:

Nancy MacKenzie, Senior Environmental Planner
Environmental Planning Unit
Facility Planning, Construction and Management Division
California Department of Corrections and Rehabilitation
9838 Old Placerville Road, Suite B
Sacramento, CA 94283-0001
Phone (916) 255-2159
Fax (916) 255-3030

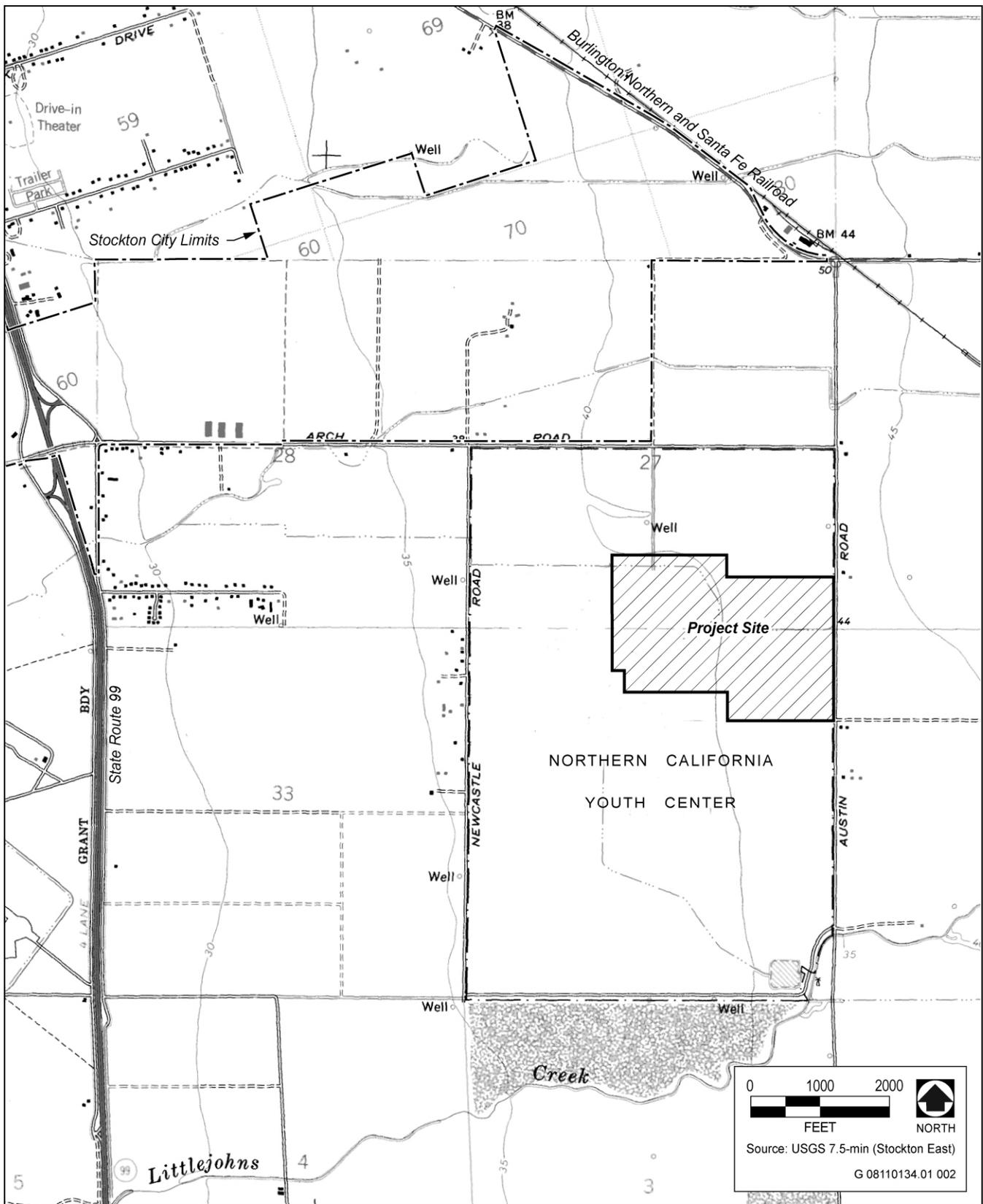
DESCRIPTION OF PROPOSED FACILITIES

CPR proposes to construct a sub-acute medical care facility on the project site with up to 1,800-beds. The facility would consist of housing clusters, diagnostic and treatment centers, an armory, warehousing and support facilities, a central plant, outdoor recreation fields, a gatehouse, a regional production kitchen, staff training facilities and parking areas. A lethal electrified fence (e-fence) would surround the secured area, a vehicle sally port would be incorporated into the fencing, and guard towers, at a minimum, would be located at each corner and at the vehicle sally port. The project also includes exterior lighting. Parking would be provided for staff and visitors.

Improvements to the existing dry utilities infrastructure (electrical, phone, gas, etc.) and roads, and water, wastewater, and drainage infrastructure would be constructed to meet facility demands. An electrical substation may be required on site. The project will require extension of on-and off-site infrastructure to the project site, including new groundwater wells if feasible, or water pipelines that would connect to an existing City of Stockton water line located northwest of the site in Arch Road. A regional drainage flow bisects the site and would need to be realigned.

Between 15 and 25 patients are anticipated to check into and out of the facility each week, although during the start-up period of the facility the number of patients checking in is anticipated to be much higher.

The proposed medical care facility would employ up to 1,890 staff working around the clock over several different shifts with the highest number of staff working between 2 pm and 10 pm. Total daily staffing would be less than the total number of persons hired. The facility would operate 24 hours per day/7days per week, and therefore staff would rotate among the various shifts and days of operation. Approximately 75 to 100 visitors are anticipated per day.



Source: EDAW 2008

Site Vicinity and Topographic Map

Exhibit 2



Source: EDAW 2008

Site Vicinity Aerial Map

Exhibit 3

DEMOLITION, REMEDIATION, AND PROJECT CONSTRUCTION

The proposed project would replace the former Karl Holton Youth Correctional Facility on the site. The existing facility is closed; therefore there would be no issues related to ward and/or employee relocation. All structures associated with the existing youth correctional facilities would be demolished, and trees may be removed.

Additionally, remediation activities are anticipated to remove soils on portions of the project site that show elevated levels of petroleum hydrocarbons, semi-volatile organic compounds, and chlorinated pesticides. Additional soil sampling is currently being conducted to verify the extent of contamination; remediation is preliminarily anticipated to require the removal of soil from the project site.

Aside from remediation and demolition, ground disturbance would result from site grading and installation of on- and off-site infrastructure improvements. Construction vehicles would access the site from Arch Road and Austin Road, and the staging area would be located south of Arch Road in the vicinity of the project site.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will evaluate the probable direct and cumulative environmental impacts associated with construction and implementation of the California Health Care Facility Stockton project as described below. Mitigation measures will be recommended where appropriate to reduce potentially significant and significant impacts. The following issues are proposed for analysis in the EIR:

Visual Resources

Although the majority of on-site structures would be single-story, the project does include guard towers, which could obstruct views of any visual resources identified in the area. In addition, project site lighting could cause lighting and glare impacts. The EIR will provide an assessment of project impacts to visual resources, as well as lighting and glare impacts.

Agriculture Resources

The site was classified Prime Farmland and Farmland of Statewide Importance prior to conversion to prison land uses in 1987. The western portion of the site has been disturbed and the eastern portion is disked but not currently used for agricultural purposes. Although the site is not and has not for some time been in agricultural use, the project's direct and indirect impacts on agricultural resources will be analyzed in the EIR.

Air Quality

The EIR will describe regional and local air quality in the vicinity of the project site and evaluate impacts to air quality associated with remediation, demolition, project construction, and project operation. The project's estimated air emissions will be compared to emissions thresholds of the San Joaquin Valley Air Pollution Control District. The EIR will also include a discussion of greenhouse gas emissions and the project's contribution to potential cumulative impacts on global climate.

Biological Resources

The proposed project involves demolition of existing structures, which could affect special-status bat species that may utilize the vacant structures for roosting. During the demolition process, removal of trees that could be used as nesting habitat by special-status bird species could also result in potential impacts. In addition, the new facilities would be developed on previously disturbed areas of the existing youth correctional facility and disked vacant land (not in agricultural production), and the facility would be surrounded by an e-fence. Sensitive biological resources may be found in previously disturbed areas and animal mortalities can occur as a result of the

e-fence. A regional drainage flow bisects the site and would need to be realigned, and impacts related to jurisdictional waters would be analyzed. Impacts to any special status species associated with realignment of the regional drainage flow would also be analyzed. Therefore, the proposed project's potential to affect such resources will be analyzed in the EIR.

Cultural Resources

None of the buildings are over 50 years old and would not likely be considered historic resources. Although much of the proposed project would be constructed on previously disturbed areas of the existing youth correctional facility, which was completely graded and disturbed during construction of the facilities, a large portion of the project site consists of disked vacant land. This portion of the site could contain known and/or unknown cultural resources. The project's potential to affect cultural resources will be analyzed in the EIR.

Geology, Soils, Mineral Resources, and Paleontological Resources

Construction of the health care facilities on the project site could result in impacts related to geotechnical hazards, including seismicity of the area, potential for liquefaction and subsidence, erodibility of the site's soils, soil stability characteristics, and shrink/swell potential of site soils, as applicable. In addition, it is currently unknown whether potential mineral resources may exist at the project site, and whether development of the proposed project could restrict access to any such resources. Furthermore, it is currently unknown whether the project site soils have the potential to contain paleontological resources. If such resources exist on the site, construction activities associated with remediation, demolition, and grading could result in potentially significant impacts. The EIR for the proposed project will evaluate potential impacts related to geology, soils, mineral resources, and paleontological resources.

Hazards and Hazardous Materials

Some areas of the former youth correctional facility contain soils with elevated levels of petroleum hydrocarbons, semi-volatile organic compounds, and chlorinated pesticides. Remediation of the affected soils is required. Demolition of the former youth correctional facilities could involve exposure of workers to asbestos containing materials (ACMs), lead based paint (LBP), as well as mercury and PCBs from fluorescent lighting fixtures. Furthermore, operation of the proposed health care facility would involve disposal of medical waste. The EIR will evaluate the potential for the proposed project to result in impacts associated with hazards and hazardous materials.

Hydrology and Water Quality

The EIR will describe the project's effect on the hydrology and water quality characteristics of the project area including alteration of drainage patterns, erosion, storm water discharges, and flooding. A regional drainage flow bisects the site and would need to be realigned.

Land Use and Planning

The EIR will describe the proposed project's potential effects on existing land uses. The CPR is directed to consider relevant federal or state land use policies. However, the CPR is exempt from plans, policies, and regulations adopted by non-state or federal agencies. Nevertheless, CPR will provide a discussion of relevant local plans and policies because conflicts could potentially result in environmental impacts.

Noise

The EIR will describe the project's construction and operational noise levels and will compare these levels to applicable noise thresholds to determine whether the project would result in a significant noise impact. The EIR

will also consider noise generated by existing surrounding land uses, such as the Stockton Metropolitan Airport, and will evaluate the potential effects on the proposed health care facility.

Population and Housing

The EIR will evaluate the project's effect on population and housing in the local area based on projections of project employment and distribution of the employees by place of residence.

Public Services

The EIR will evaluate the project's potential to create an adverse impact to schools, and will also evaluate effects on local police and fire services.

Recreation

The proposed project could potentially contribute to regional population growth due to the jobs created by the proposed health care facilities, which could indirectly result in the increase in use of parks and other recreational facilities. This issue will be analyzed in the EIR.

Transportation/Traffic

The EIR will evaluate the project's impact on regional and local transportation facilities based on a transportation analysis that will assess both construction-related impacts (heavy truck trips and construction worker trips), as well as operational impacts (employee trips, patient transport, access, and parking). A traffic study will be prepared for the project in consultation with the City of Stockton, San Joaquin County, and Caltrans.

Utilities

The EIR will analyze the current capacity of the drainage, water, wastewater, natural gas, and electrical systems and the project's impact on these systems. An analysis of local water supply conditions will be provided. The EIR will describe the existing dry utilities (gas, electric, phone, etc.) and water, wastewater, and drainage facilities within the project vicinity, and provide an impact analysis of on-site and off-site utility line construction. The EIR will also describe the existing solid waste facilities that serve the site.

Growth Inducement

The EIR will evaluate the project's potential for growth inducement resulting from expansion or extension of infrastructure improvements, as well as new demand for housing, and goods and services. The effect of primary and secondary increases in employment and economic activity will be discussed.

Cumulative Impacts

The EIR will discuss the incremental contribution of the project to cumulative effects of other past, current, and planned and reasonably foreseeable projects in the vicinity.

ALTERNATIVES EVALUATED IN THE EIR

In accordance with the CEQA Guidelines Section 15126.6, the EIR will describe a reasonable range of alternatives to the proposed project that are capable of meeting most of the project's objectives, but would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will also provide an analysis of the No Project Alternative.

