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San Diego's Voice for Binational Business

South County Economic Development Council

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July 25, 2013

Robert Sleppy
 California Department of Corrections and Rehabilitation
 Office of Facility Planning, Construction and Management
 9838 Old Placerville Road, Suite B
 Sacramento, CA 95827

Dear Mr. Sleppy,

RE: Proposed Otay Prison Level II Infill Correctional Facilities Projects

On July 2, 2013 the South County Economic Development Council (SCEDC) Board of Directors voted unanimously to convey our concerns in response to a Draft Environmental Impact Report regarding a proposed prison in Otay Mesa. Our concerns are directly related to the construction of a proposed 792-bed facility adjacent to the R.J. Donovan Correctional Facility in southern San Diego County.

As you are aware several prisons exist in the East Otay Mesa area including the RJ Donovan and George Baily facilities. Additionally, 2 prisons, both a private and a County facility, have been approved and are awaiting construction. This has created a cluster of prisons adjacent to over 2,000 acres of land set aside for a technology park. The proposed prison would exacerbate concerns of businesses looking to locate in East Otay Mesa due to the proposed and existing prison. These concerns equate to resale value of their property, safety issues and their corporate image. To overcome these issues a significant amount of marketing is needed to create a different perception. We respectfully recommend that if the state is to move forward with this project they do so by working collaboratively with SCEDC on conveying an image for this area that encourages investment.

The acreage set aside for a technology park/industrial development is raw land in the East Otay Mesa area. This area is the last bastion of undeveloped land for campus setting left in the San Diego region. Furthermore, the Otay Mesa area with the City of San Diego and west of the proposed prison is not fully developed. The proposed prison would put a strain on the infrastructure needed to support the

01-1

01-2

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San Diego's Voice for Binational Business

South County Economic Development Council

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future development of these areas. This includes, but is not limited to roads, fire, water and sewer. Traffic is of particular concern as the local roads are already congested and further congestion would need to be mitigated. SCEDC requests that the proposed prison not negatively impact the future development of East Otay Mesa and Otay Mesa by burdening the infrastructure needed to accommodate development of these areas.

O1-2 cont'd

Thank you for the opportunity to comment on this project. Please feel free to contact me if you want additional information at 619-424-5143.

Sincerely,

Cindy Gompper-Graves
President & CEO

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(619) 424.5143 • Fax (619) 424.5738
www.SouthCountyEDC.com

**Letter
O1
Response****Cindy Gompper-Graves, South County Economic Development Council
July 25, 2013**

- O1-1 The commenter's concerns related to prisons located near a proposed technology park are noted. Issues of economic and social concern are not considered to be environmental impacts under CEQA Guidelines 15131. Refer to Master Response 3, Socioeconomic Effects. Furthermore, as described in the second paragraph on page 3.8-6 of Volume 2 of the DEIR, "The RJD Infill Site is located entirely within CDCR property, and development of the infill site would be consistent with the existing land use designation and zoning for the greater RJD property..." That stated, CDCR is interested in supporting the Council's goals and towards that end, CDCR believes the proposed infill facility will be maintained in a clean, safe manner that should not adversely affect its neighbors. In fact, many vibrant residential and commercial communities have developed in close proximity to CDCR prisons (e.g. adjacent to San Quentin State Prison, the California Medical Facility (Vacaville) and Folsom State Prison.)
- CDCR also notes that the immediate neighboring properties to RJD and the proposed infill site are either already in industrial uses (e.g., there is one existing power plant east of the prison and one directly across from the prison entrance under construction) or commercial uses including an asphalt plant, shipping container transfer depots, and automobile recyclers.
- O1-2 Concerns related to future land uses in the vicinity of the RJD infill site are noted. Please refer to Response to Comment O1-1. The DEIR evaluated the potential impacts associated with development of level II infill correctional facilities in the Otay Mesa area to transportation facilities, public services (police and fire), and utilities. Please refer to Sections 3.11, 3.10, and 3.12 of Volume 2 of the DEIR, respectively, for an evaluation of the concerns raised in this comment. The commenter's preference for no negative impacts on future development as a result of the proposed project is noted but does not address the analysis of the DEIR. No further response is required.



Californians United for a Responsible Budget

Oakland Office: 1322 Webster St # 210 Oakland, CA 94612 510-435-1176 (c) 510-839-7615 (f)

Los Angeles Office: 1137 E. Redondo Blvd. Inglewood, CA 90302 213-864-8931(c) www.curbprisonspending.org



California Department of Corrections and Rehabilitation
Facility Planning, Construction and Management
Project Management Branch
Attn: Robert Sleppy
9838 Old Placerville Road, Suite B
Sacramento, CA 95827

August 1, 2013

To Robert Sleppy:

The following is in response to the Draft Environmental Impact Report for the proposed Level II Correctional Facilities Project. Let it be first stipulated that for a truly public review process, the EIR written comment deadline should be extended for 45 days after the DEIR Spanish translation is made available. All communities likely to be impacted by the proposed projects must be given time to comment.

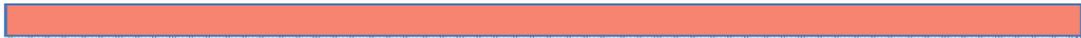
O2-1

Californians United for a Responsible Budget (CURB) is a statewide alliance of over 50 organizations working to curb prison spending by reducing the number of people in prison and the number of prisons in California. CURB opposes all new prison construction in California. Prison expansion has left California with a crowded, inhumane and unsustainable prison system, declared so by the US Supreme Court. The impact of prison expansion on the physical environment and on public health is extreme and devastating. Further, such expansion is entirely unnecessary and in direct opposition to a federal court order to reduce the prison population by 9,600. In recent years, the prison population in California has significantly decreased. There are 50,000 fewer people in our prisons now than in 2006. The proposed expansion is entirely unnecessary and would be disastrous for California.

O2-2
O2-3

The proposed infill construction projects are for level II beds. The California Department of Correction and Rehabilitation's (CDCR) own projections estimate a reduction in Level II prisoners while this infill project will add 1600 level II beds over four years. CDCR claims that it needs more so called level II "infill beds" to adequately deal with its changing prisoner population as a result of realignment. But the Brown administration's own prisoner projections

O2-4





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contained in its Corrections blueprint, released last year, show a decline in level II prisoners over the next five years.

O2-4 cont'd

The communities of Vacaville, Folsom, Chino, Ione and Chula Vista are in need of genuine economic development. Prisons are devastating to families and the environment and have been shown to damage the economies of host towns and cities. Environmental ramifications from the proposed expansion include destruction of multiple native species of flora and fauna, increased greenhouse gas emissions, toxic air contamination, increased demands on an already strained water supply, and increased groundwater contamination.

O2-5

O2-6

Water Supply

The water supply in any host municipality will be significantly strained and depleted by the proposed expansion. A single correctional facility is estimated to use 118,800 gallons per day and a double facility is estimated to use 237,600 gallons per day. This is of extreme environmental significance, particularly in counties at risk for drought and with limited water supply.

O2-7

Wastewater runoff and contamination are very serious concerns for any proposed construction projects and have already potentially sickened populations in the aforementioned cities. The city of Ione has already been found in violation of water discharge regulation for many years. The Regional Water Quality Control Board Central Valley issued an order to CDCR regarding its Mule Creek facility, stating that "the prison did not have sufficient treatment, storage, and disposal capacity for its wastewater because of increased inmate population", and directed the prison to reduce wastewater inflows.

O2-8

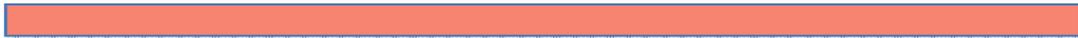
Local farmers and ranchers have voiced concern about contamination in the food and water supply. Ranchers in Ione have reported high contents of caffeine in the water system, due to the coffee roasting plant housed inside Mule Creek State Prison. There have also been reports of measles-infected cattle, suspected to be from contaminated water. It is not at all clear that the proposed cities have the infrastructure to properly treat and dispose of contaminated water supply. The health consequences of greater contamination are grave.

O2-9

Traffic

The amount of traffic in Chula Vista, Ione and very likely other potential sites is expected to double, if not triple, with proposed expansion. With employees living many miles from the

O2-10





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prison, road congestion, including industrial truck congestion, will significantly increase. This is of local significance for traffic safety as well as all those affected by increases in air pollution. Air quality in San Diego, Solano and Sacramento counties is already very poor; additional pollution will be destructive to public health.

O2-10 cont'd
O2-11

As CDCR has stated, "significant and unavoidable impacts associated with the proposed project (a 792-bed facility at RJD and a 1,584-bed facility at MCSP) were identified for air quality and transportation; and, there would be a cumulatively significant impact on greenhouse gas emissions." Such impacts are in fact highly avoidable. CURB advocates for prison population reduction, alternatives to incarceration and the redirection of state funds to programs which ensure the health of California.

O2-12

Sincerely,

Californians United for a Responsible Budget
1322 Webster St. #210
Oakland, CA 94612



**Letter
O2
Response**

**Californians United for a Responsible Budget (CURB)
August 1, 2013**

- O2-1 CEQA mandates a minimum 45-day review period. Further, there are no requirements for translation of CEQA documents into non-English languages. Regardless, CDCR respected the request to translate materials in the DEIR to Spanish. The executive summary and new public notices were translated to Spanish; the translated executive summary was posted on the CDCR website and made available at subsequent public hearings. Following this request, CDCR conducted two public hearings with Spanish translation services available for attendees. These hearings were held in Chula Vista on August 8, 2013 and in Lone on July 29, 2013. CDCR also extended the public comment period by 11 days. Refer to Master Response 1, Public Outreach and Public Review Period for further details on the DEIR public outreach and review. It should be noted that no comments in Spanish, written or oral, were received during the public review period.
- O2-2 The commenter's opposition to new prison construction is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O2-3 With regard to the need for level II inmate beds, as described on page 2-1, in Volume 1 of the DEIR:

In response to the need to address several problems resulting from the population expansion, CDCR developed a plan for future operations entitled *The Future of California Corrections* (CDCR 2012a). This "Blueprint," as it is often called, is intended to streamline CDCR operations, reduce costs, and remove the need for federal oversight of the prison health care system. It also places a greater focus on rehabilitation through revision of the inmate classification system and a greater emphasis on providing rehabilitative programs that will prepare inmates to be productive members of society. The Blueprint states:

"For years, California's prison system has faced costly and seemingly endless challenges. Decades-old class-action lawsuits challenge the adequacy of critical parts of its operations, including its health care system, its parole-revocation process, and its ability to accommodate inmates with disabilities. In one case, a federal court seized control over the prison medical care system and appointed a Receiver to manage its operations. The Receiver remains in place today. The state's difficulty in addressing the prison system's multiple challenges was exacerbated by an inmate population that—until recently—had been growing at an unsustainable pace. Overcrowded prison conditions culminated in a ruling last year by the United States Supreme Court ordering [CDCR] to reduce its prison population by tens of thousands of inmates by June 2013. At the same time that prison problems were growing, California's budget was becoming increasingly imbalanced. By 2011, California faced a \$26.6 billion General Fund budget deficit, in part because [CDCR's] budget had grown from \$5 billion to over \$9 billion in a decade.