OPPORTUNITY FOR PUBLIC COMMENT

Interested individuals, groups, and agencies may provide CPR with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by state law, comments should be provided no later than 5 p.m. on July 16, 2008. Comments may also be provided at the public scoping meeting starting at 6:00 p.m. on June 30, 2008 at the following address:

San Joaquin Council of Governments Board Room
555 E. Weber Avenue
Stockton, CA 95202-2804

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide CPR with the name of a staff contact person. Please send all comments to:

Laura Sainz
CEQA Project Manager
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834



CITY OF STOCKTON

OFFICE OF THE CITY MANAGER

City Hall • 425 N. El Dorado Street • Stockton, CA 95202-1997 • 209/937-8212 • Fax 209/937-7149
www.stocktongov.com

July 17, 2008

Laura Sainz
CEQA Project Manager for the California Prison Receivership
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

CITY OF STOCKTON COMMENTS ON THE NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CALIFORNIA PRISON HEALTH CARE FACILITY STOCKTON

Thank you for the opportunity to comment on the Notice of Preparation for an Environmental Impact Report for the proposed California Health Care Facility Stockton (CHCF). The proposed project site within the existing Northern California Youth Correctional Center (NCYCC) complex is located immediately outside City of Stockton boundaries within unincorporated San Joaquin County. As it is completely within the City's sphere of influence, the City expects to surround the NCYCC in the future. In fact, there is a large residential, commercial and industrial project currently proposed within approximately half a mile to the north of the proposed CHCF. The project, known as "Mariposa Lakes", is shown on the 2035 General Plan Land Use Diagram, as Villages I and J, as well as an industrial designation of land area to the west. In light of this plan, and the proximity to existing City limits, the City considers the surrounding land use compatibility and safety concerns with the proposed California Health Care Facility of particular importance.

The following comments are provided for your consideration:

- The City is concerned that locating an adult prison health care facility with maximum security inmates in close proximity to planned residential, and existing and planned employment centers, will have significant social and economic effects on the existing and future Stockton community. Potentially significant effects include: decrease in property values; occurrence of physical blight and dilapidation; increased calls for police services; increase in crime; impediments to economic development due to negative presence; geographic inequity; and further deterioration to the City of Stockton's image. A socioeconomic impact analysis should be prepared.



CALIFORNIA HEALTH CARE FACILITY – NOTICE OF PREPARATION

JULY 17, 2008

PAGE 2

- Along with the 500-bed reentry facility that will be next door, this 1,800-bed facility will undoubtedly attract many families of the inmates who are incarcerated there.
- As for the positive economic outcome from all of the "new jobs" to be created by the facility, we believe that statement is a distortion and misnomer. The California Department of Corrections has expressed to us that most of their staff at the current Stockton area facilities live outside the area and commute to work. While some of the physicians, nurses, correctional officers, and other staff employed there may take residence in Stockton, most probably will not.
- This facility is currently located in the San Joaquin County Sheriff's Department jurisdiction which will stretch their resources for handling crimes. Ultimately, it is anticipated that this site will be annexed to the City of Stockton as the City incorporates surrounding properties. These potential future effects on the City's Police resources and budget should be addressed.

Thank you for the opportunity to comment on this notice of preparation. Should you have any questions regarding this matter, please do not hesitate to contact me at 937-8212 or Community Development Director Mike Niblock at 937-8444.

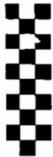


J. GORDON PALMER, JR.
CITY MANAGER

JGP:MMN:sah

cc: Kerry Sullivan, Community Development Director
San Joaquin County Community Development Department
1810 East Hazelton Avenue
Stockton, CA 95205

emc: Mayor and City Council
Ren Nosky, City Attorney
Guy Petzold, Deputy City Attorney
Mike Niblock, Community Development Director
Barbara Berlin, Deputy Community Development Director/Planning



REC'D JUL 07 2008

STATE OF CALIFORNIA
FACSIMILE COVER
10-2A-0049 (NEW 10/92)

ATTENTION: Laura Sainz		FROM: Kathy Selsor Department of Transportation 1976 East Charter Way Stockton, CA 95205	
UNIT/COMPANY: CEQA Project Manager 2400 Del Paso Road, Suite 255 Sacramento, CA 95834		DATE: 6/23/08	TOTAL PAGES (Including Cover Page)
		FAX # (Include Area Code) (209) 948-7164	ATSS FAX 8-423-7164
DISTRICT/CITY		PHONE # (w/ Area Code) (209) 948-948-7190	ATSS 8-423-7190
PHONE # (w/ Area Code) (916) 779-6409	FAX # (w/ Area Code) (916) 779-6470	ORIGINAL DISPOSITION: Destroy <input type="checkbox"/> Return <input type="checkbox"/> Call for Pickup <input type="checkbox"/>	

COMMENTS:

SJ-99-PM 14.5

SCH#2008062056

NOP

California Health Care Facility Stockton

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2048 STOCKTON, CA 95201
(1976 E. CHARTER WAY/1976 E. DR. MARTIN
LUTHER KING JR. BLVD. 95205)
TTY: California Relay Service (800) 735-2929
PHONE (209) 941-1921
FAX (209) 948-7194



*Flex your power!
Be energy efficient!*

June 23, 2008

**10-SJ-99-PM-14.5
SCH#2008062056(NOP)
California Health Care
Facility Stockton**

Laura Sainz
State of California
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

Dear Ms. Sainz

The California Department of Transportation (Department) appreciates the opportunity to have reviewed the Notice of Preparation (NOP) for the proposed California Health Care Facility Stockton (APNs 181-100-07, 181-100-11, 181-150-02, 181-150-11 and 181-150-12). The project site is located at 7650 South New Castle Road in unincorporated San Joaquin County. The project is located on the grounds of the Northern California Youth Correctional Center (NCYCC). The Department has the following comments:

A Traffic Impact Study (TIS), in accordance with the Caltrans *"Guide for the Preparation of Traffic Impact Studies"* December 2002 edition needs to be provided to analyze and address the traffic impacts of the proposed project.

A scope of work should be prepared for Environment Impact Report's (EIR) traffic study and submitted for review and comment to Caltrans and other affected agencies, to verify that the TIS proposed boundary are, analysis scenarios, and analysis methodology are adequate.

If you have any questions or would like to discuss our comments in more detail, please contact Kathy Selsor at (209) 948-7190 e-mail: kathy_selsor@dot.ca.gov or me at (209) 941-1921.

Sincerely,

TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING

REC'D JUL 11 2008

02539

State of California—Business, Transportation and Housing Agency

ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL

3330 Ad Art Road
Stockton, CA 95208
(209) 943-8666
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)



July 1, 2008

File No.: 265.10215.9921.CA Health Care

Ms. Laura Sainz
California Prison Health Care Receivership
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

Dear Ms. Sainz:

Thank you for the opportunity to review the California Health Care Facility Stockton Draft/Environmental Impact Report (EIR). The California Health Care Facility Stockton Project is a proposed 1,800-bed health care facility with supporting construction and parking areas located on 144.2 acres near Arch Road and Austin Road in unincorporated San Joaquin County. (SCH #2008062056).

The EIR does address the potential impact on regional and local transportation both in the construction phase and operational phase (employee trips, patient transport, access, and parking). The California Highway Patrol has the primary responsibility for traffic enforcement on State Route 99 and Mariposa Road which will be utilized to access the location, but overall impact on local traffic created by this project should be minimal. Should you have any questions, please feel free to call my staff at (209) 943-8666.

Sincerely,

A handwritten signature in black ink, appearing to read "J. E. Dial".

J. E. DIAL, Captain
Commander
Stockton Area

cc: Special Projects Section
State Clearing House, Office of Planning and Research

meyers | nave riback silver & wilson
professional law corporation

Ed Grutzmacher
Attorney at Law
510.808.2000

July 3, 2008

VIA U.S. MAIL

Laura Sainz
CEQA Project Manager for the California Prison Receivership
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, California 95834

Re: California Health Care Facility, Stockton

Dear Ms. Sainz,

Meyers Nave represents the City of Whittier ("Whittier") with respect to the California Prison Health Care Receiver's ("Receiver") program to construct 10,000 medical and mental health beds to service California's prisoner population. I am in receipt of your notice of preparation ("NOP") of an environmental impact report for the proposed California Health Care Facility project at the Northern California Youth Correctional Center in Stockton, CA ("project"). Whittier is encouraged that the Receiver has decided to follow the California Environmental Quality Act in evaluating proposed sites for the Receiver's projects and hopes that the Receiver will continue to follow this very important law. Whittier has no further comments on the project or the NOP at this time. Please ensure that Whittier continues to receive all further notices and correspondence concerning this project at my office, 555 12th Street, Suite 1500, Oakland, CA 94607.

Very truly yours,



Ed Grutzmacher

CC: Steve Helvey, Nancy Mendez

7_3 letter regarding NOP on Stockton Project (2).DOC

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5390



June 18, 2008

Laura Sainz
Ca Prison Health Care Receivership
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

RE: SCH# 2008062056 - Ca Health Care Facility Stockton, San Joaquin County

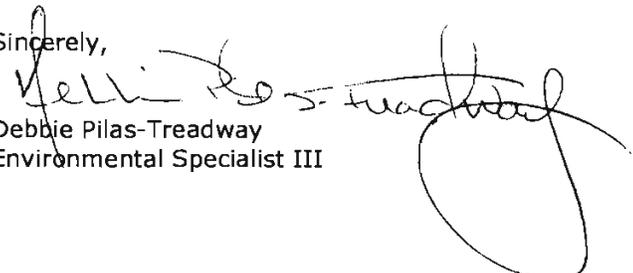
Dear Ms. Sainz:

The Native American Heritage Commission has reviewed the above mentioned NOP. To adequately assess and mitigate project-related impacts on archaeological resources, the Commission recommends the following actions be required:

1. Contact the appropriate Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
3. Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. Requests must be made in writing with the County, Quad map name, township, range and section.
 - A list of appropriate Native American Contacts for consultation concerning the project site and to assist in the mitigation measures.
4. Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5 (f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5 (e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

If you have any questions, please contact me at (916) 653-4038.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

CC: State Clearinghouse



ARNOLD SCHWARZENEGGER
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



CYNTHIA BRYANT
DIRECTOR

Notice of Preparation

June 16, 2008

To: Reviewing Agencies

Re: California Health Care Facility Stockton
SCH# 2008062056

Attached for your review and comment is the Notice of Preparation (NOP) for the California Health Care Facility Stockton draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Laura Sainz
California Prison Health Care Receivership
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan

SM
Scott Morgan
Project Analyst, State Clearinghouse

Attachments

cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2008062056
Project Title California Health Care Facility Stockton
Lead Agency California Prison Health Care Receivership

Type **NOP** Notice of Preparation
Description The proposed 1,800-bed health care facility would consist of housing clusters, diagnostic and treatment centers, an armory, warehouse facilities, a central plant, outdoor recreation fields, a gatehouse, and parking areas. A lethal electrified fence would surround the secured area, a sally port would be incorporated into the fencing, and guard towers, at a minimum, would be located at each corner and at the vehicle sally port. The project also includes exterior lighting. Parking would be provided for staff personnel and visitors. On- and off-site infrastructure improvements would also be required. The proposed health care facility would employ as many as 1,890 staff and approximately 75 to 100 visitors are anticipated per day.

Lead Agency Contact

Name Laura Sainz
Agency California Prison Health Care Receivership
Phone (916) 779-6409 **Fax**
email
Address 2400 Del Paso Road, Suite 255
City Sacramento **State** CA **Zip** 95834

Project Location

County San Joaquin
City Stockton
Region
Cross Streets Arch Road and Austin Road
Lat / Long 37° 54' N / 121° 11' W
Parcel No. 181-100-07, 11; 181-150-02, 11, 12
Township 1N **Range** 7E **Section** 27, 34 **Base** MDB&M

Proximity to:

Highways SR 99
Airports Stockton Municipal
Railways BNSF
Waterways Littlejohns Creek and Weber Slough
Schools O.H. Close School
Land Use The consists of a former youth correctional facility and vacant area.
Zoning: Public-Facilities
General Plan: Public

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Fiscal Impacts; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Parks and Recreation; Native American Heritage Commission; Public Utilities Commission; Office of Historic Preservation; Central Valley Flood Protection Board; Department of Fish and Game, Region 2; Department of Conservation; California Highway Patrol; Caltrans, District 10; Department of Toxic Substances Control; Department of Corrections

**Document Details Report
State Clearinghouse Data Base**

Date Received 06/16/2008 ***Start of Review*** 06/16/2008 ***End of Review*** 07/15/2008

Resources Agency

- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
David Johnson
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Sharon Howell
- California Energy Commission
Paul Richins
- Cal Fire
Allen Robertson
- Office of Historic Preservation
Wayne Donaldson
- Dept of Parks & Recreation
Environmental Stewardship Section
- Central Valley Flood Protection Board
Mark Herald
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou

- Fish & Game Region 2
Jeff Drongesen
- Fish & Game Region 3
Robert Floerke
- Fish & Game Region 4
Julie Vance
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 I/M
Gabrina Gatchel
Inyo/Mono, Habitat Conservation Program
- Dept. of Fish & Game M
George Isaac
Marine Region

Other Departments

- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Depart. of General Services
Public School Construction
- Dept. of General Services
Robert Sleppy
Environmental Services Section
- Dept. of Health Services
Veronica Malloy
Dept. of Health/Drinking Water

Independent Commissions, Boards

- Delta Protection Commission
Debby Eddy
- Office of Emergency Services
Dennis Castrillo
- Governor's Office of Planning & Research
State Clearinghouse
- Native American Heritage Comm.
Debbie Treadway

Fish and Game

- Depart. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch
- Fish & Game Region 1E
Laurie Hamsberger

- Public Utilities Commission
Ken Lewis
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Jean Sarino
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

- Caltrans - Division of Aeronautics
Sandy Hesnard
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Shirley Kelly
Office of Special Projects
- Housing & Community Development
Lisa Nichols
Housing Policy Division

Dept. of Transportation

- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Jeff Pulverman
- Caltrans, District 4
Tim Sable
- Caltrans, District 5
David Murray
- Caltrans, District 6
Moses Stites
- Caltrans, District 7
Vin Kumar

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Bob Joseph

Cal EPA

Air Resources Board

- Airport Projects
Jim Lerner
- Transportation Projects
Ravi Ramalingam
- Industrial Projects
Mike Tollstrup

- California Integrated Waste Management Board
Sue O'Leary

- State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

- State Water Resources Control Board
Steven Herrera
Division of Water Rights

- Dept. of Toxic Substances Control
CEQA Tracking Center

- Department of Pesticide Regulation

Regional Water Quality Control Board (RWQCB)

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)

Other Corrections

REC'D JUL 17 2008



02567
CHIEF EXECUTIVE OFFICE
Richard W. Robinson
Chief Executive Officer

Patricia Hill Thomas
Chief Operations Officer/
Assistant Executive Officer

Monica Nino-Reid
Assistant Executive Officer

Stan Risen
Assistant Executive Officer

1010 10th Street, Suite 6800, Modesto, CA 95354
P.O. Box 3404, Modesto, CA 95353-3404
Phone: 209.525.6333 Fax 209.544.6226

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

July 16, 2008

Laura Sainz
California Prison Receivership
USR/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

**SUBJECT: ENVIRONMENTAL REFERRAL – CALIFORNIA PRISON
RECEIVERSHIP – CALIFORNIA HEALTH CARE FACILITY,
STOCKTON**

Ms. Sainz:

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has no comments at this time.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

Raúl Mendez, Senior Management Consultant
Environmental Review Committee

cc: ERC Members

August 11, 2008

REVISED NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT

PROJECT TITLE: California Health Care Facility, Stockton

PROJECT LOCATION: Northern California Youth Correctional Center, 7650 South Newcastle Road, Stockton, CA 95215.