To achieve budgetary savings and comply with federal court requirements, the Governor proposed, and the Legislature passed, landmark prison realignment legislation to ease prison crowding and reduce [CDCR's] budget by 18 percent. Realignment created and funded a community-based correctional program where lower-level offenders remain under the jurisdiction of county governments. In the six

months that realignment has been in effect, the state prison population has dropped considerably—by approximately 22,000 inmates. This reduction in population is laying the groundwork for sustainable solutions. But realignment alone cannot fully satisfy the Supreme Court’s order or meet [CDCR’s] other multi-faceted challenges.

[The Blueprint] builds upon the changes brought by realignment and delineates, for the first time, a clear and comprehensive plan for [CDCR] to save billions of dollars by achieving its targeted budget reductions, satisfying the Supreme Court’s ruling, and getting [CDCR] out from under the burden of expensive federal court oversight.” (CDCR 2012a)

CDCR is obligated to provide housing for inmates at the direction of the legislature, as set forth in Senate Bill (SB) 1022. As stated in Section 3.1, “Project Objectives,” of Volume 1 of the DEIR, the primary and fundamental objective of the proposed Level II Infill Correctional Facilities Project is to fulfill the mandates of SB 1022 by providing additional level II prison housing, related support buildings, and inmate rehabilitative programming space adjacent to existing CDCR prison facilities. CDCR anticipates the need for these new facilities because proposed changes to its inmate classification criteria are expected to result in an increased number of level II inmates. The authorized facilities, according to Section 14(a)(4) of SB 1022, are intended “to provide flexible housing for various inmate[s]..., including, but not limited to, those with disabilities, intermediate medical needs, or mental health treatment needs.” SB 1022 implements a key element of the Blueprint (CDCR 2012a), which is to construct level II dorm facilities. The opening of the level II infill correctional facilities is required to maintain the State’s level II capacity to meet inmate housing needs Statewide.

O2-4 The comment expresses the commenter’s interpretation that the proposed project is not needed. With regard to alternatives to incarceration, page 2-7 of Volume 1 of the DEIR stated the following:

- ▲ **The perceived need (or lack thereof) for level II beds:** This issue was raised primarily by individuals opposed to building new prison capacity throughout California. They expressed beliefs that alternatives to incarceration need to be explored (e.g., drug treatment, early release of the infirm/medically incapacitated); that recidivism needs to be reduced, thus reducing the need for more capacity; and that money for the project would be better spent on schools, job training, and crime prevention. CDCR supports many of these concepts. However, CDCR is obligated to provide housing for inmates at the direction of the legislature, including as set forth in SB 1022. While programs have succeeded in reducing the overall state prison population, more beds are needed to alleviate overcrowding and provide programming space for education, health care, and vocational training programs that will equip inmates with the tools needed for better success once they are released. Further, these comments relate to social issues and would not result in changes in physical environmental conditions. Therefore, they are not addressed further in this EIR.

It is important to note that, contrary to statements made in this comment, the federal court orders pertaining to CDCR facilities are intended to reduce overcrowding, not the prison population as a whole, and for CDCR to not operate existing state prisons above certain operational capacities. Please also refer to Response to Comment O2-3, above.

O2-5 Please refer to Master Response 3, Socioeconomic Effects, for a discussion of issues raised in this comment. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.

- O2-6 The environmental effects associated with the Level II Infill Correctional Facilities Project, including potential impacts to air quality, biological resources, groundwater contamination, water supply and climate change, are evaluated throughout the DEIR. Specifically, please refer to Sections 3.1, "Air Quality"; 3.2, "Biological Resources"; 3.7, "Hydrology and Water Quality"; 3.12, "Utilities"; and Chapter 4, "Cumulative Impacts" in Volumes 2 through 5 and Chapter 4, "Cumulative Impacts" of Volume 1 of the DEIR, respectively. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O2-7 Water supply, including during multiple dry years, was evaluated in Section 3.12, "Utilities" of Volumes 2 through 5 of the DEIR. Although a single facility would have an annual water demand of 133 afy, the available water supply in each region is adequate to meet the demands of the potential level II infill facilities within each region. As summarized in DEIR Volume 1 Table 1-1, there would be no significant effects to water supply under any of the project alternatives. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O2-8 Wastewater treatment capacity was evaluated in Section 3.12, "Utilities" of Volumes 2 through 5 of the DEIR. As summarized in DEIR Volume 1 Table 1-1, there would be no significant effects to wastewater treatment capacity under the proposed project alternatives.
- The commenter is correct that MCSP was served a Cease and Desist Order (CDO) by the RWQCB (refer to page 3.7-7 of Volume 3 of the DEIR). Since the time of the CDO, MCSP wastewater flows have been reduced, and operation of the facility has improved. The CDO on the MCSP WWTP was lifted on July 26, 2013 (Central Valley RWQCB 2013). The facility is now considered to be in compliance with RWQCB requirements. Impacts associated with wastewater treatment within the City of Lone, including the ability to serve the project, are discussed in Impact 3.12-2a and b, in Volume 3 of the DEIR.
- O2-9 With regards to contaminated groundwater, CDCR has not uncovered any records of caffeine contamination or measles-infected cattle as a result of groundwater or runoff related to operation of the MCSP wastewater treatment plant. CDCR based these findings on a search of agency databases and discussions with the Amador County Environmental Health Department (Israel, pers. comm., 2013). The commenter offers no evidence to support these assertions. Further, Impacts 3.7-3a, 3.7-3b, 3.7-4a, and 3.7-4b in Volume 3 of the DEIR evaluated the potential for the long-term operation of the proposed project to affect water quality, including groundwater quality, and concluded that impacts related to the proposed project would be less than significant.
- O2-10 The commenter raises concerns regarding increased traffic due to the proposed project, especially in Chula Vista and Lone. Section 3.11, "Transportation," of DEIR Volumes 2 through 5, describes the existing circulation patterns in the vicinity of the infill sites and evaluates transportation impacts due to construction and operation of either a single, level II infill correctional facility or a level II infill correctional facility complex based on a traffic analysis conducted by Fehr & Peers (2013). Regarding the degree to which traffic would increase, the comment severely overstates the contribution of traffic based on the project. At MCSP, the project would increase the number of inmates and staff by roughly 50 percent, and traffic from the facility would be anticipated to increase by this amount. At RJD, the project would increase the number of inmates and staff by less than 25 percent with a commensurate increase in traffic in surrounding areas, including Chula Vista. These are not trivial increases in traffic, but they also do not represent a doubling or tripling of existing regional traffic.

As summarized in DEIR Volume 1 Table 1-1, the majority of traffic and transportation impacts were less than significant or mitigated to less than significant. However, significant and unavoidable transportation impacts were identified in relation to construction-related traffic at all four potential infill sites; intersection operations at MCSP and FSP/SAC; cumulative impacts on intersection operations at MCSP, FSP/SAC, and CMF/SOL; and cumulative impacts on roadway segment operations at MCSP and FSP/SAC. It should be noted that no mitigation would be required for any existing freeways; all impacts to freeways were determined to be less than significant. See Section 3.11 in the respective volumes of the EIR for further details on transportation impacts.

- O2-11 Impacts to air quality associated with project implementation are described in Section 3.1, "Air Quality," in Volumes 2 through 5 of the DEIR. Cumulative impacts associated with Air Quality are discussed in Chapter 4 of Volumes 2 through 5 of the DEIR. As summarized in DEIR Volume 1 Table 1-1, the project's air quality impacts were determined to be less than significant, except the short-term construction-related emissions at MCSP. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O2-12 The comment acknowledges the significant and unavoidable impacts of the proposed project, and expresses a preference for alternatives to incarceration. No specific comments addressing the adequacy of the environmental analysis were raised; therefore, no further response can be provided.



August 1, 2013

CDCR Facility Planning, Construction and Management- Project Management Branch
Attn: Robert Sleppy
9838 Old Placerville Road, Suite B
Sacramento, CA 95827

Mr. Robert Sleppy:

This is a response to the Draft Environmental Impact Report for the proposed Level II Correctional Facilities Project. The EIR written comment deadline should be extended for 45 days so the DEIR Spanish translation can be made available. All communities impacted by these projects must be given time to comment.

03-1

The proposed expansion is unnecessary and would be disastrous for California. The Vacaville, Folsom, Chino, Ione, and Chula Vista communities need genuine economic development. Prisons devastate families and the environment and have been shown to damage the economies of host towns and cities.

03-2

The proposed infill construction is for level II beds. CDCR estimates a reduction in Level II prisoners while this infill project will add 1600 level II beds over four years. CDCR claims it needs more level II "infill beds" to adequately deal with its changing prisoner population as a result of realignment. But Governor Brown's administration's 2012 prisoner projections show a decline in level II prisoners over the next five years.

03-3

A single correctional facility uses 118,800 gallons per day and a double facility uses 237,600 gallons per day. This is of extreme environmental significance, particularly in counties with limited water supply at risk for drought. The city of Ione already violates water discharge regulations. The Regional Water Quality Control Board Central Valley ordered CDCR's Mule Creek facility to reduce wastewater inflows.

03-4

Traffic in Chula Vista, Ione, and other potential sites is expected to double, if not triple, with proposed expansion. With employees living far from the prison, road congestion will significantly increase. This is of local significance for traffic safety as well as all those affected by increases in air pollution. Air quality in San Diego, Solano, and Sacramento counties is already very poor; additional pollution will damage public health.

03-5

03-6

As CDCR has stated, "significant and unavoidable impacts associated with the proposed project (a 792-bed facility at RJD and a 1,584-bed facility at MCSP) were identified for air quality and transportation; and, there would be a cumulatively significant impact on greenhouse gas emissions." These impacts are highly avoidable.