NOTICE OF PREPARATION: This Revised Notice of Preparation (NOP) is reissued due to changes in the scope and nature of the proposed project, including the number of staff proposed to be employed at the project site. Changes to the June 16, 2008 NOP are shown in bold-underline. Another scoping meeting will not be held. However, this NOP will be sent to all previous recipients as well as to all who attended the June 30, 2008 scoping meeting.

As the lead agency, the California Prison Health Care Receivership (CPR) would like to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. The environmental issues to be addressed in the Draft EIR will include, but not necessarily be limited to:

- ▶ Visual Resources
- ▶ Agriculture Resources
- ▶ Air Quality
- ▶ Biological Resources
- ▶ Cultural Resources
- ▶ Geology, Soils, Mineral Resources, and Paleontological Resources
- ▶ Hazards and Hazardous Materials
- ▶ Hydrology and Water Quality
- ▶ Land Use and Planning
- ▶ Noise
- ▶ Population and Housing
- ▶ Public Services
- ▶ Recreation
- ▶ Transportation/Traffic
- ▶ Utilities

It is anticipated that trustee and responsible agencies will rely on the EIR when considering issuing their applicable permit(s) or other approvals for the proposed project.

COMMENT PERIOD: Comments must be received no later than **30 days** after the date of this notice. Thus, comments must be received by **September 11, 2008**. Please include the name for a contact person in your agency and send your comments to:

**Laura Sainz
CEQA Project Manager for the California Prison Receivership
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834**

PROJECT DESCRIPTION: The full project description, location, and identification of potential environmental effects are contained in the attached materials.

In accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.), the California Prison Health Care Receivership (CPR) will be preparing an Environmental Impact Report (EIR) to evaluate the environmental effects associated with development of a new medical care facility with up to 1,800 beds on a 144.2-acre site. The project site includes most of the former Karl Holton Youth Correctional Facility (closed in 2003), which is part of the Northern California Youth Correctional Center (NCYCC) located at 7650 South Newcastle Road in unincorporated central San Joaquin County.

In order to fulfill a 2005 mandate from the Federal Court, CPR has been tasked with the statewide construction of up to seven new correctional health care facilities, which CPR estimates will provide approximately 10,000 medical and mental health patient beds. The proposed project represents one of the seven facilities to be constructed over the next three years.

Since the release of the original NOP (dated June 16, 2008), CPR's program at the Stockton NCYCC site has been further refined. Particular attention has been given to the staffing needs of this facility. The refinements do not change the total number of beds proposed (1,800) at the project site, but do require a substantial increase in the proposed number of staff that would work at the site. Compared to 1,890 staff as indicated in the original NOP, the proposed project will now involve 3,030 staff. The staffing increase is due to the fine tuning of the medical and mental health programs, as well as a review of the staffing needs for a facility that includes both men and women. The bed count of 1,800 will continue to include half mental health and half medical patients. The CPR has determined that these additions have changed the overall project enough to warrant the issuance of a revised NOP. Changes to the project description are shown in underlined bold text below.

The facility would consist of housing clusters, diagnostic and treatment centers, an armory, warehouse facilities, a central plant, outdoor recreation fields, a gatehouse, a regional kitchen facility and parking. A lethal electrified fence would surround the secured area, a sally port would be incorporated into the fencing, and guard towers, at a minimum, would be located at each corner and at the vehicle sally port. The project also includes exterior lighting. Parking would be provided for staff personnel and visitors. On- and off-site infrastructure improvements would be installed. The proposed medical care facility would employ up to **3,030** staff and approximately 75 to 100 visitors are anticipated per day.

If you require additional information related to this notice, please contact Laura Sainz, CEQA Project Manager at (916) 779-6409.

PROJECT DESCRIPTION AND LOCATION

GENERAL INFORMATION

- Project Title:** California Health Care Facility Stockton
- Lead Agency:** California Prison Health Care Receivership (CPR) (under the Federal Receivership for the California Department of Corrections and Rehabilitation (CDCR) medical care system)
- CEQA Project Manager
 Laura Sainz
 URS/Bovis Lend Lease Joint Venture
 2400 Del Paso Road, Suite 255
 Sacramento, CA 95834
 Phone: (916) 779-6409
 Email: laura.sainz@ursblljv.com
- Project Location:** The 144.2-acre project site (APNs 181-100-07, 181-100-11, 181-150-02, 181-150-11 and 181-150-12) is located at 7650 South New Castle Road in unincorporated San Joaquin County. The project site is located on the grounds of the Northern California Youth Correctional Center (NCYCC).
- CEQA Requirement:** **This Revised Notice of Preparation (NOP) is reissued due to reevaluation of staffing and subsequent changes in the number of staff proposed for the project (changes to the June 16, 2008 NOP are shown in bold-underline).** The NOP is intended to satisfy the requirements of the California Environmental Quality Act, (CEQA), (Public Resources code, Division 13, Section 21000-21177), and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000-15387).

Potential Approvals Required:

The following agencies may have jurisdiction over elements of the proposed project:

- ▶ U.S. Fish and Wildlife Service
- ▶ U.S. Army Corps of Engineers
- ▶ Federal Aviation Administration
- ▶ California Department of Corrections and Rehabilitation
- ▶ California Department of Transportation
- ▶ California Division of the State Architect
- ▶ California Department of Toxic Substances Control

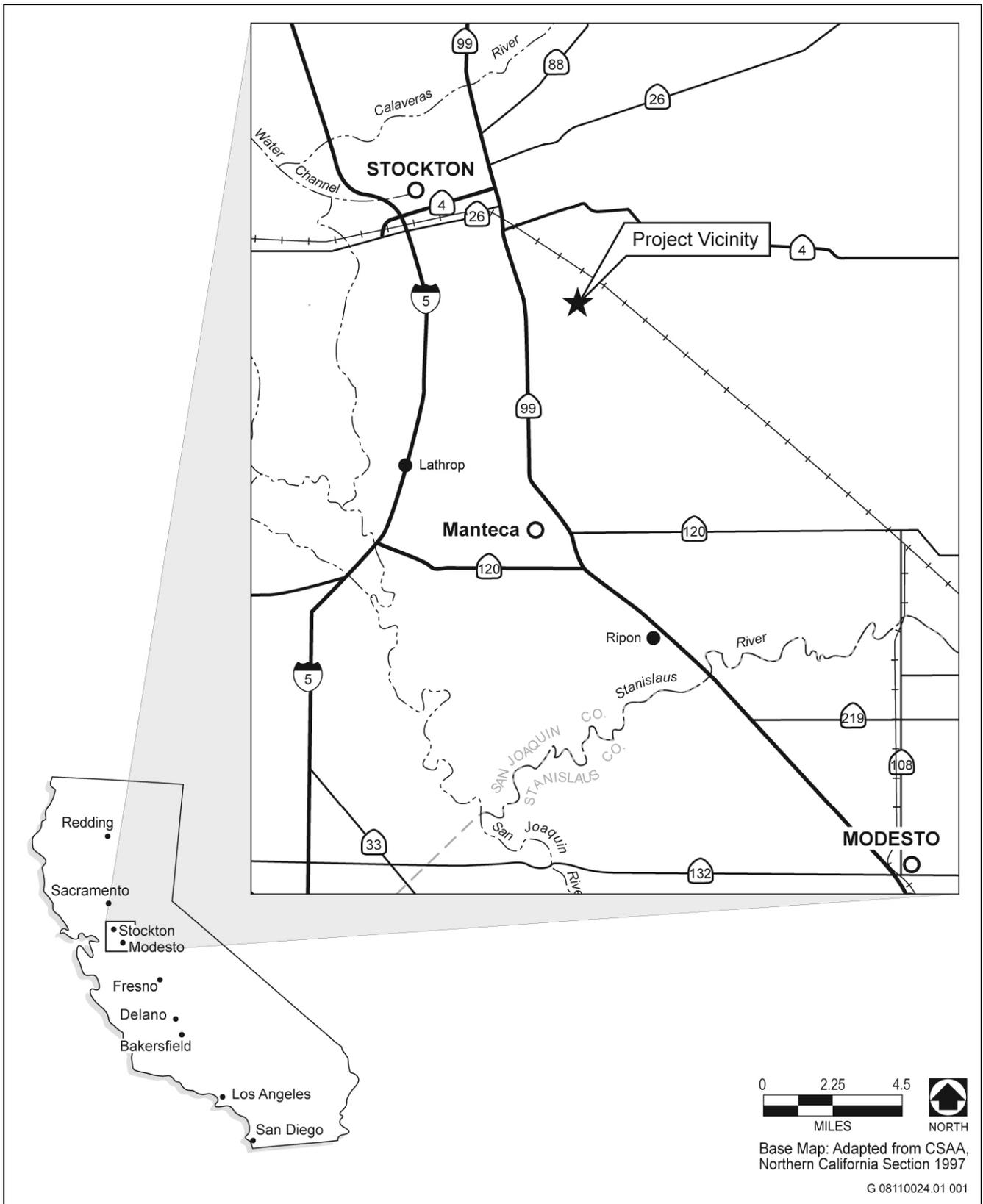
- ▶ California Department of Fish and Game
- ▶ California Department of Public Health
- ▶ State Water Resources Control Board
- ▶ Central Valley Regional Water Quality Control Board
- ▶ Central Valley Flood Protection Board
- ▶ San Joaquin Valley Air Pollution Control District
- ▶ San Joaquin County
- ▶ San Joaquin County Council of Governments
- ▶ City of Stockton

PROJECT NEED

In April 2001, a class action lawsuit, *Plata v. Schwarzenegger*, was filed by prison inmates against the State of California contending that the California Department of Corrections and Rehabilitation (CDCR) was in violation of the Eighth (prohibits cruel and unusual punishment) and Fourteenth (right to due process and equal protection) Amendments to the United States Constitution by providing inadequate medical care to prison inmates. In the *Plata* case, the federal courts found that the current state of prison infrastructure does not support a constitutionally adequate level of health care. Similar findings have been issued in several other cases since 2001, including the *Coleman* case relative to mental health care, the *Perez* case relative to dental care, and the *Armstrong* case relative to CDCR's disabled inmates. In response to the *Plata* case, in 2005 a U.S. District court placed the California prison health care system in receivership. In justifying this decision, U.S. District Court Judge Thelton Henderson pointed to the uncontested fact that, on average, one California inmate dies every six to seven days because of constitutional deficiencies in the State prison health care system. California's prison medical delivery system is now administered by the California Prison Receiver (CPR or the Receiver). The CPR is charged with creating a system where prison custody and health care staff together can guarantee that inmates' access to health care and services in California prisons meets constitutional standards.

In order to fulfill the court's mandate, new correctional health care facilities must be constructed statewide. The CPR has identified the need to construct new health care facilities that, in total, will provide approximately 5,000 medical and 5,000 mental health patient beds. Therefore, at this time, the CPR is planning to build up to seven CPR health care facilities. The facilities will be built throughout the state, with consideration given to proximity to patient demand. Furthermore, locations must be near larger urban areas to help guarantee access to a qualified pool of skilled professionals, such as nurses, doctors, teachers and administrative staff. Therefore, a site within the existing Northern California Youth Correctional Center (NCYCC) near Stockton has been identified as a potential location for an approximately 1,800-bed health care facility.

In accordance with CEQA, the CPR will serve as the lead agency and will prepare an Environmental Impact Report (EIR) to evaluate the environmental effects associated with the construction and operation of a new health care facility at the project site. The proposed health care facility will include building space for administrative and clinical functions and housing for the patients. The EIR will identify the significant adverse environmental impacts of the project and require the adoption of all feasible mitigation measures or alternatives to avoid or substantially reduce the project's significant impacts to the extent feasible. In accordance with Section 15082 of the CEQA Guidelines, CPR has prepared this Notice of Preparation to provide responsible and trustee agencies and other interested parties with information describing the project and the issue areas that will be evaluated in the EIR.