03-7

Sincerely,

Jesse Stout, Esq.
Policy Director

1540 Market St., Suite 490
San Francisco, CA 94102
Phone (415) 625-7049
Fax (415) 652-3150

www.prisonerswithchildren.org
jesse@prisonerswithchildren.org

**Letter
O3
Response****Legal Services for Prisoners with Children
August 1, 2013**

- O3-1 Please refer to Response to Comment O2-1 with respect to the comment period for the DEIR.
- O3-2 The commenter's concern for the economic and social effects of the project is noted. Issues of economic and social changes resulting from a project are not considered to be significant environmental effects under CEQA Guidelines section 15064(e). Refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. No further response can be provided.
- O3-3 Please refer to Response to Comment O2-4 for a discussion of the need for the project.
- O3-4 Please refer to Response to Comment O2-7 for a discussion of water supply impacts. Please refer to Response to Comment O2-8 regarding the MCSP wastewater treatment plant.
- O3-5 Please refer to Response to Comment O2-10 regarding traffic impacts of the project.
- O3-6 Impacts to air quality associated with project implementation are described in Section 3.1, "Air Quality," in Volumes 2 through 5 of the DEIR. Cumulative impacts associated with Air Quality are discussed in Chapter 4 of Volumes 2 through 5 of the DEIR. As summarized in DEIR Volume 1 Table 1-1, the project's air quality impacts were determined to be less than significant, except the short-term construction-related emissions at MCSP. Because the commenter does not indicate inaccuracies or inadequacy with the analysis presented in the DEIR, no further response can be provided.
- O3-7 Please refer to Response to Comment O2-12 regarding unavoidable impacts.



A NEW PATH

Parents for Addiction Treatment and Healing

Executive Director
Gretchen Burns Bergman
Co-Founder

August 5, 2013

A New PATH

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California Department of Corrections and Rehabilitation
Facility Planning, Construction and Management
Project Management Branch
Attn: Robert Sleppy
9838 Old Placerville Road, Suite B
Sacramento, CA 95827

Opposition to In-fill Bed Construction at Donovan Prison

To Robert Sleppy:

PATH L.A. Chapter

John Whitaker, Dir.

A New PATH (Parents for Addiction Treatment and Healing) is taking this opportunity to stand against the construction of new prison beds generally, and against the proposed in-fill project at R. J. Donovan specifically.

04-1

Advisory Board

Dr. David Bergman
Psychiatrist
Ken Clich
President, CRASH, Inc.
Judge Robert Coates
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Whitney A. Taylor
Drug Policy Consultant
Sylvia Liwerant
Co-Founder
Dr. Bruce Pevney
Addiction Medicine

We are deeply chagrined that the impact of the project on the geographic environment is the only aspect that the Environmental Impact Report addresses. More important than the negative effect of the prison on the surrounding land and natural resources is the devastating impact that prisons have on the lives of the people involved.

04-2

A large percentage of inmates are incarcerated because of non-violent drug offenses. Another set of inmates are guilty of crimes committed while under the influence of drugs and/or alcohol, or crimes committed in pursuit of means to secure more of those substances. These "criminals" would be best served by receiving substance abuse treatment rather than incarceration. Often substance abusers are bereft of love, mercy and compassion, characteristics which are not found in prison. Many also need life-skills training, affordable housing, education and mental-health services, as well as job skills. Most of these services should be available in the community. Once someone becomes convicted of a crime, securing a job or embarking upon a career becomes more difficult. Feelings of inadequacy result, and the cycle of substance abuse and incarceration continues.

04-3

Director of Operations
Geni Cavitt

At a time when most of the California State Colleges are impacted, spending money on new prison construction is counter-productive. Prisons do not turn out healthy, functioning, well-educated and confident individuals. But higher education can bring higher salaries, and the ability to rise above the circumstances from which many people of low-income have lived. Yet a large proportion of money from the state general fund is going to support prisons instead of schools.

04-4

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A NEW PATH

Parents for Addiction Treatment and Healing

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 Co-Founder

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Ken Clich
 President, CRASH, Inc.
Judge Robert Coates
 San Diego Superior Court
Steven E. Feldman
 Attorney at Law
Dr. Ken Khoury
 Psychiatrist
Dr. Rodrigo Muñoz
 Psychiatrist
Dr. Jerry Rand
 Bay Recovery
Mick Meagher
 Attorney at Law
John de Miranda
 NAADD
Margaret Dooley-Sammuli
 ACLU
Valerie Lemke
 P.R. Consultant
Dr. Claudio Cabrejos
 Psychiatrist
Whitney A. Taylor
 Drug Policy Consultant
Sylvia Liwerant
 Co-Founder
Dr. Bruce Pevney
 Addiction Medicine

Director of Operations
 Geni Cavitt

Families and entire communities are impacted by incarceration. Prison facilities are often situated in rural areas, not serviced by bus routes. This alienation increases the detrimental effects of imprisonment on a loved one. For example, travel from the PATH office in Spring Valley to RJ Donovan via public transportation would take nearly three hours--one-way--involving several busses as well as the trolley and a taxi ride or 3.7 mile hike at the end. This outlay of expense in time and travel only adds emotional stress and financial burdens to families of low income.

04-5

Families bear the cost of keeping someone in prison through higher phone bills, postage, and by depositing living-expense money in an inmate's account. This is in addition to the stigma and shame associated with having a family member incarcerated. It is now so common to have a parent in prison that Sesame Street has a Muppet character whose father is locked up. A Pew Charitable Trusts report found that 1 in every 28 children has a parent behind bars.

04-6

Not only are there difficulties when a family member is incarcerated, the formerly incarcerated face discrimination in employment, housing and student aid upon their release.

Prison employees also suffer. Corrections officers statistically live only 18 months after retirement, have a 39% higher suicide rate than any other occupation and have higher divorce and substance abuse rates than the general population. A conclusion can be drawn that this is caused by working in a highly toxic environment.

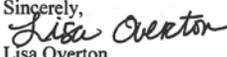
04-7

Detrimental effects upon the land and natural resources include additional sewage and waste produced, and an additional drain upon the already-scarce water supply in the San Diego area. The construction itself will bring traffic hazards with additional construction vehicles spewing toxic air pollution into a sensitive environment. Wastewater runoff from construction proposes another hazard. And once built, the additional traffic of employees, inmate transportation and visitors will bring more air, noise and environmental pollution.

04-8

In summary, A New PATH opposes the in-fill project at Donovan State Prison in its entirety. The money earmarked for this construction project and operational costs for another prison facility could be much better spent providing community services to populations at risk for incarceration. We advocate putting our tax dollars into prevention efforts rather than punishment expenses.

04-9

Sincerely,

 Lisa Overton
 Secretary, Board of Directors
 A New PATH

2527 Doubletree Road - Spring Valley, CA 91978
 Phone (619) 670-1184 - Fax (619) 670-1184 - E-mail: anewpath@cox.net / website: www.anewpathsite.org

**Letter
O4
Response****A New PATH
August 5, 2013**

- O4-1 The commenter's opposition to the Level II Infill Correctional Facilities Project is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-2 Please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-3 Please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA, and Response to Comment O2-12.
- O4-4 The comment regarding tradeoffs in expenditures between higher education and incarceration are noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-5 The comment regarding the burdens on lower income families associated with visiting family members at prisons is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-6 The burdens on families associated with family members who are incarcerated is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-7 The comment provides data without citation regarding corrections officers and expresses concern for those working at a prison. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-8 Volumes 2 through 5 of the DEIR analyze the potential effects on utility demands (i.e., sewage, solid waste, water supply) in Section 3.12, "Utilities," on air quality in Section 3.1, "Air Quality," on noise in Section 3.9, "Noise," and to traffic in Section 3.11, "Transportation." No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O4-9 The commenter's opposition to project is noted. Refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.

05

California Department of Corrections and Rehabilitation
Level II Infill Correctional Facilities Project
Public Hearing (August 8, 2013), Chula Vista Council Chambers
Comment Sheet

Comments may be submitted at the Public Scoping Meeting or sent to the following address no later than 5:00 p.m. on August 19, 2013:

CDCR Facility Planning, Construction and Management, Attn: Bob Sleppy
9838 Old Placerville Road, Suite B, Sacramento, CA 95827
Email: CDCR_infill@ascentenvironmental.com

Name: Diana Zuniga
Organization: CURB
Mailing Address: _____
Email: Diana@curbprisonspending.org
Comment: _____

We would like a 50 day extension so that the community can go over the Spanish DEIR. We would like another meeting closer to where the prison is located to discuss the analysis of the current financial contribution that is given to the Otay Water District per prisoner and the projected financial contribution per prisoner for this project. We would like to see a comparison of those numbers to what citizens are currently contributing especially given that the water prices seem to be increasing for those using water from the Otay Water District.

05-1
05-2
05-3

Please use reverse side of page or use additional sheets as needed

Talking Points for Infill Prison Bed Expansion

Everyone starts with: My name is _____, I am here as _____. We are here to support the City of San Diego and stand up against prison expansion. I am here to demand that Governor Brown and CDCR, stop all plans to build unnecessary costly in-fill beds in California, especially here in San Diego the primary targets. We thank you for listening and meeting our last three demands. We are now here to demand an extension in the amount of 50 days after the DEIR is translated into Spanish. We would also like to see an analysis of the current financial contribution that is given to the Otay Water District per prisoner and the projected financial contribution per prisoner for this project. We would like to see a comparison of those numbers to what citizens are currently contributing especially given that the water prices seem to be increasing for those using water from the Otay Water District. San Diego doesn't want a new prison, doesn't need a new prison, and can't afford a new prison.

05-4

05-5

05-6

1. **San Diego doesn't need new prison cells.** California tried to build its way out of its overcrowding crisis for 30 years. Building hasn't solved overcrowding, it just spread terrible conditions over more lives. Prison expansion has left California with a crowded and inhumane prison system that was deemed cruel and unusual punishment by the Supreme Court.

05-7

It also drained the life out of California's budget, forcing cuts to education and health and human services. We don't want more cells in San Diego, in Lone, in Sacramento, Folsom, Solano, Vacaville, or anywhere in California. If we build them, the state will fill them and overfill them and we'll all be back here in 5 years trying to stop CDCR from building another costly prison.

2. **The real solution is reducing the prison population.** The prison population in CDCR facilities has shrunk by 12,000 people this year alone, and there are 50,000 fewer people in California prisons than in 2006. So why would we build thousands of new cells now? The answer is continued population reductions.

05-8

There are literally dozens of ways to reduce the prison population – including expanding good time credits, releasing terminally ill and permanently medically incapacitated prisoners, implementing an older prisoner parole program, expanding good time credits, expanding the Alternative Custody Program and reforming drug sentencing laws.

3. **The Court Won't Wait.** After a long history of noncompliance, the federal court is not going to wait for years for new construction to reduce overcrowding – investing in expansion is a waste of money on a problem that will have to be solved well before construction could be finished.

05-9

4. **Population reductions don't even require legislative approval – they could be implemented today, and remove the so-called "need" for construction.** James Austin, PhD., an expert in the Plata/Coleman case has introduced several recommendations to reduce the prison population by more than 30,000 people without changes to the state's sentencing laws. The Federal Court has accepted Dr.

05-10

Talking Points for Infill Prison Bed Expansion

Austin's argument. The Courts have given the Governor the power to put in place any of Austin's suggestions without Legislative approval. All he has to do is sign his name.

05-10 cont'd

Further, Gov Brown's plan to come into compliance with the Court order involves leasing 2,500 already built in-state beds for up to 5 years -- meaning until these infill beds are built. If prison space already exists that can hold 2,500 people in prison in-state, NOW why are we building even more cells?

5. **Prisons do measurable economic damage on the counties in which they're located.** Multiple studies, especially those of Gregory Hooks from Washington State University, have found that prisons do economic damage to host towns. Prison towns fair worse than towns without prisons -- and expansion is no different. Why would the city council or county board of supervisors approve a project that will damage the local economy, when people in Chula Vista/lone are in real need of genuine economic development?

05-11

6. **The environmental impact Report does not take into account the social and/or health impact of those on the inside and out.** It is safe to say that the DEIR does not deal with the environmental impacts of tearing apart 800 more or 1600 more families. The DEIR states that "significant effect" is a "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment...[but] may be considered in determining whether the physical change is significant". The economic and social changes that this project will bring about by its presence are "significant effects". What environmental, environmental justice, social, health and economic impacts will that increase in those incarcerated and those impacted by loved ones being incarcerated produce? And how will you make the San Diego community aware of those impacts?

05-12

7. **San Diego's communities of color share many problems with Colonia Chilpancingo which include:** substandard housing, over-crowded schools, a lack of social services, low-paid jobs, polluting industries mixed in with residential and commercial sites, industrial truck traffic, lack of parks and healthy food outlets, and severe air pollution. They are also adjacent to Tijuana's largest maquiladora industrial complex. CDCR now wants to continue to disenfranchise communities of color by adding on to the existing prison that has polluted our town. San Diego needs these social concerns to be addressed so that our citizens are healthy and safe. A prison will not provide safety nor solve the problems that San Diego is facing. San Diego doesn't want a new prison, doesn't need a new prison, and can't afford a new prison.

05-13

8. **San Diego suffers from overcrowded schools.** At this point California is still number 50 in education and number one in prison and jail spending. It has been documented that the literacy rates of third graders are used in the process of deciphering how many prison beds are necessary in a state. San Diego needs adequate education and more funding going into our schools. Will the prison

05-14

Talking Points for Infill Prison Bed Expansion

increase enrollments if the children of the prison staff enroll? If so, by how much? Who pays to increase school size? How will these increases be implemented without a drop in educational quality? San Diego needs education for our children, not another prison.

05-14 cont'd

9. **Low paying jobs and lack of employment in San Diego.** Development of either the double or single facility will result in an increase in onsite staffing. The proposed single facility would employ 193 new staff and the double would employ 377 new staff. Most prison jobs – and all the better-paying ones – go to outsiders. In 2003, the Sentencing Project revealed the long term impact of prison construction on rural communities in upstate New York through their report entitled, "Big Prisons, Small Towns: Prison Economics in Rural America". They concluded, "over the course of 25 years, we find no significant difference or discernible pattern of economic trends between the seven rural counties in New York that hosted a prison and the seven rural counties that did not host a prison." Prisons are historically not good for the economic growth of communities and will not be good for San Diego. San Diego needs adequate paying jobs for our communities, not another prison.

05-15

10. **Water usage will provided by the Otay Water District.** Prisons use water and they use lots of it. In most counties water is difficult to come by, the water being used by this prison could be used to benefit Otay and the larger San Diego area. The EIR states that "the onsite potable water delivery system to existing RJD facilities would remain unchanged under the project", but that a new pipeline would be provided under a new 24-inch line relocated under Donovan. CDCR assumes an average daily water demand factor of 150 gallons per prisoner per day based on existing RJD demand and the design. Although this factor is based on the number of people inside the prison it also takes into account the demands for the entire facility, such as landscaping, and staff demands. Given all these demands the single correctional facility is estimated to use 118,800 gallons per day and a double is estimated to use 237,600 gallons per day. San Diego can use these thousands of gallons per day for the citizens in the community that need that water to be able to create a healthy environment for their families. What will this increase use of water consumption do to benefit the San Diego community that already suffers from lack of parks, lack of health food options, and continues water and air pollution? If the water supply got strained, what other options would people have? Who will pay?

05-16

11. **Industrial Truck traffic is already an issue within San Diego.** San Diego is a town near the border, which increases the amount of traffic within the area due to commercial traffic. Although, CDCR will fully fund the restriping of the westbound approach at the intersection of Otay Mesa Road and La Media Road to include a second left-turn lane which is said to improve the flow of traffic we are concerned that this will still impact the freeways and roads not directly close to the facility. Since it is common for prison employees to live dozens of miles away from the prison, traffic during the three shift changes is often intense by local standards due to commuters rushing to get home. San Diego already suffers from air pollution, the additional commuters miles every year can make air quality even worse, increasing

05-17

Talking Points for Infill Prison Bed Expansion

health risks to residents. Air pollution makes a region less attractive to productive industries. If more people live in our San Diego, or if new employees work in San Diego but live elsewhere what happens in terms of road congestion? What does increased traffic mean for the safety of children going to and from school and activities? How will this impact air pollution and traffic control?

O5-17 cont'd

12. The City of San Diego Public Utilities Department will be responsible for waste coming out of Donovan. CDCR assumes an average daily wastewater flow rate of 130 gallons (gpd) based on the existing RJD wastewater flows and the new facility, which would include water conservation devices. Based on this flow rate, the single, would generate approximately 102,960 gpd (0.103 mgd) and the double would generate approximately 205,920 gpd (0.206 mgd) of wastewater. San Diego will now have to deal with an increase in the sewage that is omitted by the prison. Who pays to develop this capacity? Who pays to maintain it?

O5-18

13. Air quality and pollution is a never-ending battle for San Diego. In the DEIR it states that, "as a state agency, the California Department of Corrections and Rehabilitation (CDCR) is not subject to land use plans, policies, and ordinances adopted by local agencies. Nevertheless, a discussion of relevant local plans and policies is provided because conflicts with them could indicate the potential occurrence of other physical environmental effects." These agencies include: San Diego Air Pollution Control District and the Regional Air Quality. The DEIR states that this project and CDCR are not subject to the policies of local agencies such as these. Have these two entities been approached and has the department sought out these permits? If CDCR is not subject to these policies then how are they accountable to the air quality of the City of San Diego that they are attempting to build in? We demand local planning and zoning laws and procedures be followed exactly. These laws are meant to ensure a prosperous future for everyone in San Diego, and building a prison is a contradiction of these agencies' missions. We demand more public input into the process.

O5-19

O5-20

**Letter
O5
Response**

**Californians United for a Responsible Budget (CURB)
August 8, 2013**

- O5-1 Please refer to Response to Comment O2-1.
- O5-2 The comment reflects concern about holding the public meeting closer to the RJD site. CDCR made efforts to hold the public meeting at Southwestern College (rather than Chula Vista), which is located closer to RJD. However, CDCR was informed that the college could not accommodate an evening meeting time because they were closed for the summer. CDCR could not locate any other suitable meeting space with appropriate accommodations that would be closer to the project site; therefore, a second meeting was held in Chula Vista. Refer to Master Response 1, Public Outreach and Public Review Period.
- O5-3 The comment expresses concern regarding water rates in the Otay Water District and water supply to the new prison facilities at RJD. Otay Water District bases water rates on units of consumption. Each unit of consumption is equivalent to 100 cubic feet of water, which is equivalent to 748.5 gallons. Residential water customers will pay between \$1.86 and 5.80 per unit of water in 2014 depending upon the amount of water consumed per month. CDCR will pay Otay Water District between \$3.57 and \$3.71 per unit of water in 2014 for the existing RJD facility (2016 rates that could apply to the proposed project have yet to be developed), which is generally on the higher end of the water rate range because it is an institutional land use. Staff of Otay Water District indicated that rates that are above \$3.77 per unit are typically applied in situations where customers use in excess of 23 units (2,300 cubic feet) of consumption per month (Kennedy 2013).
- With regards to the adequacy of the water supply for the RJD Infill Site, Section 3.12, "Utilities," of DEIR Volume 2 evaluates the adequacy of available water supplies for RJD based on a review of utilities agreements, consultation with project engineers, consultation with the Otay Water District (OWD), review of a prior Subarea Master Plan of Potable and Recycled Water for the R.J. Donovan Correctional Facility Expansion (Dexter Wilson Engineering, Inc., 2008) pertaining to a larger project that was not constructed, and CDCR's projected water demand estimates for the level II infill correctional facilities. As documented throughout Volume 2, Section 3.12, the water demand related to either a single, level II correctional facility or a complex (plus existing demand) at the RJD Infill Site is below the water demand planned for the RJD property in OWD's (the supplier's) most recent Urban Water Management Plan. Therefore, it is expected that the project would not adversely affect the ability of OWD to supply water to the project or other customers.
- O5-4 The commenter's opposition to the project is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-5 Please refer to Response to Comment O5-1, above, and Master Response 1, Public Outreach and Public Review Period.
- O5-6 Please refer to Response to Comment O5-3.
- O5-7 Please refer to Responses to Comments O2-3 and O2-4. Further, CDCR has no role in the passage of legislation or propositions that either increase or decrease the respective sentences for felons committed in California. CDCR's only role under the Penal Code is to provide secure and appropriate correctional facilities for those felons committed to state prison by the state courts.

- O5-8 Please refer to Responses to Comments O2-3 and O5-7, as well as Master Response 3, Evaluation of Socioeconomic Effects Under CEQA.
- O5-9 No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-10 Please refer to Responses to Comments O5-7 and O5-9. With regard to leasing in-state beds, these beds typically are in facilities that were not constructed to provide the vocational training, programming, and other elements CDCR is including in the project as one means to help facilitate a reduction in recidivism. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-11 Please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. Further, no evidence was provided to suggest the project would inhibit other forms of economic development, whereas many examples exist where communities have thrived in the same locations where CDCR has constructed prisons, after the prisons were constructed. Examples include Larkspur, near San Quentin State Prison; Folsom, near both Folsom State Prison and California State Prison, Sacramento; and Vacaville, near the California Medical Facility and California State Prison, Solano. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-12 Regarding CEQA's requirements to consider social or economic impacts, please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-13 Regarding CEQA's requirements to consider social or economic impacts, please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-14 With regard to impacts to schools, Impact 3.10-4a and b, Impacts on Schools, (Volume 2 of the DEIR) provides an analysis of the anticipated increase in school-age children and the effects on school facilities. As concluded in the DEIR:

A concentrated increase in school-age children is not anticipated as a result of the employment opportunity presented by the development of a level II infill correctional facility complex [or single facility] at the RJD Infill Site. Increases in population resulting from new positions created by the complex would be accommodated in the existing planned housing within the surrounding communities. New housing developments would be required to pay school impact fees. Further, for direct impacts on schools, California Government Code Section 65996 has deemed that payment of school fees by residential developers is full mitigation of school impacts under CEQA. In accordance with AB 900 (2007) and California Government Code Section 15819.403, CDCR would also contribute \$633,600 to the superintendent of San Diego County schools for distribution to school districts affected by implementation of the level II infill correctional facility complex at RJD. This impact would be less than significant.