Source: EDAW 2008

Regional Location

Exhibit 1

PROJECT LOCATION AND SETTING

The 144.2-acre project site is within the NCYCC located at 7650 South Newcastle Road in unincorporated central San Joaquin County. The Stockton city limit is located approximately 1/3-mile north of the site (Exhibit 2). South Newcastle Road currently provides direct access to the NCYCC facilities, and SR 99, located approximately 1.5 miles west of the site, provides regional access.

The NCYCC is developed with a total of four youth correctional facilities: N.A. Chaderjian, O.H. Close, Dewitt Nelson, and Karl Holton youth correctional facilities (Exhibit 3). The N.A. Chaderjian facility was designed for 600-ward capacity, with the remaining three facilities each designed for 400-ward capacity for a total capacity of 1,800 wards at NCYCC. Of these, Karl Holton facility was closed in 2003. **The Dewitt Nelson facility currently has no wards, but is temporarily being used to prepare and train existing youth correctional staff for transition into adult corrections at other sites. The facility is expected to close by the end of August 2008.** The **two** youth correctional facilities that are currently operational together house approximately 450 wards. In addition, there is an existing state-owned correctional training center, the Richard A. McGee Correctional Training Center Annex (CTCA), formerly the Northern California Women's Facility (NCWF) located on Arch Road adjacent to NCYCC. As a separate project, CDCR plans to convert the CTCA facility into an adult male re-entry facility. The purpose of the Northern California Re-Entry Facility (NCRF) is to provide counseling, services, job training, and housing placement services for a maximum of 500 inmates who are a year or less from their release date. The approved Initial Study/Mitigated Negative Declaration (IS/MND) for NCRF is available online at the following website: http://www.cdcr.ca.gov/Reports_Research/Environmental/index.html.

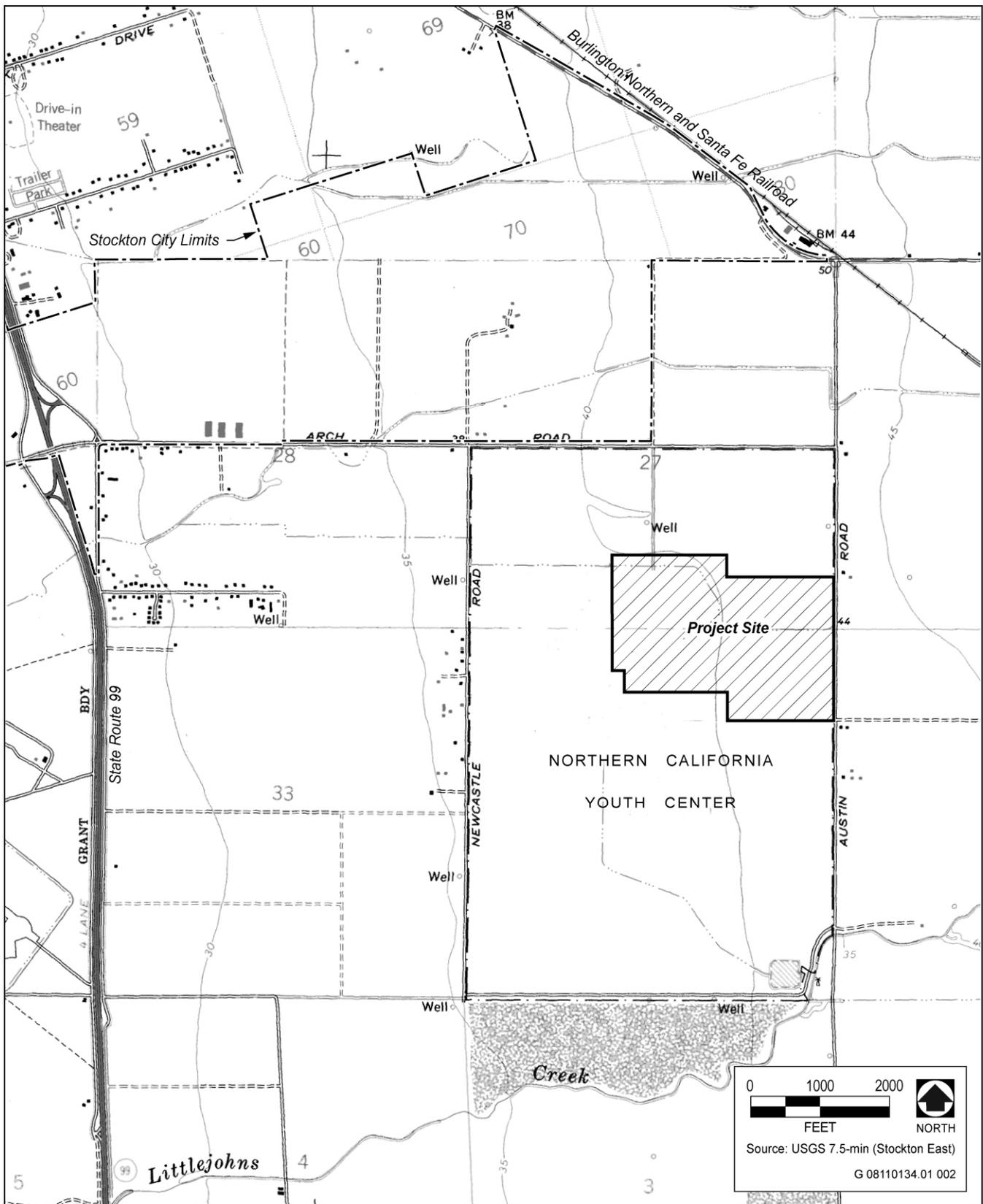
The final IS/MND is also available by contacting:

Nancy MacKenzie, Senior Environmental Planner
Environmental Planning Unit
Facility Planning, Construction and Management Division
California Department of Corrections and Rehabilitation
9838 Old Placerville Road, Suite B
Sacramento, CA 94283-0001
Phone (916) 255-2159
Fax (916) 255-3030

DESCRIPTION OF PROPOSED FACILITIES

Since the release of the original NOP (dated June 16, 2008), CPR's program at the Stockton NCYCC site has been further refined. Particular attention has been given to the staffing needs of this facility. The refinements do not change the total number of beds proposed (1,800) at the project site, but do require a substantial increase in the proposed number of staff that would work at the site. Compared to 1,890 staff as indicated in the original NOP, the proposed project will now involve 3,030 staff. The staffing increase is due to the fine tuning of the medical and mental health programs, as well as a review of the staffing needs for a facility that includes both men and women. The bed count of 1,800 will continue to include half mental health and half medical patients. The CPR has determined that these additions have changed the overall project enough to warrant the issuance of a revised NOP. Changes to the project description are shown in underlined bold text below.

CPR proposes to construct a medical care facility on the project site with up to 1,800-beds. The facility would consist of housing clusters, diagnostic and treatment centers, an armory, warehousing and support facilities, a central plant, outdoor recreation fields, a gatehouse, a regional production kitchen, staff training facilities and parking areas. A lethal electrified fence (e-fence) would surround the secured area, a vehicle sally port would be incorporated into the fencing, and guard towers, at a minimum, would be located at each corner and at the vehicle sally port. The project also includes exterior lighting. Parking would be provided for staff and visitors.



Source: EDAW 2008

Site Vicinity and Topographic Map

Exhibit 2



Source: EDAW 2008

Site Vicinity Aerial Map

Exhibit 3

Improvements to the existing dry utilities infrastructure (electrical, phone, gas, etc.) and roads, and water, wastewater, and drainage infrastructure would be constructed to meet facility demands. An electrical substation may be required on site. The project will require extension of on-and off-site infrastructure to the project site, including new groundwater wells if feasible, or water pipelines that would connect to an existing City of Stockton water line located northwest of the site in Arch Road. A regional drainage flow bisects the site and would need to be realigned.

Between **25 and 30** patients are anticipated to check into and out of the facility each **day**, although during the start-up period of the facility the number of patients checking in is anticipated to be much higher.

The proposed medical care facility would employ up to **3,030** staff working around the clock over several different shifts with the highest number of staff working between **6 am and 2 pm**. Total daily staffing would be less than the total number of persons hired. The facility would operate 24 hours per day/7 days per week, and therefore staff would rotate among the various shifts and days of operation. Approximately 75 to 100 visitors are anticipated per day.

DEMOLITION, REMEDIATION, AND PROJECT CONSTRUCTION

The proposed project would replace the former Karl Holton Youth Correctional Facility on the site. The existing facility is closed; therefore there would be no issues related to ward and/or employee relocation. All structures associated with the existing youth correctional facilities would be demolished, and trees may be removed.

Additionally, remediation activities are anticipated to remove soils on portions of the project site that show elevated levels of petroleum hydrocarbons, semi-volatile organic compounds, and chlorinated pesticides. Additional soil sampling is currently being conducted to verify the extent of contamination; remediation is preliminarily anticipated to require the removal of soil from the project site.

Aside from remediation and demolition, ground disturbance would result from site grading and installation of on-and off-site infrastructure improvements. Construction vehicles would access the site from Arch Road and Austin Road, and the staging area would be located south of Arch Road in the vicinity of the project site.

POTENTIAL ENVIRONMENTAL EFFECTS

The EIR will evaluate the probable direct and cumulative environmental impacts associated with construction and implementation of the California Health Care Facility Stockton project as described below. Mitigation measures will be recommended where appropriate to reduce potentially significant and significant impacts. The following issues are proposed for analysis in the EIR:

Visual Resources

Although the majority of on-site structures would be single-story, the project does include guard towers, which could obstruct views of any visual resources identified in the area. In addition, project site lighting could cause lighting and glare impacts. The EIR will provide an assessment of project impacts to visual resources, as well as lighting and glare impacts.

Agriculture Resources

The site was classified Prime Farmland and Farmland of Statewide Importance prior to conversion to prison land uses in 1987. The western portion of the site has been disturbed and the eastern portion is disked but not currently used for agricultural purposes. Although the site is not and has not for some time been in agricultural use, the project's direct and indirect impacts on agricultural resources will be analyzed in the EIR.

Air Quality

The EIR will describe regional and local air quality in the vicinity of the project site and evaluate impacts to air quality associated with remediation, demolition, project construction, and project operation. The project's estimated air emissions will be compared to emissions thresholds of the San Joaquin Valley Air Pollution Control District. The EIR will also include a discussion of greenhouse gas emissions and the project's contribution to potential cumulative impacts on global climate.

Biological Resources

The proposed project involves demolition of existing structures, which could affect special-status bat species that may utilize the vacant structures for roosting. During the demolition process, removal of trees that could be used as nesting habitat by special-status bird species could also result in potential impacts. In addition, the new facilities would be developed on previously disturbed areas of the existing youth correctional facility and disked vacant land (not in agricultural production), and the facility would be surrounded by an e-fence. Sensitive biological resources may be found in previously disturbed areas and animal mortalities can occur as a result of the e-fence. A regional drainage flow bisects the site and would need to be realigned, and impacts related to jurisdictional waters would be analyzed. Impacts to any special status species associated with realignment of the regional drainage flow would also be analyzed. Therefore, the proposed project's potential to affect such resources will be analyzed in the EIR.

Cultural Resources

None of the buildings are over 50 years old and would not likely be considered historic resources. Although much of the proposed project would be constructed on previously disturbed areas of the existing youth correctional facility, which was completely graded and disturbed during construction of the facilities, a large portion of the project site consists of disked vacant land. This portion of the site could contain known and/or unknown cultural resources. The project's potential to affect cultural resources will be analyzed in the EIR.

Geology, Soils, Mineral Resources, and Paleontological Resources

Construction of the health care facilities on the project site could result in impacts related to geotechnical hazards, including seismicity of the area, potential for liquefaction and subsidence, erodibility of the site's soils, soil stability characteristics, and shrink/swell potential of site soils, as applicable. In addition, it is currently unknown whether potential mineral resources may exist at the project site, and whether development of the proposed project could restrict access to any such resources. Furthermore, it is currently unknown whether the project site soils have the potential to contain paleontological resources. If such resources exist on the site, construction activities associated with remediation, demolition, and grading could result in potentially significant impacts. The EIR for the proposed project will evaluate potential impacts related to geology, soils, mineral resources, and paleontological resources.

Hazards and Hazardous Materials

Some areas of the former youth correctional facility contain soils with elevated levels of petroleum hydrocarbons, semi-volatile organic compounds, and chlorinated pesticides. Remediation of the affected soils is required. Demolition of the former youth correctional facilities could involve exposure of workers to asbestos containing materials (ACMs), lead based paint (LBP), as well as mercury and PCBs from fluorescent lighting fixtures. Furthermore, operation of the proposed health care facility would involve disposal of medical waste. The EIR will evaluate the potential for the proposed project to result in impacts associated with hazards and hazardous materials.

Hydrology and Water Quality

The EIR will describe the project's effect on the hydrology and water quality characteristics of the project area including alteration of drainage patterns, erosion, storm water discharges, and flooding. A regional drainage flow bisects the site and would need to be realigned.

Land Use and Planning

The EIR will describe the proposed project's potential effects on existing land uses. The CPR is directed to consider relevant federal or state land use policies. However, the CPR is exempt from plans, policies, and regulations adopted by non-state or federal agencies. Nevertheless, CPR will provide a discussion of relevant local plans and policies because conflicts could potentially result in environmental impacts.

Noise

The EIR will describe the project's construction and operational noise levels and will compare these levels to applicable noise thresholds to determine whether the project would result in a significant noise impact. The EIR will also consider noise generated by existing surrounding land uses, such as the Stockton Metropolitan Airport, and will evaluate the potential effects on the proposed health care facility.