An evaluation of the project's impacts to school facilities has been provided in compliance with CEQA and the CEQA Guidelines.

- O5-15 The commenter's opposition to new prison construction, support for education, and community concerns are noted. Please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA. It should also be noted that potential impacts to employment, population, and housing due to level II infill correctional facilities at RJD is addressed in DEIR Volume 2, Section 3.4. Finally, the quotation in the comment suggests that prisons do not affect economic development in communities compared with similar communities, a pattern CDCR studies have also found. This is different than the assertion by the commenter that prisons "are historically not good for economic growth." No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O5-16 Please refer to Response to Comment O2-7.
- O5-17 Please refer to Response to Comment O2-10 with respect to transportation impacts. Air quality settings and regulations, and potential impacts that would occur as a result of implementation of the project at the RJD Infill Site are discussed in Section 3.1, "Air Quality," in Volume 2 of the DEIR.
- O5-18 As described in Section 3.12, "Utilities," in Volume 2 of the DEIR, in Impacts 3.12-3a and b, adequate capacity at the Point Loma Wastewater Treatment Plant is available for flows from the proposed level II infill facility at RJD. As described in the impact discussion, "CDCR will contribute funds towards needed upgrades to the wastewater system... CDCR will coordinate with the San Diego Public Utilities District (PUD) to determine the appropriate contribution, based on dwelling unit-equivalencies, and will make the contribution prior to operation of the new level II facility" (pages 3.12-26 and 3.12-31 of Volume 2 of the DEIR).
- O5-19 Air quality regulations and potential impacts that would occur as a result of implementation of the project at the RJD Infill Site are discussed in Section 3.1, "Air Quality," in Volume 2 of the DEIR. As described under Significance Criteria, on page 3.1-14 of Volume 2 of the DEIR, impact discussions considered County of San Diego Planning and Development Services Department guidelines. Further, the State is not exempted from policies of air pollution control districts, which are themselves districts of the state.
- With regards to economic impacts, refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA.
- O5-20 Please refer to Master Response 1, Public Outreach and Public Review Period, for information regarding public outreach and review of the DEIR.

06

From: Diane Collins | NACC <diane@norcoareachamber.org>

Sent: Monday, August 19, 2013 4:43 PM

To: CDCR Infill

Subject: Comment to DEIR

My name is Diane Collins, and I am submitting the following comment on behalf of the Board of Directors of the Norco Area Chamber of Commerce, 3954 Old Hamner Rd., Norco, CA 92860.

06-1

As the Chamber of Commerce in Norco, we are concerned about the impact to the Norco business community once the prison closes.

There will be a loss of the revenue generated from the employees and visitors of the prison. They purchase food and gas/supplies locally whether they live in Norco or not. This is lost sales tax revenue as well as profits for local businesses.

06-2

Allowing any building to deteriorate becomes a health hazard and an attractant for vagrancy and looting. A building left in such a state will have a negative visual impact on the community of Norco, who is working to create a recreational destination and attract tourism. Illegal activities may find a home in such a building, creating an increase in crime rates and the need for police patrols.

06-3

Desired replacement of revenue would come in the form of a resort/hotel or museum that would draw visitors from many different areas, including out of state or possibly of the country. Private great homes in California such as the Winchester Mystery House, Hearst Castle, and Catalina Casino have been opened to the public for tours and events in an effort to offset costs of upkeep for a historic property too valuable to be lost to time and environmental conditions. Lake Norconian Resort could find a new purpose and further the desire to make Norco a destination location. Such efforts have been started with the design and construction of the Silver Lakes Recreation area, with the hope of bringing needed outside revenue to the City of Norco and by extension the State of California. Thru sales tax revenue and opportunity for local businesses the Lake Norconian Resort could greatly improve the experience for visitors while providing much needed income. In addition, the educational value such a facility would present to our children through the school trips and learning experiences would be unrivaled, as Lake Norconian was built as a single great resort, and no such set of buildings exist anywhere else. The additional historic value as its time as a Naval Hospital is unparalleled. The preservation of any historic structure in California cannot be minimized as historic locations are swiftly being torn down to make room for new construction. Norco is located within easy driving distance from Hollywood and the movie industry which generate vast amounts of revenue for the communities they film in. Lake Norconian was once the resort of the rich and famous and would be an ideal filming location, allowing the studio personal to spend budget dollars on location with local businesses in Norco. The restoration of the Historic Mission Inn in Riverside spurred restoration of the surrounding downtown area, creating destination shopping and eating locations along with new private businesses which build the tax base. Such development would be possible for the Lake Norconian Resort area, but not if the State of California does not maintain the structure after the closure of the prison.

06-4

Section 6.10 of the DEIR states that the closure of the facility would not include physical changes...that could disrupt an established community. NACC believes that the State's abandonment of the property and its acknowledgement that the property will continue to deteriorate does disrupt the well-being of the established community, both the residents and the businesses. By continuing to ignore the

06-5

responsibility to maintain this historical resource as required by its status on the National Register of Historical Buildings, the State is by extension harming the business community of Norco and its future growth and prosperity.