Population and Housing

The EIR will evaluate the project's effect on population and housing in the local area based on projections of project employment and distribution of the employees by place of residence.

Public Services

The EIR will evaluate the project's potential to create an adverse impact to schools, and will also evaluate effects on local police and fire services.

Recreation

The proposed project could potentially contribute to regional population growth due to the jobs created by the proposed health care facilities, which could indirectly result in the increase in use of parks and other recreational facilities. This issue will be analyzed in the EIR.

Transportation/Traffic

The EIR will evaluate the project's impact on regional and local transportation facilities based on a transportation analysis that will assess both construction-related impacts (heavy truck trips and construction worker trips), as well as operational impacts (employee trips, patient transport, access, and parking). A traffic study will be prepared for the project in consultation with the City of Stockton, San Joaquin County, and Caltrans.

Utilities

The EIR will analyze the current capacity of the drainage, water, wastewater, natural gas, and electrical systems and the project's impact on these systems. An analysis of local water supply conditions will be provided. The EIR will describe the existing dry utilities (gas, electric, phone, etc.) and water, wastewater, and drainage facilities within the project vicinity, and provide an impact analysis of on-site and off-site utility line construction. The EIR will also describe the existing solid waste facilities that serve the site.

Growth Inducement

The EIR will evaluate the project's potential for growth inducement resulting from expansion or extension of infrastructure improvements, as well as new demand for housing, and goods and services. The effect of primary and secondary increases in employment and economic activity will be discussed.

Cumulative Impacts

The EIR will discuss the incremental contribution of the project to cumulative effects of other past, current, and planned and reasonably foreseeable projects in the vicinity.

ALTERNATIVES EVALUATED IN THE EIR

In accordance with the CEQA Guidelines Section 15126.6, the EIR will describe a reasonable range of alternatives to the proposed project that are capable of meeting most of the project's objectives, but would avoid or substantially lessen any of the significant effects of the project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will also provide an analysis of the No Project Alternative.

OPPORTUNITY FOR PUBLIC COMMENT

Interested individuals, groups, and agencies may provide CPR with written comments on topics to be addressed in the EIR for the project. Because of time limits mandated by state law, comments should be provided no later than 5 p.m. on **September 11, 2008**.

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide CPR with the name of a staff contact person. Please send all comments to:

Laura Sainz
CEQA Project Manager
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

Bayne, W. Andrew

From: Dorothy Indelicato [Dorothy.Indelicato@delicato.com]
Sent: Thursday, September 11, 2008 1:17 PM
To: Laura Sainz
Cc: jklevan@sjpnet.org
Subject: Men's Re-entry Facility in Stockton

Miss Sainz:

We wish to make our feelings known about the prison facility that your group is planning on establishing by transforming the Women's Prison into the Men's Prison just south of Arch Road.

Our homes and our company is located on Highway 99, on the very next intersection from the prison site.

Many times, when this facility was housing the criminal youth, I would see cars parked near my home watching for escaped inmates. The fact that we are in the area where there may be escapees (as well as like visitors) is not very comforting to our family nor our business environment.

Please, please, this is not an area to house a prison. Not where there are so many homes and businesses that will be at risk.

Dorothy Indelicato
Home Owner and Business Owner



CONFIDENTIALITY

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Catholic Healthcare West
CHW

1800 North California Street
Stockton, CA 95204
209 467 6384 Telephone
209 461 3299 Facsimile

Donald J. Wiley
President
CHW San Joaquin-Sierra

September 11, 2008

Laura Sainz
CEQA Project Manager
URS/Bovis Lend-Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

Re: Proposed California Health Care Facility, Stockton
Northern California Youth Correctional Center
7650 South Newcastle Road
Stockton, California 95215

Dear Ms. Sainz:

I am writing to express my concern and opposition to building the proposed California Health Care Facility in San Joaquin County.

I represent St. Joseph's Medical Center and St. Joseph's Behavioral Health Center; both are Catholic Healthcare West (CHW) facilities located in Stockton. St. Joseph's Medical Center is a 294 bed acute care facility with a medical staff of 400 physicians and 2,400 employees. St. Joseph's is the largest hospital and the largest private employer in San Joaquin County. St. Joseph's Behavioral Health Center is a licensed psychiatric facility with a 35-bed inpatient hospital, day treatment programs, and outpatient services. St. Joseph's Behavioral Health Center is the only licensed private mental health facility in San Joaquin County, and in fact, is the only such facility serving several neighboring counties.

The proposed 1,800 bed facility would include more beds than the private and public hospitals in this county combined. The proposal indicates the facility's staffing needs to be approximately 3,000. While I understand that the staff will include administrative personnel, a facility that size will require a significant portion of the staff to be skilled and licensed medical professionals. These staffing demands will place an enormous drain on the already limited supply of medical professionals, potentially jeopardizing the ability of current health care facilities in San Joaquin County to provide care to the communities we serve.

St. Joseph's is actively engaged in collaborating with San Joaquin Delta College, University of the Pacific, California State University, Stanislaus, and San Joaquin General Hospital to enhance educational and training programs for nurses, pharmacists,

Mark Twain
St. Joseph's
Hospital
San Andreas

Oak Valley
Hospital District
Oakdale

St. Dominic's
Hospital
Manteca

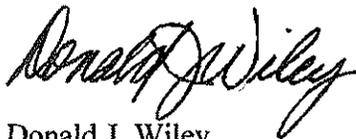
St. Joseph's
Behavioral
Health Center
Stockton

St. Joseph's
Medical Center
Stockton

clinical laboratory scientists, radiology technologists, physicians, physical therapists, social workers, and other medical professionals. We also work with the San Joaquin County Office of Education and local elementary and high schools to promote interest in health careers in young students. While we feel these efforts are critical in developing medical professionals, we are still faced with shortages. St. Joseph's offers very competitive salaries and benefits and yet we must extend recruitment efforts, and considerable expense, beyond the Central Valley and even the state, to recruit qualified medical personnel. St. Joseph's is more successful in recruitment efforts than the other hospitals in the county, so we recognize the tremendous human resource pressures they would face. There is a shortage of health care personnel of all types in San Joaquin County and building a prison health care facility would severely exacerbate that situation.

St. Joseph's mission is to serve the health care needs of our community. Our values and our health care ministry call us to advocate for improving health care access. While the need for a prison health care facility is undisputed, the needs of local hospitals and the medical community should not be overlooked or compromised. San Joaquin County does not have the health care workforce resources to support a prison health care facility without severely negatively impacting human resources for local hospitals, and potentially jeopardizing our ability to serve the health care needs of our community.

Respectfully,



Donald J. Wiley
President
St. Joseph's Medical Center
St. Joseph's Behavioral Health Center
CHW San Joaquin Sierra Service Area



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232
PHONE: 209/468-3121 FAX: 209/468-3163

September 11, 2008

Laura Sainz
Project Manager
California Health Care Facility, Stockton

RE: REVISED NOP FOR AN ENVIRONMENTAL IMPACT REPORT

Dear Ms. Sainz:

The enclosure contains comments submitted by San Joaquin County agencies on the revised NOP for the above-referenced project. Please submit to my attention twenty-five (25) copies of the Draft EIR so that further review may proceed.

Thank you for the initial opportunity to comment.

Sincerely,


Harry Islas
Senior Planner



**SAN JOAQUIN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

FILE

1810 E. HAZELTON AVE., STOCKTON, CA 95205-6232
PHONE: 209/468-3121 FAX: 209/468-3183

September 9, 2008

MEMORANDUM:

To: Manuel Lopez
County Administrator

From: Kerry Sullivan *KMS*
Community Development Director

Subject: **California Health Care Facility, Stockton**

Thank you for the opportunity to comment on the project proposed by the State in San Joaquin County.

Project Description:

The project will house up to 1,800 State correctional inmates at a newly constructed facility to provide mental and medical services to male and female inmates. Half of the inmates will be mental health patients and half of the inmates will be medical patients.

The proposed site is 144.2 acres of the Northern California Youth Correctional Center (NCYCC). The specific location will be the Karl Holten Youth Correctional Facility, which now is closed. Existing structures are to be demolished and, soil remediation will occur, as appropriate.

The project will employ 3,030 staff, a significant increase of the 1,890 staff originally proposed. No change in the types of services to be provided has been identified in the revised NOP.

Revised NOP Comments:

The enclosures are revised NOP comments by County agencies: the Sheriff's Office, the Public Works Department, the Human Services Agency, and County Health Care Services and the Community Development Department.

Community Development Department will coordinate County comments. The departmental contact is Harry Islas. His telephone numbers are 209-915-7441 or 209-468-3155.

Sheriff's Office:

It appears that there may be a conflict between the proposed State project and the County's planned jail expansion project. The EIR should lay out parallel construction timelines for both projects to determine if potential conflicts regarding staffing and project completion are likely. State mitigation and alternatives should be developed if significant conflicts are foreseeable.

Public Works Department:

It is requested that the EIR contain a terminal drainage system that provides adequate drainage for the project in accordance with County standards. The EIR should contain hydrologic and hydraulic analyses to ensure that properties above- and below-stream are not adversely affected. The EIR should identify the State Waste Discharge Identification Number for the project. The EIR should contain a County Storm Water Pollution Prevention Plan. The EIR should contain an evaluation of whether the project development will require a County Erosion and Sediment Control Permit. If so, the EIR author should coordinate mitigation or alternative measures that can be included in the EIR. The EIR traffic study should contain a traffic study that meets the approval of Public Works and Community Development prior to the Final EIR.

Human Services Agency:

The EIR should address the potential for impacts on the County for the provision of human services beyond current budget, caseload and staffing levels. State commitments for mitigation of such impacts should be contained in the EIR.

County Health Care Services:

The department memorandum dated August 27, 2008, specifies the particulars for the assessment required in the EIR.

Closing Comment:

Copies of the comment letters and contacts from the departments identified above are enclosed with this memorandum. The Community Development Department requests that twenty-five (25) copies of the draft EIR be submitted so that other interested parties and agencies can learn more about the project and to return draft EIR comments, if appropriate.

The proposed State project is a large undertaking, one that will have substantial impacts on various County agencies. The essential point that the State should commit to pay all costs associated with project planning, study, development, operation and maintenance. The County may provide an area where vital State services are made available, but the County will not subsidize a project that is mandated for the State to provide.

Should you wish to contact Mr. Islas, please use the telephone numbers listed above.



OFFICE OF

SHERIFF-CORONER

COUNTY OF SAN JOAQUIN

7000 Michael N. Canlis Blvd.
French Camp, California 95231-9781

SEPTEMBER 5, 2008

Steve Moore
Sheriff-Coroner
Public Administrator

**PROS & CONS FOR THE
CALIFORNIA HEALTH CARE FACILITY STOCKTON
PROJECT**

PRO:

- 1. The California Health Care Facility Stockton (CHCFS) may bring more than 3,000 employment opportunities to San Joaquin County.**
 - a. Individuals relocating to San Joaquin County may:**
 - i. Support the housing market and possibly increase county property values**
 - ii. Increase revenue throughout the county**

CONS:

- 1. Should the CHCFS construction project run concurrently with the San Joaquin County Jail Inmate Housing & Infrastructure construction project, it could negatively impact San Joaquin County by:**
 - a. Raising project costs due to:**
 - i. Competition for resources and materials to be used for the San Joaquin County Jail Expansion**
 - ii. Possible lengthening Jail Expansion Project timeline**
 - b. Competing for staffing positions needed for San Joaquin County's project**
 - i. Over 3,000 positions are projected by the state to staff CHCFS**
 - 1) May have a negative effect on San Joaquin County's commitment to fully staff the jail expansion project within 90 days of its completion**

- 2) May cause a higher attrition rate for San Joaquin by employees separating from the county and accepting employment with CDCR
- 3) Many of the State positions pay at a higher wage while providing competitive benefits

Job Description	Monthly Salary	Monthly Salary
	State Range	County Range
Correctional Officer	\$3,050 - \$6,144	\$4,045 - \$4,919
Dental Asst	\$2,828 - \$5,079	\$2,534 - \$3,080
Nurses Asst.	\$2,193 - \$2,862	\$2,331 - \$2,834
Registered Nurse	\$7,285 - \$8,431	\$5,666 - \$6,888

- 4) Increase the county's current 9% vacancy rate

2. Impact on the San Joaquin County Sheriff's Office

a. Patrol Division

- i. Possible increase of calls for service due to incidents occurring at CHCFS for:

- 1) Assaults, escapes, deaths, etc.

- a. Conduct investigation, prepare reports, and court appearances

b. Coroners Division

- i. Possible increase of calls for service as a result of in-custody deaths

- 1) Possible increase in Coroners case load

c. Custody Division

- i. Possible increase in inmate population due to housing CHCFS inmates pending court dates as a result of alleged crimes committed at CHCFS

- 1) May increase assaults on staff and inmates

- 2) Inability to adequately provide housing and services for CHCFS chronically ailing and mentally ill inmates due to overcrowding in the special needs housing units

- ii. CHCFS may negatively impact San Joaquin's ability to provide adequate medical services for county inmates due to:

- 1) Loss of qualified medical professionals to CHCFS

- a. Create a burden to routine daily triage and assessments, as a result of a lack of staff and an increased number of "special needs" inmates

- 2) An increase of Emergency Room transports to hospital via on-site Transportation Unit
 - a. Decreasing the number of Security Staff on the compound will:
 - i. Jeopardize the safety of officers and inmates

3. A Decrease in the "Quality of Life" for the citizens in San Joaquin County

- a. History indicates, as population increases so does "Criminal Activity"
 - i. Response time to citizen calls may increase, due to public safety officers responding to CHCFS
- b. San Joaquin County has a total of six Detention Facilities within it's borders
 - i. Four State Juvenile Detention Facilities
 - ii. Two State Adult Detention Facilities
- c. San Joaquin County ranks second in the State for total number of State Correctional Facilities

County	Facilities	ADP	County Pop
LOS ANGELES	8	4,967	10,363,850
SAN JOAQUIN	6	3,828	685,660
RIVERSIDE	6	14,712	2,088,322
SAN BERNADINO	5	5,997	2,055,766
SAN DIEGO	5	4,576	3,146,275

- d. In the State of California there are 22 counties that do not house State facilities
- e. Environmental Impact
 - i. Increased sewage waste
 - ii. Increased medical waste
 - iii. Increased refuse to landfills
 - iv. Increased carbon footprint
 - 1) Decrease in Valley air quality
 - v. This project will impact county water resources
 - 1) Current wells on the future CHCFS site are contaminated



THOMAS R. FLINN
DIRECTOR



P. O. BOX 1810 - 1810 E. HAZELTON AVENUE
STOCKTON, CALIFORNIA 95201
(209) 468-3000 FAX (209) 468-2999
www.sjgov.org/pubworks

THOMAS M. GAU
CHIEF DEPUTY DIRECTOR

MANUEL SOLORIO
DEPUTY DIRECTOR

STEVEN WINKLER
DEPUTY DIRECTOR

ROGER JANES
BUSINESS ADMINISTRATOR

September 8, 2008

Mr. Harry Islas
San Joaquin County, Community Development Department
1810 East Hazelton Avenue
Stockton, California 95202

SUBJECT: REVISED NOTICE OF PREPARATION FOR THE CALIFORNIA HEALTH CARE FACILITY

The San Joaquin County Department of Public Works has reviewed the above referenced document and our concerns, recommendations, and corrections are as follows:

Flood Management:

1. The proposed project is not in a Special Flood Hazard Area: The parcels are within Flood Insurance Rate Maps 060299-0465 and 0470.
2. A Watercourse Encroachment Permit shall be obtained from the San Joaquin County Department of Public Works prior to the realignment or alteration of any watercourse, channel, or drainage ditch located within the project site.
3. A detention pond/terminal drainage system shall be provided for the underlying development to meet the requirements of the County and to provide adequate drainage for the development. Hydrologic and hydraulic analyses shall demonstrate that all property, both downstream and upstream of the discharge, will not be subject to a higher flood level as a result of the proposed drainage. (Development Title Section 9-1135.2.)

Community Infrastructure:

The proposed project is located in Phase II National Pollutant Discharge Elimination System permit area and is subject to the following conditions:

4. Any development or significant redevelopment project within County National Pollutant Discharge Elimination System permit area that disturbs one or more acres of land or that is part of a larger plan of common development, a Notice of Intent shall be filed with the State Water Resources Control Board to state the intent to comply with the State "General Permit For Storm Water Discharges Associated With Construction Activity".
 - a. A Waste Discharge Identification Number, issued by the State Water Resources Control Board, shall be submitted to Public Works to show compliance with this requirement.

Mr. Harry Islas
REVISED NOTICE OF
PREPARATION FOR THE CALIFORNIA HEALTH CARE FACILITY

-2-

5. The developer shall submit a "Storm Water Pollution Prevention Plan" (SWPPP) to Public Works for review. A copy of the SWPPP shall be maintained on the construction site and presented to any County, State or Federal employee on demand. The site Storm Water Pollution Prevention Plan shall include all required records, updates, test results and inspections.
6. A County Erosion and Sediment Control Permit may be required for site grading in advance of final approvals or if no other permit is required.

Transportation Planning:

7. Review the draft traffic study before anything is finalized.

Thank you for the opportunity to be heard. Should you have questions or need additional information regarding the above comments, please contact me at 468-3085.

Sincerely,



MARK HOPKINS
Environmental Coordinator

MH:mk
TP-81009-M1

- c: Mark Connelly, Engineering Services Manager
Maria Hinsey, Management Analyst III
Michael C. Selling, Engineering Services Manager



SAN JOAQUIN COUNTY

JOSEPH E. CHELLI
Director

P.O. Box 201056

102 South San Joaquin Street

Stockton, CA 95201-3006

August 20, 2008

Tel (209) 468-1000
Fax (209) 468-1985

RECEIVED

AUG 22 2008

CalWORKs
Children's Services
Aging & Adult Services
Mary Graham Children's Shelter

Memorandum

Community Development Dept.

TO: Kerry Sullivan, Community Development Director

FROM:  Joseph E. Chelli, Director

RE: **Comments Regarding Environmental Impact Report (EIR) for California Health Care Facility in Stockton**

Below please find concerns raised by the Human Services Agency regarding the California Health Care Stockton Facility's – EIR.

Children Services Concerns:

- The impact of the prisoner' families on the services provided by HSA – possible increase in CalWORKs and CPS cases.
- Would both men and women be served? If women served, would pregnant inmates come here for the delivery of their babies? If so, this could increase the workload of CPS for investigations. The County of legal residence would be responsible for the CPS placement/court issues.

Income Maintenance Concerns:

- The potential impact is that more people may exercise their right to apply for and receive public assistance (e.g., General Assistance, Food Stamps, TANF; Medi-Cal, and even Foster Care). There is no way to project this. However, there is a strong probability that the individuals confined in a State Prison Hospital, once released, may remain in our community.
- Their families may also relocate and may require services. Our ability to service a significant portion of 1,800 inmates and/or families will be greatly affected.

Aging and Community Services Concerns:

- Family members moving into the community. Since many of the "inmates" are expected to be older, with chronic conditions, spouses would potentially need supportive services.



- Family members would be eligible for all benefits through our department, and some workload increase could be expected.
- In conjunction with law enforcement – should family members who are seniors or dependent adults suffer abuse/neglect at the hands of other family members, an increased workload could be expected for APS.
- Should those same family members also be low income, it is probably that they would require IHSS as well, which would potentially increase county costs for that service at a level that is not currently included in our population growth/service need projections.

If you need more information, or have any questions, please call me.

JEC:sca

cc: Bobby Magee, Management Analyst III
Gil Gutierrez, Senior Deputy Counsel





MEMORANDUM

To: HARRY ISLAS, COMMUNITY DEVELOPMENT DEPARTMENT
From: Kenneth B. Cohen, Director *Kenneth B. Cohen*
Subject: Notice of Preparation for the Proposed California State Prison, Health Care Facility, Stockton
Date: August 27, 2008
cc: Manuel Lopez, County Administrator; Steve Moore, Sheriff/Public Administrator; Ken Vogel, Chair, County Board of Supervisors.

Introduction:

Per your letter dated August 22, 2008, please see the following comments regarding the concerns and interests to be addressed in the Environmental Impact Report for the proposed California State Prison Health Care Facility, Stockton, CA. The construction and operation of an 1800 bed California State Prison Health Care facility that employs 3,030 staff may have a wide spread impact on existing health care resources and facilities in San Joaquin, especially those operated by the County. Nevertheless, there may be several opportunities to work cooperatively with the California Prison Health Care Receivership to address several of the more critical issues that may impact the County. These include collaboration in the area of acute care capacity and facilities, joint recruitment and retention of nurses and physicians, and expansion of existing public medical, nursing, psych tech and other allied health training and education. The facility may also require specialized training programs for their employees that could or may need to be provided locally. The State Prison Health Care Receiver and County may be able to leverage resources and identify mutually acceptable strategies and courses of action to address help address existing shortages and inadequacies in the overall local health care system. These will be addressed via separate correspondence to the Board.

Definition of Project:

Concern:

The project has been defined as a new medical care facility with up to 1,800 beds on a 144.2 acre site. Based upon informal information shared with the public, officials with URS Bovis have indicated that the facility may be comprised of the following: 900 health care and 900 mental health care beds. The formal description of the project also does not specify whether

women's services will be provided in addition to men's. Additional information was subsequently provided informally (but not distributed to the public) that the facility may offer the following sub-categories of services:

<u>Health</u>	<u>Mental Health</u>
80 Skilled Nursing	135 Acute Care
30 Hospice	32 Dementia
180 Assisted Living	108 High Custody
610 Dormitory Style	625 Dormitory Style

The configuration of the "facility" and the array of services provided make a significant difference on the category and number of professional and non professional staff necessary to operate these programs. There is also no assurance that the facility will not operate above the stated 1800 bed capacity, in the future.

Assessment required:

The Environmental Impact Report does not define but it should be required to specify, by State licensed category of service, male or female, the specific sub-category of services that will be provided. This information is critical to identify local impacts and public input. The Environmental Impact Report should address the impact of providing services to a higher number of inmates, if it can reasonably be expected that the number of inmates may exceed 1800 in the future.

Assessment required: Public Services:

The Notice of Preparation indicates that the EIR will evaluate the project's potential to create an adverse impact to schools, and will also evaluate effects on local police and fire services.

Concern:

The definition of public services as outlined above fails to identify and address other critical public services that may be impacted by the project and these are: The San Joaquin General Hospital, The San Joaquin County Department of Behavioral Health, The San Joaquin County Public Health Department and the San Joaquin County Emergency Medical Services Agency. This issue should be specifically addressed under Population and Housing, and the project should also include Delta Community College, Stanislaus State and UC Merced under the definition of public services that may be impacted by the project.

Assessment required:

Emergency Medical Services: The project should be required to identify probable effects on emergency and inter facility ambulance transportation of inmates and its impact on the local Emergency Medical System transportation plan as approved by the Board of Supervisors.

Assessment required:

Public Health: The project should be required to identify probable impacts on Public Health services including: infectious disease surveillance and reporting for the 1800 inmates and 3,030 employees, consultation with the local public health officer when necessary; and the inspection of food service facilities for both employees and inmates.

Assessment required:

Behavioral Health Services: The project should be required to identify probable impacts on public mental health services, including emergency and acute intervention, for both inmates and employees.

Assessment required:

San Joaquin General Hospital: The project should be required to identify probable impacts on public hospital services, including: emergency, acute, outpatient specialty, dialysis, diagnostic and other support services for both the 1800 inmates and the 3,030 employees.

Local Correctional Health Care:

Concern:

The San Joaquin County General Hospital and the Department of Mental Health provide Correctional Health Care services to incarcerated inmates that are in custody of the Sheriff Department or Probation Department. Comprehensive health and mental health care are provided at county adult and juvenile detention facilities and as needed at San Joaquin General Hospital and Mental Health Department facilities.

Assessment required:

The project should identify any probable impacts on the provision of publicly provided health and mental health care services to inmates in custody of either the County Sheriff or Probation departments.

Other Public Services:

Concern:

It is possible that the project may impact local non profit hospitals and health care providers in San Joaquin County. While these are not "public services" as defined by government ownership, these non profit hospitals and facilities are organized and approved by the State and Federal Government as entities operating for the community's benefit.

Assessment required:

The project should be required to identify probable impacts on non profit hospital services, for both employees and inmates, including: emergency, acute, outpatient specialty, dialysis, diagnostic and other support services. Hospitals that may be impacted include: St. Joseph Hospital, Lodi Memorial Hospital and Dameron Hospital.

Population and Housing:

Concern (Employment-General):

The EIR states that it will evaluate the project's potential impact on population and housing in the local area based on projections of project employment and distribution of employees by place of resident. Since the release of the original NOP (dated June 6, 2008), staffing levels have increased from the original projection of 1,890 staff to a new proposed staffing level of 3,030.

Using State published staffing ratios and guidelines, a cursory analysis of staffing requirements for the 1800 bed "facility" using the informal license subcategories outlined above, indicates that approximately 800 direct care staff will be required, as follows: 200 RN, 300 LVN/Psych Tech, 300 Aide. It is likely that over 300 additional staff will be required, at a minimum, but not limited to the following categories: Medical Director, Physicians (primary and specialty), Pharmacy (Pharmacist and Pharmacy Technician), Medical Records (Coding, Filing, Abstraction, and Correspondence), Physical Therapy (Physical Therapist and Physical Therapy Aide), Laboratory (Laboratory Technician), Radiology (Radiology Technician), Plant Maintenance (Electrician, Boiler Mechanic, Air Conditioning, Plumber, and General-all with special knowledge and training in licensed health care facility maintenance), and Housekeeping (Housekeeper). A number of staff will also be required in administration, supervisory and clerical positions.

Concern-Employment, Allied Health:

The Economic and Workforce Development Council, Business and Workforce Performance Improvement Initiative completed a report Allied Health Employment Trends and Opportunities for the Central Valley Region, February 19, 2008. The report was commissioned to identify unmet employee workforce needs and addressed the following health professions: Emergency Medical Technicians and Paramedics, Health Information Technicians, Home Health Aides, Medical Assistants, Medical Laboratory Technicians, Medical Transcriptions, Nursing Aides, Pharmacy Aides, Pharmacy Technicians, Physical Therapy Aides, Physical Therapy Assistants, Radiologic Technologist, Respiratory Therapists, and Surgical Technologists. The report indicates that at least 10,000 more employees in these categories will be needed in the Central Valley by 2014. This high number is due to both new job growth and replacement job projections. A further point of interest in this table is that in most cases, salary ranges in the Central Region are slightly below those of the state as a whole. Of note: the report was compiled prior to the NOP

Assessment required:

The project should be required to identify probable local impacts on providers, schools, colleges, and universities as result of increased demand for and the availability of local resources to fill the jobs noted above, including recruitment, training, retention, and salary escalation.