06-5 cont'd

~~~~~  
Diane Collins  
*Executive Director*  
**Norco Area Chamber of Commerce & Visitors Center**  
3954 Old Hamner Rd., P.O. Box 844, Norco, CA 92860  
951-737-NACC | 951-737-6222, ext. 101  
Fax: 951-356-0555  
diane@norcoareachamber.org  
www.NorcoAreaChamber.org

**Letter  
O6  
Response****Diane Collins, Norco Area Chamber of Commerce**  
August 19, 2013

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- O6-1 No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O6-2 Please refer to Master Response 3, Evaluation of Socioeconomic Effects Under CEQA.
- O6-3 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco.
- O6-4 The comment reflects the commenter's opinion regarding a potential economic boost that could occur with redevelopment of the CRC property. The comment is noted. Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco. Pursuant to SB 105 (2013), CDCR is no longer required by statute to cease operations at CRC by the end of 2016.
- O6-5 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco.

07



August 19, 2013

Bob Sleppy  
 Facility Planning, Construction, and Management  
 CDCR Project Management Branch  
 via email: [bob.sleppy@cdcr.ca.gov](mailto:bob.sleppy@cdcr.ca.gov)

Subject: Comments on Draft EIR, Level II Infill Correctional Facilities Project

Dear Mr. Sleppy:

Please accept these comments on the Draft EIR on behalf of the Lake Norconian Club Foundation, a 501 (c) (3) nonprofit. The Foundation's mission is to promote the preservation, protection, and maintenance of all buildings and landscaping on Norconian site that are listed in the National Register of Historic Places. It has been working toward that goal for 10 years.

07-1

As an overarching comment, the Foundation finds that the EIR fails to adequately describe the state's ongoing failure to maintain its historic resources. The Foundation contends that this failure now qualifies as demolition by neglect. We attach communications chronicling the Foundation's attempts to prevail upon the CRC and the State Department of Corrections to allow qualified experts to seal the roof and mothball the building. I also enclose a book on the property and a CD that tells the story in video of what was and what is now (sent in hard copy version).

07-2

The Foundation completely disagrees with the EIR's contention that it requires no exit plan from the Norconian site and that its exit is not subject to CEQA.

07-3

Please respond to each numbered comment:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| <p>1. Isn't any agency discretionary action with potentially significant environmental impacts subject to CEQA review?</p>                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>07-4</p>  |
| <p>2. Isn't the abandonment of an historic resource such as the incomparable Lake Norconian Club likely to result in a reduction of maintenance and therefore increased deterioration and demolition by neglect?</p>                                                                                                                                                                                                                                                                                                                                 | <p>07-5</p>  |
| <p>3. Isn't the deliberate degradation of an historic resource a significant environmental impact requiring CEQA review and mitigation? If not, why not?</p>                                                                                                                                                                                                                                                                                                                                                                                         | <p>07-6</p>  |
| <p>4. Is it true that the historic Lake Norconian Club has significantly deteriorated because of the Department's calculated refusal to maintain the roof in recent years? For how long has this refusal to maintain been ongoing?</p>                                                                                                                                                                                                                                                                                                               | <p>07-7</p>  |
| <p>5. Why has the state refused to maintain this historic treasure?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>07-8</p>  |
| <p>6. The EIR (Page 6-1, P3) explains that after closure, the CDCR will request funds to secure the property and provide property maintenance. Isn't waiting until the facility is closed to secure funding going to be too late?</p>                                                                                                                                                                                                                                                                                                                | <p>07-9</p>  |
| <p>7. Why not start now? Won't funding secured prior to the closing of the site avoid further deterioration, vandalism and theft impacting the historic site and all surrounding residential areas?</p>                                                                                                                                                                                                                                                                                                                                              | <p>07-10</p> |
| <p>8. The EIR (Page 6-1, P4) states that SB 1022 does not include any authority or funding to renovate any buildings and that there are no funds to resolve the existing issues of deterioration.</p> <p>Isn't allocation of funds a choice of priorities deserving of review?</p>                                                                                                                                                                                                                                                                   | <p>07-11</p> |
| <p>9. The EIR (Page 6-1, P4) says that 'Post closure activities will be limited to (1) general property and landscape maintenance, (2) inspection of mechanical equipment and infrastructure, (3) placing temporary coverings on some street-level windows using nondestructive technique, and (4) securing the perimeter to prevent unauthorized entry, vandalism, and/or theft.'</p> <p>In light of the state's long-term failure to maintain the historic landscape, isn't it unlikely that this will now improve? How will this be enforced?</p> | <p>07-12</p> |
| <p>10. Are the proposed security measures sufficient to prevent further deterioration, vandalism and theft?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>07-13</p> |

11. Could the likely enforcement of mitigation be improved by determining the number of security personnel necessary to protect the property on a 24-hour basis and a specific maintenance plan spelling out the schedules and specifics relating to landscape irrigation/maintenance, and facilities inspections and maintenance? If so, please revise the EIR to provide.

07-14

12. The EIR (Page 6-1, P6) notes that the closure of CRC Norco would not involve any alterations to existing structures or changes to the outward appearance of the facility. Maintenance of landscaping and buildings would continue to preserve the site's aesthetics. Based on this assertion, CRC claims that there will be no aesthetic impacts from the closure of the prison.

07-15

Isn't it instead true that the lack of 24-hour staffed security may increase damage to the site and its buildings and theft. How can avoidance of aesthetic impacts be assumed, especially in light of current aesthetic degradation?

13. The EIR (Page 6-3, P4) states that the closure will involve no physical alterations to the site or any historic buildings. Due to years of neglect since 2002, the Club building has gaping holes in the roof and years of water and wildlife intrusion. The Foundation has expressed concern over the past ten years and has made numerous offers both to the state and local CRC to repair the roof and to help mothball the building. These offers have been variously ignored or met with hostility, but never accepted.

07-16

Isn't it true that closure will lead to an adverse physical change because it would leave a historic resource vulnerable to further deterioration, vandalism and theft?

14. The EIR (Page 6-3, P5) states that the site's historic resources have already been fully surveyed in conjunction with the survey of hotel-era improvements and the subsequent designation as a National Register listed Historic District.

Isn't the EIR statement inaccurate? The EIR's environmental setting should be revised with an updated survey. If not, please explain why not.

07-17

Since the listing of the property's hotel-era improvements in the National Register, the property's heritage related to its use as a Naval Hospital, weapons research facility, and drug rehabilitation institution have reached the 50-year-old threshold for assessing historic resources. While the Navy is in the process of examining the site for its Naval Hospital and weapons research related history, its report has been significantly delayed and no publication date has been announced. Further, that survey is not expected to include the drug rehabilitation history of the site.

15. The EIR (Page 6-3, P7) states that age, weather, and other factors have led to the deterioration of the hotel building, and it is now unsafe to enter to do repair work. The EIR also repeats the assertion that SB 1022 includes no funds or authority for

07-18

repairs or renovations and such work is not feasible. This theory continues onto page 6-4 and concludes that 'continued deterioration is therefore, expected.' The EIR also states that once the property '...is conveyed to other public agencies or private parties, it may be subject to partial or complete renovation.'

07-18 cont'd

Isn't it instead true that the closure of the prison does not release the CDCR from its 'state mandated responsibility to maintain the historic resources under its control'? Does not the state as a trustee for its historic property have a responsibility to pass on to the next owner a facility that is in good repair?

16. Please revise the EIR to concede that there is NO evidence that the building is unsafe to enter for the purpose of making repairs. The EIR's conclusion to the contrary is unsupported.

07-19

The Foundation retained structural engineer David Cocke to examine the building to determine if it was unsafe or would be unsafe in the event of an earthquake. The results of that report are attached. Mr. Cocke found no evidence that the building is unsafe. This report was sent to the State Department of Corrections and to the local CRC many times but its receipt has been repeatedly denied.

We also attach documentation of personal statements of a state employee who worked at the CDR site for years, the listing from the National Register of Historic Places, documentation from the state, CDR, City of Norco and miscellaneous documents included to provide insight into the problems that were created by the state over the past few years.

07-20

We also attach photos of the Norconian Hotel in its glory days, a history of the hotel, and current status of the property, for the record and for EIR consideration.

Sincerely,

Linda G. Dixon  
Lake Norconian Club Foundation

Enclosures

State Prison at the Norconian Property

<http://mail.aol.com/37776-111/aol-6/en-us/mail/PrintMessage.aspx>

**From:** Bill Wilkman <wilkmanhistory@aol.com>  
**To:** carol.roland-nawi <carol.roland-nawi@parks.ca.gov>  
**Cc:** BGROVES <BGROVES@ci.norco.ca.us>; norcobash <norcobash@sbcglobal.net>  
**Subject:** State Prison at the Norconian Property  
**Date:** Tue, May 7, 2013 8:10 pm

---

Hello Carol

I greatly enjoyed meeting you at the CPF conference. Lucinda Woodward suggested I contact you regarding some issues the City of Norco is having with the State Department of Corrections concerning the Norconian Resort. I have a contract with the City of Norco to provide cultural resources consulting services.

You are probably aware that Norconian Resort is listed on the National Register of Historic Places as a district for its hotel era. About half of the property is occupied by the Navy and used for weapons research, while the other half is occupied by the State Department of Corrections and used as a prison. The prison property includes the jewel of the former resort, the old hotel building, and other resources listed on the National Register. It also includes resources associated with the World War II era, during which the Norconian was a Naval hospital. The Navy is currently evaluating the Norconian for this period of history, plus the Cold War era.

The prison used to occupy the hotel building, but moved out in 2002 when a seismic report determined that the building did not meet current standards and would be too expensive to retrofit. David Cocke, a renowned structural engineer who specializes in historic buildings, looked at the report and building a few years ago and took issue with the report's findings; but by then, the building had been closed for many years and was deteriorating from numerous roof leaks and a lack of overall maintenance. Norco has been trying for years to get the prison to repair the roof, to no avail. A local foundation, the Lake Norconian Club Foundation, has even offered to donate money toward the repairs, but their offers have not been favorably received.

Now the Department of Corrections has announced that the prison will close in 2016 and the site will be vacated. While the closure of the facility could lead to its acquisition and renovation by a private investor or another governmental entity, Norco is concerned that walking away from the prison could lead to further damage to the historic resources on the site from lack of maintenance, theft, and vandalism. Norco has advised the Department of Corrections of its concerns, but has yet to receive a satisfactory response. We believe the abandonment of the property by the prison warrants an environmental review per CEQA and measures to protect the site after it is vacated. We also believe the hotel needs to be repaired before the prison leaves, including the replacement of damaged areas of the roof and repairs to structural members damaged from water penetration.

Norco is hoping you can help us in our efforts to protect the Norconian and assure that its status as a historic resource will be viable well into the future.

I look forward to hearing back from you and working with you toward the goal of preserving this national treasure.

Bill Wilkman  
Wilkman Historical Services



# CITY of NORCO

CITY HALL • 2870 CLARK AVENUE • NORCO CA 92860 • (951) 735-3800 • FAX (951) 270-8622

May 25, 2013

Ms. Carol Roland-Nawi  
 State Historic Preservation Officer  
 Office of Historic Preservation  
 1725 23<sup>rd</sup> St., Ste. 100  
 Sacramento, CA 95816

Dear Ms. Roland-Nawi:

The Historical Preservation Commission of the City of Norco was created in 2009 by act of the City Council, charged with a mission of documenting and preserving cultural heritage and resources in our city. Many communities have faced the challenge of preserving historic properties in the custody of government entities. A more recent development in the world of preservation is the attempt by communities to press for preservation of these resources while they are still in the custody and possession of those government entities. Norco has the unique challenge of preserving a major cultural treasure that has been apportioned between and is under the control of both federal and state agencies, as well as a community college (a fourth portion has already been lost to private development). Unarguably, the most prominent local resource—and the best representation of our local historic heritage—is the Lake Norconian Club Supreme Resort complex, listed on the National Register of Historic Places.

The Lake Norconian Club opened in 1929 and operated as a world-class resort until the beginning days of World War II, when the Navy Department purchased the property and it became a tremendously important Naval hospital serving wounded service members from the Pacific Theater. The hospital was closed after the war, but was reopened to care for the wounded of the Korean Conflict. Once again, the hospital closed after the war, but Naval operations continued onsite throughout the Cold War. Today, the base conducts various missile and electronic warfare research essential to the national defense effort. The federal government donated a portion of the base property to the State of California in the early 1960s to establish a narcotics treatment facility, the California Rehabilitation Center.

This landmark is contained, in large part, and sealed off from public access within the secure boundaries of a United States Naval base and a California state correctional facility, respectively. The Naval base (Naval Surface Warfare Center, Corona Division) contains numerous significant features of the former resort, such as its lakeside pavilion and the hospital's tuberculosis wards (later converted to Cold War research facilities). The current prison portion of the old resort/hospital contains numerous buildings and features like nurse and corpsmen quarters, "temporary" wartime hospital wards, hotel chauffer's quarters, and a chapel. Most of these buildings are still in use by the prison to some extent. The grounds also include the flagship main hotel building, or "clubhouse," as it was known. Designed by Dwight Gibbs, this sprawling, 200,000-square foot hotel crowns a hill and terraces down to overlook its own lake. The building has been vacant and unused since 2004, when the state declared it seismically unsafe for use.

**CITY COUNCIL**

KATHY AZEVEDO  
 Mayor

BERWIN HANNA  
 Mayor Pro Tem

KEVIN BASH  
 Council Member

HERB HIGGINS  
 Council Member

HARVEY SULLIVAN  
 Council Member

Ms. Carol Roland-Nawi  
Page 2

Now it appears possible that the California Rehabilitation Center may be closing as a result of the Governor's prison realignment and budget measures. Our Commission feels it is imperative to make you aware of concerns we have with the Department of Corrections' stewardship of the property. This complex and its components, while possessing immeasurable value as a historical cultural resource, at the same time holds huge potential value in real dollars in a future that could include public access, adaptive reuse and cultural heritage tourism.

If such a future is ever to be realized, the value in the property must be preserved. While we understand that historic preservation is not the mission of the Department of Corrections, the agency is legally obligated not to alter or damage any features of the resort without proper review under the California Environmental Quality Act. Further, the State of California, under the auspices of the Department of Corrections, has an obligation under a specific agreement to maintain a weatherproof shell on the Norconian's main hotel building which had been utilized as the prison's administrative center prior to abandonment. The DOC has repeatedly failed to live up to the requirements of review, and has failed to keep the building shell (specifically the roof) in reasonable repair and capable of keeping the weather out. The hotel and its fixtures are deteriorating daily as a result of water infiltration.

Further, this Commission is concerned that the CRC administration is not exercising proper monitoring and control of access to the hotel building by DOC staff or others. We believe a lack of positive control in this respect is endangering the integrity of the fixtures and features of the hotel and degrading future value if the complex is declared surplus. As time passes, these features lose more and more value as a cultural resource as well as the ability to successfully convey interpretative information regarding our community's past. Even worse is the possibility of fixtures disappearing, either through deterioration or improper removal, and losing any hope of restoration to their previous glory or future value.

We are asking you to bring to bear the full weight of your office to ensure that the Department of Corrections complies first, with all of its maintenance responsibilities; and second, that it complies with all provisions of the California Environmental Quality Act as they pertain to DOC activities on the site.

The members of the Historic Preservation Commission look forward to your assistance in ensuring that the Department of Corrections lives up to its obligations.

Sincerely,



Su Bacon, Chair

Historic Preservation Commission

cc: Hon. Dianne Feinstein, United States Senate  
Hon. Barbara Boxer, United States Senate  
Hon. Ken Calvert, United States House of Representatives  
Hon. Edmund G. Brown, Jr., Governor of California  
Hon. Richard Roth, California Senate  
Hon. Bill Emmerson, California Senate  
Hon. Eric Linder, California Assembly  
Hon. John F. Tavaglione, Riverside County Board of Supervisors

**From:** <nathan.lanni@sbcglobal.net>

**Date:** July 31, 2013 12:18:31 PM PDT

**To:** "Kevin Bash" <norcobash@sbcglobal.net>

**Subject:** RE: Norconian Hotel Inquiries

Kevin,

Here's a brief review of the attached documents and correspondence.

1<sup>st</sup>, the "study" as it is referred by CDCR document dated 2/24/2003, was in fact not a study in the traditional sense of the word. As a former Planning and Construction Div. (P&CD) Analyst from 1990 until 1998, I commissioned and acted upon many official studies. Those studies included structural, sewage treatment, high voltage electrical systems, preliminary engineering analysis, space planning, etc. were based on defined scopes of work and time for completion. The consultants were instructed by the State to perform specific service and provide their findings, recommendations, etc., based on a set of criteria.

In this case, none of these conditions existed. Although I do not know the very specific circumstances that lead up to CRC's Lake Norconia Hotel being categorized as a Seismic Risk level VI, I worked in the P&CD at the time the Office of the State Architect (OSA) sent out hundreds of survey forms, with the instructions that all State building had to be surveyed for seismic risk. I believe this may have included State leased buildings as well. CDCR, as the manager of State prison property on behalf of DGS was instructed to distribute the survey forms. The simple forms requested age of the building, type of structure (e.g., concrete reinforced, steel structural, etc.), number of floors in the building, use (i.e., occupancy), etc.

Based on conversations I had with OSA staff at the time, I was advised they put that information into a computer data base and sorted/prioritized it according to an algorithm they developed. Keep in mind there are many hundreds or even thousands of state owned/leased buildings. No one would pay to have them fully studied. I believe there were a total of 7 seismic risk level categories. Of course, 99 percent of CRC's buildings could not remotely satisfy seismic standards of that day. However, out of the 100 or so CRC buildings, only 1 building was categorized a Seismic Risk level VI according to OSA's data base algorithm - the CRC's Lake Norconia Hotel. I believe the OSA made a trip out to look at the building - sort of a drive by. Based on the prioritization, the available funding was divided and engineers were hired to develop seismic retrofit construction documents.

The reason is the mixed occupancy and 24-hour use of the building. That included inmate housing, Administration, Education, Prison Inmate Board, etc. If it was evaluated today, based on the OSA's data base algorithm it would likely be a lower seismic risk level category - maybe a Level V or even a Level IV. This means no funding would be ear tagged thus it wouldn't be a "project" and therefore not boarded and fence. It's likely it would be in use today. The age of the building and type of construction play a role of course, however, the building next to it which housed 1,200 inmates at one time, but did not have the same type or number of functions was a lower seismic risk level. So, Yes, according to current standards it's a significant seismic risk, but No, there was no project funding and therefore not a "project" - it

remains in use. Regardless, it is just as likely to collapse during an earthquake and it's on a much steeper hill than the Hotel.

**So there was no official study of the building seismic risk level category, or an ongoing evaluation to establish its current condition. Those that refer to a "study" do not have 1<sup>st</sup> hand knowledge of an existing study but are referring to OSA's survey that has been called a study.**

The information regarding Plant Operations analysis of the buildings fitness for tours is highly unqualified. The State workers, some of which are my former employees do not have the training or credentials to make those statements. Furthermore, there is no criteria to differentiate the Hotel's seismic condition from the hundred or so other CRC buildings which may be equally seismically un-fit. The various Wardens at CRC have been given strict instruction by CDCR headquarters to discontinue tours because the building has been administratively labeled "unsafe" in anticipation of a lawsuit.

The object of the Seismic Retrofit program was not to structurally strengthen the building in order to prevent eminent failure. The Seismic Retrofit project design consultant engineering firm felt that during an earthquake occupants had a fair chance of escaping the building (i.e., major structural members) except for the hollow infill falling. They had high praise for designer/architect/builder which was the norm in that day for an architect who designed a structure and personally supervised its construction. The current engineer's intention was to perform local remedies at various places with the building, such as reinforcing mesh attached to the structure members to contain the infill, thus allowing the occupants an opportunity to escape with minimal loss of life or injury. Again, this was for a significant earthquake and not daily operation.

It was the Department of General Services (DGS) that decided to declare the building "Black", which by the way does not mean No Entrance. Quite the opposite was true - there was an expectation at the time by DGS/CDCR the CRC Plant Operation would continue to maintain the building including frequent trips into the building to perform maintenance and repairs. The difference between a "Black" and "Gray" was very slight - Gray meant active use and operation of utilities, elevators were kept in service, doors and windows repaired, etc. Black simply means the building and its systems are completely shut down. We in fact secured the elevators according CalOSHA standards and utility valves were closed. Major utilities including electrical, steam, gas, water, continue to run under/through the building that service the Pedestrian Entrance, SNY Facility. CDCR may not like to admit it but Plant Operations staff must access these areas for the continued operation of the prison. Given CDCR's apparent concern for safety, I question their lack of concern for these staff.

As Plant Manager at the time, I inherited 85,000 square feet of new buildings with no increase in my budget, which at the time was very small and I had the smallest maintenance staff of any prison within the state. The Lake Norconia Hotel is a building by DGS estimate of over 245,000 square feet. By today's standards it has very few mechanical systems, but those systems that existed were very old, contained asbestos and required constant attention. The modular buildings that replaced the Hotel's square footage were new of course, but had systems that required more staff hours per square foot than the Hotel. I requested a budget and staff increase, but rather they decided to call the building "Black", board the windows and doors, and place a fence around it. Regardless, there continued to be an expectation from CDCR headquarters for my staff to actively maintain the building. As Plant Manager, due to the size of the building, complexity of the floor plan with many levels, I ordered my staff to treat the building cautiously. I instructed my staff to always carry radios, advise their supervisor of the entrance and expected exit time, as well as use the buddy system in the event of injury while in the building.

Again, at no time were we forbidden to enter the building. Quite the opposite was true. When there were inquiries about the condition of the building and its roofs, doors and windows, CDCR headquarters would call and ask why we weren't actively working in there. It was only after the veiled threat of legal action that CDCR's legal department blocked further non-CDCR access and tours.

As a former Plant Manager/Business Manager my primary concern is the structural damage occurring in the dining room food preparing area. My last review of the roof structural members is they looked sound, so placing new plywood sheathing and a torch applied roof covering would extend the building's life expectancy instead of its current trend.

I know that full construction documents exist for the 1<sup>st</sup> Seismic Retrofit Project. This project included seismic retrofit of the Hotel and temporary buildings to house CRC's various functions during construction. This project failed due to lack of funding and was reconfigured to the project that was completed by DGS. The 1<sup>st</sup> set of full construction plans were put out to bid. I would request a legislative inquiry that requires DGS/Real Estate Service Division to produce the documents from their archive vault. No doubt CRC's Plant Operation's plan storage has a copy as well. The State has a specific retention policy and then the documents would be microfilmed. It would assist the foundation's engineer's analysis and support the relative sound condition of the building.

Hope this helps. Sorry about typos and such.

Best regards,

Nathan Lanni  
951-258-4722 - cell

NPS Form 10-900-a  
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior  
National Park Service

### National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00000033

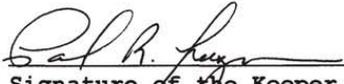
Date Listed: 2/4/2000

lake Norconian Club  
Property Name

Riverside CA  
County State

N/A  
Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

  
x Signature of the Keeper

2/4/00  
Date of Action

=====

Amended Items in Nomination:

Significance:  
*Criterion B is deleted and Criterion C is added.*  
[The current nomination fails to adequately justify the significance of any persons directly associated with this property.  
The nomination does provide sufficient information to justify the significance of the property in the area of *Architecture*, as a fine example of Southern California resort architecture rendered in the regional Spanish Colonial Revival style.

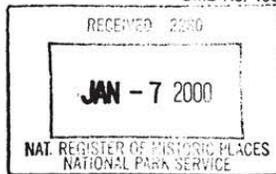
These revisions were confirmed with M. Lortie of the CA SHPO.

DISTRIBUTION:  
National Register property file  
Nominating Authority (without nomination attachment)

NPS Form 10-900  
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior  
National Park Service



33

### National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

#### 1. Name of Property

historic name Lake Norconian Club  
other names/site number N/A

#### 2. Location

street & number Southeast corner of Fifth and Western Ave (P.O. Box 1841)  not for publication  
city or town Norco  vicinity  
state California code CA county Riverside code 065 zip code 91760

#### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)  
David Alberto 12-17-99  
Signature of certifying official/Title Date  
California Office of Historic Preservation  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)  
Signature of commenting official/Title Date  
State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:  
 entered in the National Register.  See continuation sheet.  
 determined eligible for the National Register  See continuation sheet.  
 determined not eligible for the National Register.  
 removed from the National Register.  
 other, (explain): \_\_\_\_\_  
Signature of the Keeper Edson A. Ball Date of Action 2/4/00

Lake Norconian Club Riverside, California  
 Name of Property County and State

**5. Classification**

|                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                 |  |   |   |           |   |  |       |   |   |            |  |  |         |    |   |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------|--|---|---|-----------|---|--|-------|---|---|------------|--|--|---------|----|---|-------|
| <b>Ownership of Property</b><br>(Check as many boxes as apply)<br><br><input type="checkbox"/> private<br><input type="checkbox"/> public-local<br><input checked="" type="checkbox"/> public-State<br><input checked="" type="checkbox"/> public-Federal | <b>Category of Property</b><br>(Check only one box)<br><br><input type="checkbox"/> building(s)<br><input checked="" type="checkbox"/> district<br><input type="checkbox"/> site<br><input type="checkbox"/> structure<br><input type="checkbox"/> object | <b>Number of Resources within Property</b><br>(Do not include previously listed resources in the count.)<br><br><table border="0"> <tr> <td style="text-align: center;">Contributing</td> <td style="text-align: center;">Noncontributing</td> <td></td> </tr> <tr> <td style="text-align: center;">7</td> <td style="text-align: center;">1</td> <td style="text-align: right;">buildings</td> </tr> <tr> <td style="text-align: center;">1</td> <td></td> <td style="text-align: right;">sites</td> </tr> <tr> <td style="text-align: center;">5</td> <td style="text-align: center;">3</td> <td style="text-align: right;">structures</td> </tr> <tr> <td></td> <td></td> <td style="text-align: right;">objects</td> </tr> <tr> <td style="text-align: center;">13</td> <td style="text-align: center;">4</td> <td style="text-align: right;">Total</td> </tr> </table> | Contributing | Noncontributing |  | 7 | 1 | buildings | 1 |  | sites | 5 | 3 | structures |  |  | objects | 13 | 4 | Total |