Concern-Employment, Physician:

According to a December 12, 2005 report completed by the Congressional Research Service, the Library of Congress entitled: California's San Joaquin Valley: A Region in Transition, the number of physicians per 1,000 population in the San Joaquin Valley is exceptionally low. The number of doctors per 1,000 population is one indicator of the availability of health care in a region. For the United States in 2001, there were 2.3 doctors engaged in patient care per 1,000 population. Total active doctors in the United States were 2.6 per 1,000 population. The latter figure includes physicians engaged in teaching, research, and administration as well as patient care physicians. In the San Joaquin Valley, there were 1.3 physicians engaged in patient care per 1,000 population and 1.4 active doctors per 1,000 population in 2001. The State of California in 2001 had 2.2 doctors engaged in patient care per 1,000 population and 2.5 per 1,000 population total.

Concern-Employment, Physician (continued):

In August 2008, The San Joaquin Specialty Access Coalition, San Joaquin County, with assistance from the Camden Group did a comprehensive analysis of Physician to Population Ratios in San Joaquin County. The analysis further demonstrates a significant shortage of physicians in primary care, and medical and surgical specialties and that the shortage will continue to become more acute by 2011. Using several methodologies, the shortage ranges from a low of approximately 125 physicians to a high of as many as 250 physicians may be needed in the next 5-10 years.

Assessment required:

As availability of physicians is already well below national and state norms for physicians per 1,000 population, the project should be required to identify probable local impacts on providers, schools, colleges, and universities as result of increased demand for and the availability of local resources to address professional physician services noted above, including recruitment, training, retention, and salary escalation.

Concern-Employment, Registered Nurses:

The State of California ranks 49th in the nation in Registered Nurses on a per capita basis. A national sample survey of RNs conducted in 2001, indicated that California has 585 RNs per 100,000 population - compared with the national average of 798. Massachusetts leads the nation with 1,190 RNs per 100,000 population. In sheer numbers, California currently has more than 275,000 RNs with active licenses. However, according to the state Economic Development Department (EDD), California faces an additional shortfall of more than 109,600 registered nurses (RNs) by 2010. An additional 25,400 licensed vocational nurses

(LVNs) will be needed by 2010. The state forecast for 2030 predicts that Californians will need 100,000 to 120,000 more nurses than the state will have available to meet health care needs. In 2006, The University of California at San Francisco completed a projection of registered nursing needs for the Central San Joaquin Valley and central Sierras, including the following counties: Alpine, Amador, Calaveras, Fresno, Inyo, Kern, Kings, Madera, Mariposa, Merced, Mono, San Joaquin, Stanislaus, Tulare and Tuolumne counties. The University concluded that there is a substantial shortage of over 3,200 RNs in the Central Valley. And, in order to fill the gap, the region would require an increase of 16 percent FTE RNs.

Assessment required:

As there is already a critical shortage of Registered Nurses in San Joaquin County and the Central Valley, the project should be required to identify probable local impacts on providers, schools, colleges, and universities as result of increased demand for and the availability of local resources to address the impact on Registered Nursing employment as noted above, including availability, recruitment, training, retention, and salary escalation

Bayne, W. Andrew

From: JT Blythe [tblythe007@sbcglobal.net]
Sent: Thursday, September 11, 2008 11:45 AM
To: Laura Sainz
Subject: Proposed CDCR Medical Facility

The proposal for the CDCR Medical Facility to be operated on the former DJJ land in the Stockton area is great news for the local area. The facility will reportedly bring over 3000 additional jobs to the Stockton area. After reading a release from the local Chamber of Commerce it is apparent to me that there is much opposition, with little detail, regarding its objections to the conversion project.

The Chamber's approach is short-sighted and does not discuss the real reasons for its opposition. The hidden opposition lies in that local authorities are afraid that 1) correctional officers and staff from the the county and city will move to the facility; and 2) San Joaquin County Hospital services will be required to be used. With all of the recent news of counties in close proximity having reduce police forces and lay of correctional guards I think that San Joaquin County can be assured that professionals from other areas will be seeking employment at the new facility. With regard to County Hospital resources being used, that hospital has been in financial straits for years and could use some additional funding sources.

Using scare tactics about bringing "convicted felons" and their families into the Stockton area and unproven environmental impact concerns is irresponsible at best. It is obvious that the Chamber has not done its homework on the potential positive economic impacts of the designation of the medical facility.

Tom Blythe, Jr.
Stockton, California

Bayne, W. Andrew

From: Linda Guinn [lguinn@cbmerchantservices.com]
Sent: Thursday, September 11, 2008 11:42 AM
To: Laura Sainz
Subject: OPPOSED- Healthcare facility in Stockton and San Joaquin County

I am writing to express my opposition of the proposed health care facility being considered for Stockton California. This would create serious environmental issues in an already struggling area.

Linda Guinn

209-639-1482

10/10/2008



First Industrial Realty Trust, Inc.
1900 South Norfolk Street, Suite 350
San Mateo, California 94403
T: (650) 577-2323
F: (650) 577-2324
www.firstindustrial.com

September 11, 2008

Ms. Laura Sainz
CEQA Project Manager
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Ste. 255
Sacramento, CA 95834

Subject: Proposed California Prison Health Care Facility

Dear Ms. Sainz:

I recently learned of the Notice of Preparation of an Environmental Impact Report for the subject facility. First Industrial owns a 60 acre parcel of land on Arch Road in Stockton adjacent to the California Youth Authority facility. Therefore, we are acutely interested in the proposed project.

I am quite surprised that I did not receive the NOP mailed directly to me, in as much as we are a neighbor to the proposed project.

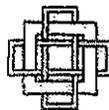
Would you please add me to your list of parties to be provided with all public notices in connection with this project in the future.

Very truly yours,

FIRST INDUSTRIAL REALTY TRUST, INC.

A handwritten signature in cursive script that reads 'Wallace G. Murfit'.

Wallace G. Murfit
Senior Investment Officer



SAN JOAQUIN PARTNERSHIP

A Private Non-Profit Economic Development Corporation Serving San Joaquin County

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City of Tracy

Martin Van Houten
City of Escalon

Douglass Wilhoit
Stockton Chamber of Commerce

Chuck Winn
City of Ripon

September 11, 2008

DELIVERED VIA EMAIL

Ms. Laura Sainz
CEQA Project Manager for the California Prison Receivership
URS/Bovis Lend Lease Joint Venture
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

**Re: California Health Care Facility, Stockton
Northern California Youth Correctional Center
7650 South Newcastle Road
Stockton, CA 95215**

Dear Ms. Sainz:

The San Joaquin Partnership would like to express our interest and concern in regard to the Notice of Preparation for the proposed California Health Care Facility in Stockton. We would like to request your consideration in addressing some of the potential impacts that this project may have on industrial development, business attraction, and job creation within our region.

As the key regional economic development agency for San Joaquin County and its seven incorporated cities, it is imperative that the San Joaquin Partnership maintain a pulse on the existing business environment, attractiveness for new companies, development investment activities, and public agency policies that affect job creation within Stockton and our region.

Potential Impact to Industrial Development

The Burlington Northern Santa Fe Railroad operates a major intermodal to the immediate east of the proposed health care facility. This intermodal facility performs over 270,000 lifts per year transferring containers between rail cars and trucks to move goods and commodities throughout the western United States. All of the truck traffic traversing to the intermodal utilizes the Arch Road arterial 24 hours a day, 7 days a week.

The Arch Road Business Parks and the Opus West Logistics Center are all located on the north side of Arch Road. The Arch Road Business Parks consists of 80± acres of development, with approximately 31 businesses employing an estimated 1,000 people. The 478± acre Opus West site is currently under development with over 1 million square feet of speculative building as inventory for new business attraction. Once again, all of the employed workforce, vendor/suppliers, customers, construction equipment, and logistical movement use the Arch Road arterial.

Surrounding parcels located to the immediate north of Arch Road, adjacent to the west extending to State Route Highway 99, and south to French Camp Road are designated as industrial land for future development within the City of Stockton's General Plan 2035. This area represents over 1,300 acres or 23% of the industrially designated property within the City of Stockton's proposed Sphere of Influence.

Ms. Laura Sainz, CEQA Project Manager for the California Prison Receivership
California Health Care Facility, Stockton
San Joaquin Partnership
September 11, 2008
Page 2

A major concern for this industrial area is the increased vehicle movements that will be created by the proposed health care facility through the trips generated by its employees, visitors, and vendor/suppliers. This traffic volume will place additional stress on major arterials and infrastructure, while dramatically impacting the environment with increased vehicle emissions.

Effects on Business Attraction and Job Creation

Historically, San Joaquin County maintains a high level of unemployment. Business attraction and job creation are vital to this region's economic vitality and to the quality of life for our citizens.

When companies search for a community in which to expand or locate a new facility, the crime rate is often a determining factor used in selecting a site location. The perception of the proposed health care facility and its visitors being located within such close proximity to business will create a negative image of a higher crime rate with concerns of vandalism, graffiti, and theft. This perceived negative image would impact project decisions to locate elsewhere. As previously stated, the area surrounding the proposed use represents approximately 23% of the General Plan's future industrial land development opportunity for the City of Stockton. This issue, whether real or perceived, will influence project investment and the potential for job creation to locations outside of the Stockton area.

These issues cause deep concern to the San Joaquin Partnership in regard to the industrial development and effects on economic development within Stockton and San Joaquin County. Again, we respectfully request your consideration on the issues of locating this health care facility in our community and the long-term negative impact it will have on our region.

Sincerely,



Robert V. Kavanaugh
Chairman

Cc: San Joaquin Partnership – Board of Directors

Bayne, W. Andrew

From: Milano, Patricia - SJMC [Patricia.Milano@CHW.edu]
Sent: Thursday, September 11, 2008 10:35 AM
To: Laura Sainz
Subject: Stockton Prison Site

Hello Laura,

I must say I am concerned about a prison coming to Stockton. It is no secret that our area has been hit the hardest with foreclosures etc. It certainly does not make our community more desirable to bring in a prison. I would like to see the city bring in more positive business to build revenue in our city. I veto this plan.

Thank you,
Patty Milano

Patty Milano
St. Joseph's Medical Center
Marketing Coordinator
Occupational Health & Rehab Services
1801 East March Lane
Suite-D-480
patricia.milano@chw.edu
Direct 209-954-3280
Cell 209-483-8055
Fax 209-954-3258

10/10/2008

Bayne, W. Andrew

From: Judy Stillian [judystillian@yahoo.com]
Sent: Tuesday, September 02, 2008 2:02 PM
To: Laura Sainz
Subject: Prison Facilities in Stockton

Dear Ms. Sainz,

I am writing to express my disgust that the State of California is proposing to build a health facility for prisoners in Stockton. Our County and social services will soon be affected by the fact that the former Women's Prison is going to be transformed into a Men's Re-entry Prison. Stockton is already housing its fair share of derelicts / criminals.

What will a facility of this size will do to our base of health workers? To build a facility larger than all of our current hospitals combined and, in most probability, rob our current health care facilities of their staff, would cannibalize our current health care system and make it almost impossible for the hard-working citizens of San Joaquin County to get expedient health care services.

I would like to know, besides our hospitals, mental health programs, doctors, nurses, and all other social services, what impact this facility will have on our Law Enforcement, our Court system, and the Coroner's Office. I do NOT believe that the services to the residents of San Joaquin County should be further impacted for the benefit of CONVICTED FELONS!!

Judy Stillian

Bayne, W. Andrew

From: Peter Amendola [peter_amendola@us.aflac.com]
Sent: Wednesday, August 20, 2008 5:13 AM
To: Laura Sainz
Subject: The Comunity needs your help - NOW! - Prison(s) in Stockton

Laura,

My experience is in risk management, most recently in drug packaging for clinical trials (DEA and FDA controlled). I have also consulted for American Express and TIAA CREF in risk management and project management. What I am about to say is that I would help in any way to make solution and not just talk about it. I am 57 and hope to retire at 62.

As long as we make the penalty for escape death, I am OK with it. Since we really can't do that (or can we), then we must look at the real reason we are at this point in our society. The Federal Government has refused to do real and efective drug sweeps conducted by the US Military to stop, remove, deport if necessary, put to death the drug trafficker. Let's make the trafficking of hard drugs in the street (and as a organizer) an offense punishable by death. Our society has no real fiber for solving this because no one wants to bother. Too busy they are?

Also, we find the children that would be prone to bordom and start them on a society building education before they become a problem.

On the other side, if you are a cronic gang member, you are put to death. We have no guts. I grew up in the streets of NYC, Brooklyn in the 1950's. I made it out because my parents were good people. Good people beget good people in most cases.

I would work for a low wage to assist in any program that was created for children to save them before it is too late. Of course I would not voice my opinion about the death penalty to children, but about how precious life is and about loving all people. But on the other side I am not a fool that thinks everyone can be saved. Those you tell straight out that they will not be tolerated to thier face. Sweep and intervention for these children. Where are the programs? I don't hear about any success in this area.

Truth be know, I love the earth even more that it's peoples.

Kind regards,

Peter Amendola
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Bayne, W. Andrew

From: ATraveler@aol.com
Sent: Tuesday, August 19, 2008 8:23 PM
To: Laura Sainz
Cc: jcat4seasons@yahoo.com
Subject: Objection to Medical Care Facility

Living in Stockton for over 37 years I have watched a lot of negative growth. I am not in favor of bringing any additional "felons" into our community. The Country Club Medical facility that is proposed seems a lot like a reward prison . Its really disappointing when our nations newspapers mention Stockton as a top crime location.

Penny Patti
Stockton, Ca

It's only a deal if it's where *you* want to go. Find your travel deal [here](#).

Bayne, W. Andrew

From: Harold Kern [HKern@mariccollege.edu]
Sent: Tuesday, August 19, 2008 1:37 PM
To: Laura Sainz
Subject: California Health Care Facility (PRISON)- on the Northern California Youth Correctional Center (NCYCC) in STOCKTON

California Health Care Facility (PRISON) be placed at a site on the Northern California Youth Correctional Center (NCYCC) in STOCKTON.

I concur with the necessity of having such a facility. However, I would hope that CA is also considering building new facilities (above the normal "object to anything" movement) to accommodate our federal mandated inmate population requirements

Warm Regards,
H. C. Kern III CFE
Director, Criminal Justice Program
Kaplan College - Stockton
209.462-8777
209.464-1342

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Please consider the environment, before printing this e-mail.

Bayne, W. Andrew

From: Barry Landa [blanda@comcast.net]
Sent: Tuesday, August 19, 2008 10:59 AM
To: Laura Sainz
Subject: Health Care Facitliy For Felons

Hello MS. Sainz:

We are contacting you at this time to ask that the State Of California NOT locate a new felon health care facility near or within the city of Stockton, CA. San Joaquin County currently is home to more prison related facilities than the rest of the State.

Please assist us with our efforts to contact those responsible for this latest affront to our community, at large, and suggest/choose another location within a county/city not currently saddled with prisoner care.

Regards,

Barry M. Landa
3079 Beaufort Avenue\
Stockton, CA 95209
209-478-3626

10/10/2008

Bayne, W. Andrew

From: dan@durstoffice.com
Sent: Tuesday, August 19, 2008 10:31 AM
To: Laura Sainz
Cc: cassandra@durstoffice.com
Subject: California State Health Care Facility in Stockton

Dear Laura,

We want to voice our strongest protest in regards to the "proposed" California Health Care Facility be placed at a site on the Northern California Youth Correctional Center (NCYCC) in STOCKTON. The negative effects on our community and quality of life would be significant.

We have maintained a business here in Stockton for over 25 years. We have worked hard to create a positive, friendly image of Stockton. This decision could undermine all we have worked for. Please **DO NOT** place a medical facility in Stockton! Thank you.

Dan and Cassandra Durst

Dan Durst

DURST CONTRACT INTERIORS
2750 CHEROKEE ROAD
STOCKTON, CA 95205
209-463-5734/209-463-4516 FAX

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S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 468-3913 • FAX (209) 468-1084

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LEAD AGENCY ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Laura Sainz, Environmental Planning, Department of Corrections and Rehabilitation
From: Anne-Marie Poggio-Castillou, Habitat Planner Technician, SJCOG, Inc.
Date: August 15, 2008
Re: **Lead Agency Project Title:** California Health Care Facility Stockton
Lead Agency Project Number:
Assessor Parcel Number(s): 181-100-07, -11, 181-150-02, -11 & -12

Total Acres to be converted from Open Space Use: 144.2 acres

Habitat Types to be Disturbed: Agriculture, Natural, and Urban Habitat Land

Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Ms. Sainz:

SJCOG, Inc. has reviewed The Revised Notice of Preparation. This project will include the development of a new medical care facility with up to 1,800 beds on a 144.2-acre site. The project site includes most of the former Karl Holton Youth Correctional Facility, which is part of the Northern California Youth Correctional Center located at 7650 South Newcastle Road.

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). Although participation in the SJMSCP is voluntary, lead agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

It should be noted that two important federal agencies (U.S. Army Corps of Engineers and the California Regional Water Quality Control Board) have not issued permits to the SJCOG and so payment of the fee to use the SJMSCP will not modify requirements that could be imposed by these two agencies. Potential waters of the United States [pursuant to Section 404 Clean Water Act] are believed to occur on the project site. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

The SJMSCP is requesting a copy of the Environmental Impact Report for the proposed project. ***This Project is subject to the SJMSCP.*** Per requirements of the SJMSCP, this project must seek coverage due to required Army Corp permitting and Section 7 consultation. This project is subject to a case-by-case review. This can be a 90 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

After this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- Sign and Return Incidental Take Minimization Measures to SJMSCP staff (given to project applicant after pre-construction survey is completed)
- Pay appropriate fee to the City of Stockton based on SJMSCP findings
- Receive your Certificate of Payment and release the required permit

If you have any questions, please call (209) 468-3913.



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

August 18, 2008

Laura Sainz
 URS/Bovis Lend Lease Joint Venture
 2400 Del Paso Road, suite 255
 Sacramento, CA 95834

Subject: Comments California Health Care Facility Stockton

Project: NOP: California Health Care Facility Stockton

District Reference No: 20080537

Dear Laura Sainz:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the NOP for California Health Care Facility Stockton. The proposed project would evaluate the environmental effects associated with development of a new medical care facility consisting of 1,800 beds on a 144.2 –acre site. The District offers the following comments:

District Comments

- 1) The District recommends that any preliminary and final environmental review of the project's potential impact on air quality include the following:
 - 1a) A description of the regulatory environment and existing air quality conditions impacting the area. Information on the District's attainment status can be found on the District's web page: <http://valleyair.org/aqinfo/attainment.htm>
 - 1b) A description of the project, including a discussion of existing and post-project emissions. The discussion should include emissions from short-term activities such as construction, and emissions from long-term activities, such as operational, and area wide emission sources.

Seyed Sadredin

Executive Director/Air Pollution Control Officer

Northern Region

4800 Enterprise Way
 Modesto, CA 95356-8718
 Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)

1990 E. Gettysburg Avenue
 Fresno, CA 93726-0244
 Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region

2700 M Street, Suite 275
 Bakersfield, CA 93301-2373
 Tel: (661) 326-6900 FAX: (661) 326-6985

- 1c) A discussion of the potential health impact of Toxic Air Contaminants (TACs), if any, to near-by receptors.
- 1d) A discussion of whether the project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment.
- 1e) A discussion of whether the project would create nuisance odors.
- 1f) A discussion of the methodology, model assumptions, inputs and results used in characterizing the project's impact on air quality.
- 1g) A discussion of all existing District regulations that apply to the project.
- 1h) A discussion of all feasible measures that will reduce air quality impacts.
- 2) At this time there are no established significance thresholds for greenhouse gas emissions, however, it is suggested that the EIR include a discussion of greenhouse gas emissions generated by the project and the effect they will have, if any, on global climate change.
- 3) Emissions from permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. The project should be considered to have a significant adverse impact on air quality if emissions from either source exceed the following amounts: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).
- 4) If the project is located near residential/sensitive receptors, the proposed project should be evaluated to determine the health impact of Toxic Air Contaminants (TACs) to the near-by receptors. If the analysis indicates that TACs are a concern, the District recommends that a Health Risk Assessment (HRA) be performed. If a HRA is to be performed, it is recommended that the project proponent contact the District to review the proposed modeling approach. Please contact Mr. Leland Villalvazo, Supervising Air Quality Specialist, at hramodeler@valleyair.org. Additional information on Toxic Air Contaminants (TACs) can be found on the District's Air Quality Modeling page; http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm
- 5) If an HRA is performed, all input and out put files necessary to validate the analysis should be submitted to the District in electronic format.
- 6) The proposed project may require District permits. Prior to construction, the project proponent should submit to the District an application for an Authority to Construct (ATC). For further information or assistance, the project proponent may contact the District's Small Business Assistance Office at 559. 230-5888.

If you have any questions or require further information, please call Debbie Johnson at (559) 230-5817 and provide the reference number at the top of this letter.

Sincerely,

David Warner
Director of Permit Services

for 
Arnaud Marjollet
Permit Services Manager

DW:dj

cc: File



**Pacific Gas and
Electric Company.**

Evan Stewart Land Services
Land Agent 4040 West Lane
Stockton, CA 95204
Page 1 of # Office: (209) 942-1436
Fax: (209) 942-1485
E-mail: erse@pge.com

September 2, 2008

CEQA Project Manager for the California Prison Receivership
URS/Bovis Lend Lease Joint Venture
Attn: Laura Sainz
2400 Del Paso Road, Suite 255
Sacramento, CA 95834

**RE: Notice of Preparation of Draft Environmental Impact Report (EIR) for Northern
California Youth Correctional Center, 7650 Newcastle Road, Stockton 95215**

Dear Mrs. Sainz:

Thank you for the opportunity to comment on the above mentioned document for this project. Pacific Gas and Electric has the following comments to offer:

PG&E presently owns and operates electric and gas facilities within and adjacent to the proposed project area. Issues which may create conflict due to their impact on our easements and facilities include, but are not limited to, the permanent or temporary change in grade, the planting of certain types of vegetation, and the construction of structures.

To promote the safe and reliable maintenance and operation of utility facilities, the California Public Utilities Commission (CPUC) has mandated specific clearance requirements between utility facilities and surrounding objects or construction activities. Any proposed development plans should provide for unrestricted utility access and prevent easement encroachments that might impair the safe and reliable maintenance and operation of PG&E's facilities.

If the relocation of existing PG&E facilities to accommodate the proposed development is deemed to be necessary, the relocation should be covered by the environmental review for the proposed development and the requesting party will be responsible for the associated costs. The relocation of certain PG&E facilities could require formal approval from the CPUC. If required, this approval process could take up to two years to complete. Please note that it is not always feasible to relocate our facilities, so it is essential to design the project attempting to avoid the existing utilities if possible.

We would also like to note that continued development consistent with the City's General Plans will have a direct or cumulative impact on PG&E's electric and gas systems and may require on-site and off-site additions and improvements to the facilities which supply these services. Because utility facilities are operated as an integrated system, the presence of an existing electric and gas transmission or distribution facility does not necessarily mean the facility has capacity to connect new loads.



Expansion of distribution and transmission lines and related facilities is a necessary consequence of growth and development.

PG&E ELECTRIC SERVICE REQUIREMENTS

In order to serve the new electric demand created by the proposed California Health Care Facility adjacent to Northern California Youth Correctional Center, an electric substation will need to be constructed, as well as the transmission line extension to the new substation location. The following will be required as part of the overall project development:

PG&E will tap into PG&E's existing Stockton A-Lockeford-Bellota 115 kilovolt (kV) electric transmission line located 2 miles north of Arch Road and Austin Road. The new 115 kV line will extend into the California Health Care Facility property to a new substation site located within the planned area of the project. The substation will be approximately 2 acres square and will convert the 115 kV transmission voltage to distribution voltage required by California Health Care Facility.

Alternative routes have been identified along the Stockton A-Lockeford-Bellota 115 kilovolt transmission line within the project area:

PG&E will tap into PG&E's existing Stockton A-Lockeford-Bellota 115 kilovolt electric transmission line located on E Mariposa Road between Carpenter Road and Clark Drive, at pole 12/85. The 115 kV transmission pole line route will be adjacent to E. Mariposa Road southeast to Austin Road, then south along Austin Road to Arch Road and into California Health Care Facility property.

PG&E will tap into PG&E's existing Stockton A-Lockeford-Bellota 115 kilovolt electric transmission line at pole 10/67. The 115 kV transmission pole line will be construct adjacent to Kaiser Road south, then turn east along E. Mariposa Road to the intersection at Austin Road. The transmission line will then turn south along Austin Road to Arch Road and into California Health Care Facility property.

PG&E will tap into PG&E's existing Stockton A-Lockeford-Bellota 115 kilovolt electric transmission line at pole 11/74. The 115 kV transmission pole line will be constructed on the same poles as an existing 12 kV line south to the intersection of Austin Road and Arch Road and into California Health Card Facility propterty.

The 115kV transmission line will require year-round, 24-hour, all-weather access for maintenance and operations.

Within the electric transmission ROW, provisions will be made to allow for the installation of underground and overhead electric distribution lines as required.



The electric substation site will require year-round, 24-hour, all-weather access. Moreover, roadway access to the site will need to accommodate very large trucks and cranes with a large turning radius.

Along all roadways throughout the entire project, 10-foot-wide public utility easements will be required on both sides of each road for the installation of gas and electric distribution feeders along with other utilities as required.

The process of permit requirements for Utility Companies can add delays for development projects. Therefore we recommend the developer contact all of the utility companies to discuss the permit requirements of this development.

As required by law, the environmental documents for proposed development projects should include adequate evaluation of direct and cumulative impacts to utility systems, the utility facilities needed to serve those developments and any potential environmental issues associated with extending utility service to the proposed project. This will assure the project's compliance with CEQA and reduce potential delays to the project schedule.

In order to ensure that all PG&E issues are addressed, the Project Coordinator should be encouraged to coordinate with PG&E in the early stages of planning. This is especially important if there is any possibility that we would need to relocate our facilities or provide new service to the area due to the lengthy duration of these processes.

The California Constitution vests in the CPUC exclusive power and sole authority with respect to the regulation of privately owned or investor owned public utilities such as PG&E. This exclusive power extends to all aspects of the location, design, construction, maintenance and operation of public utility facilities. Nevertheless, the CPUC has provisions for regulated utilities to work closely with local governments and give due consideration to their concerns. PG&E must balance our commitment to provide due consideration to local concerns with our obligation to provide the public with a safe, reliable, cost-effective energy supply in compliance with the rules and tariffs of the CPUC.

PG&E remains committed to working with the City of Stockton to provide timely, reliable and cost effective Electric and Gas service to the area. PG&E would appreciate being copied on future correspondence as the project develops.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Evan Stewart
Land Agent