| Contributing                                                                                                                                                                                                                                              | Noncontributing                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |              |                 |  |   |   |           |   |  |       |   |   |            |  |  |         |    |   |       |
| 7                                                                                                                                                                                                                                                         | 1                                                                                                                                                                                                                                                         | buildings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |              |                 |  |   |   |           |   |  |       |   |   |            |  |  |         |    |   |       |
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| 5                                                                                                                                                                                                                                                         | 3                                                                                                                                                                                                                                                         | structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |              |                 |  |   |   |           |   |  |       |   |   |            |  |  |         |    |   |       |
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| 13                                                                                                                                                                                                                                                        | 4                                                                                                                                                                                                                                                         | Total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |              |                 |  |   |   |           |   |  |       |   |   |            |  |  |         |    |   |       |

|                                                                                                                                             |                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <b>Name of related multiple property listing</b><br>(Enter "N/A" if property is not part of a multiple property listing.)<br><br><u>N/A</u> | <b>Number of contributing resources previously listed in the National Register</b><br><br><u>N/A</u> |
|---------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|

**6. Function or Use**

|                                                                                                                                                                                                  |                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Historic Functions</b><br>(Enter categories from instructions)<br><br><u>Domestic/Hotel</u><br><u>Commercial/Restaurant</u><br><u>Health Care/Hospital</u><br><u>Industry/Energy facility</u> | <b>Current Functions</b><br>(Enter categories from instructions)<br><br><u>Government/Correctional Facility</u><br><u>Defense/Naval facility</u> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|

**7. Description**

|                                                                                                                                                                  |                                                                                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Architectural Classification</b><br>(Enter categories from instructions)<br><br><u>Late 19th and 20th Century</u><br><u>Revivals/Spanish Colonial Revival</u> | <b>Materials</b><br>(Enter categories from instructions)<br><br>foundation <u>Stone</u><br>walls <u>Stucco, Wood</u><br>roof <u>Tile</u><br>other _____ |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

**Narrative Description**  
 (Describe the historic and current condition of the property on one or more continuation sheets.)  
  
 Please see continuation sheet

\_\_Lake\_Norconian Club\_\_  
Name of Property

Riverside, California\_\_  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**  
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**  
(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**  
(Enter categories from instructions)

Architecture  
Exploration/Settlement

**Period of Significance**

1928-1941

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Wilson, G. Stanley

Gibbs, Dwight

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other NWAS and Norco Historical Society

Name of repository:

Lake Norconian Club  
Name of Property

Riverside, California  
County and State

10. Geographical Data

Acreage of Property 92 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 1 1 4 4 7 3 7 5 3 7 5 4 2 1 3  
Zone Easting Northing  
2 1 1 4 4 7 6 6 8 3 7 5 4 1 8 5

3 1 1 4 4 7 6 6 0 3 7 5 3 5 2 0  
Zone Easting Northing  
4 1 1 4 4 7 1 6 8 3 7 5 3 4 1 3

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Pamela Ensley, Adm. Asst. Dr. Knox Mellon and Pam O'Connor of Mellon & Assoc.

organization City of Norco date 9/28/98

street & number 2870 Clark Ave. (P.O. Box 428) telephone (909) 735-3900

city or town Norco state CA zip code 91760

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name California Rehabilitation Center & Naval Warfare Assessment Station

street & number P.O. Box 1841 & P.O. Box 5000 telephone (909) 737-2683 & 273-5123

city or town Norco state CA zip code 91760

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**National Register of Historic Places  
Continuation Sheet**

Section 5, Page 1

Lake Norconian Club  
Riverside County, CA

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Explanation of Resource Count

Contributing buildings:    Hotel/club  
                                      Teahouse  
                                      Power Plant  
                                      Laundry/Garage  
                                      Casino/Pavilion  
                                      Boathouse  
                                      Maids' Quarters

Contributing site:            Includes man-made lake and historic landscaping

Contributing structures:    Footbridge  
                                      Smokestack  
                                      2 Gazebos  
                                      Gas Station Island

Non-contributing building: Modern screening facility for prison

Non-contributing structures:    Three modern guard towers for prison

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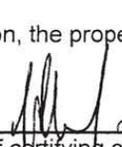
**National Register of Historic Places  
Continuation Sheet**

Section 3 Page 1

Lake Norconian Club  
Riverside County

Federal Agency Certification:

In my opinion, the property  meets \_\_\_ does not meet the National Register  
criteria.

|                                                                                   |                 |
|-----------------------------------------------------------------------------------|-----------------|
|  | 2 November 1999 |
| Signature of certifying official/Title                                            | Date            |

|                                    |  |
|------------------------------------|--|
| DEPARTMENT OF THE NAVY             |  |
| State or Federal agency and bureau |  |

*2/11/99*

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## National Register of Historic Places Continuation Sheet

LAKE NORCONIAN CLUB  
FIFTH STREET  
CITY OF NORCO  
RIVERSIDE COUNTY  
CALIFORNIA 91760

Section number 7 Page 1

### Lake Norconian Club

#### For National Register Nomination

#### Section 7: Description

##### *Site*

The Norconian Club/Hotel is sited on a ridge overlooking an expansive valley, providing sweeping views of distant mountains. The main building, the Club/Hotel, was built into the hillside offering picturesque vistas including that of the man-made 58-acre Lake Norconian. The main entrance to the hotel was organized around a central landscaped forecourt which leads to an outdoor terrace with enclosed tea room on its lower level. Extensive landscaped grounds led to the Lake, casino and boathouse to the south. The original 700 acre parcel included sulfur hot springs which are still extant. The grounds have been subdivided: the northern portion is controlled by the State of California as the California Rehabilitation Center (CRC) and the southern portion by the U.S. Navy.

Although the parcel has been subdivided, buildings added, (including guard towers, pedestrian clearance/security building), relandscaped, with major security systems added to accommodate the hotel's reuse as a rehabilitation facility, remnants of original landscaping and pathway from the hotel/teahouse remain, including a stonework footbridge near the lake.

The hotel forecourt garden, defined by the "U" shaped plan of the building's western segment, retains much of its original form and plantings. A central paved walk leads to the Hotel's main entrance and is bisected by a grassy median. The walk flares out to widen at the base of the entry stairs. Two diagonal paved walks radiate off the main walkway towards the inner corners of the "U". Mature palms trees grace the manicured lawn. Trees are paired, with one of each set planted on either side of the central walkway. Other landscaping includes mature evergreens and miscellaneous bushes.

The 204,000 square foot hotel/club building is 6 levels and irregular in plan. The three lowest levels (gym, basement and sub-basement) are partial floors and built down slope. Three other floors, main, second and third, rise above the main entrance at the crown of the hill. This

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segment of the building is "U" shaped in plan with a central (north-south) wing connecting two perpendicular wings, designed to hold guest rooms. To the south another segment of the building contains four floors of public rooms, such as the dining hall. These public rooms were located here to take advantage of sweeping vistas to the south. Another segment of the building is located to the east. This rectangular (in plan) section holds the Olympic size swimming pool and spectator area as well as service/support areas for hotel operations.

To the northeast of the hotel/club is the power plant and smoke tower on the California Rehabilitation Center (CRC) grounds. To the east, on axis with the hotel/club is the laundry and garage building. Part of the Navy facility, this building, though visible, is separated by high fences and security equipment. To the south of the hotel/club, and downhill, is the footbridge which leads to the casino/pavilion and boat house both sited on the banks of Lake Norconian.

During World War II, when the Navy took control of the grounds, additional buildings were constructed to support hospital and rehabilitation requirements. When the grounds were split into two parcels, additional changes occurred. The hotel/club, tea room and power plant came under control of the California Rehabilitation Center (CRC) of the State of California and major security and access control systems were installed. The grounds of the CRC are highly controlled and totally fenced off. The Navy parcel which contains the garage/laundry building, casino/pavilion, boathouse and footbridge has also evolved over the decades. While the open space between the hotel/club building and the lake and casino/pavilion remains, the landscaping and pathway definition has not been maintained in its original configuration. Additional buildings have been constructed on the parcel but lie to the east of the casino/pavilion and lake Norconian, separated by a roadway. Thus, although historic landscaping has not been maintained, the open space and visual access between the hotel/club building, lake, and casino/pavilion remain. Non-contributing features included within the historic district include three security guard towers, perimeter fencing and a pedestrian clearance building where guards screen visitors into the facility.

### *Hotel/Club Exterior*

The Norconian Club/Hotel was designed in the Spanish Colonial Revival style. The design of the monumental building uses sculptural volumes to break up the building into separate, smaller shapes which spread informally over the site. The building's original massing is basically intact. Churrigueresque ornamentation of cast stone is used to distinguish the exterior of special areas such as the main entry facade and assembly spaces such as the dining hall and gym/ballroom.

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LAKE NORCONIAN CLUB

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The exterior is sheathed in stucco with cast stone ornamentation. The main entry is located at the center of the "U" shaped wing. Although the building is asymmetrical in massing, the front entry facade and guest room wings sport symmetrical elevations. The central entry bay juts out and rises almost two stories higher than the main building. This entry features an arcade with three arched openings. The pilasters that divide these arches rise two stories and are connected by cast stone ornamentation which mimics arches of the entry arcade. A cross gable roof of clay tile is visible to either side of the tower. The tower rises another two stories with a pair of pilasters on either side of an oriel window. The tower is capped by a hipped roof of clay tile. The entrance loggia features transverse arched ceiling, tile flooring, original light fixtures, wooden entry doors, and arched windows with sidelights and transoms.

The guest room wings flank the garden forecourt and are mirror images of each other. Windows are grouped in sets of pairs at times alternating with a shorter, single window. The same window treatment is used at each floor creating a vertical unity. In contrast to this verticality, horizontal string window sills and header courses define the third floor windows. A three bay section juts out of each guest room wing at the westernmost end. This more decorative section features two sets of paired French doors which open onto balconies; a pair of regular windows are located between each set of French doors. Balconies at the second and third floor sport iron rails while the balcony on the lowest floor is stucco coated.

The south facade of the building features asymmetrical massing and a highly articulated facade. Churrigueresque cast stone details and deep window and door surrounds distinguish the exterior of assembly rooms located on this elevation. Some of the assembly rooms, such as the dining room, feature large fixed pane windows to provide views to the site's expansive grounds and distant vistas. Outside the Dining Room, as well as in other areas, bas-relief ornaments with floral and aquatic motifs are set into stucco walls. A drive through covered roadway is located along the south facade.

The rear (east) elevation of the building is defined by two "pool towers" which rise several stories and are capped with a cupola. A loggia leads to the outdoor pool courtyard, Olympic size pool and seating area.

Throughout the exterior classic Spanish Colonial Revival elements are employed and ornamentation applied. These include: prominent arches, low pitch clay tile roofs; little eave overhang; wrought iron balconies and grills, wood sash casement windows; French doors; and glazed ceramic tile ornamentation.

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Most of the exterior alterations are located away from principal facades. Building alterations include: new exit stair tower at east end of south wing; infill of north courtyard with offices; pedestrian bridge to new adjacent building; 2-story shed addition on south facade of southern end; one-story shed addition to east; small shed southwest of pool courtyard area; addition to northwest of outdoor pool; Quonset hut enclosure near pool area. The club/hotel is on the CRC grounds.

### *Hotel/Club Interior*

Although the Norconian Club/Hotel main building has undergone adaptation to support hospital administration and correctional facility programming, many interior spaces retain original features.

The main lobby area contains an arrangement of square concrete columns and beams painted to give the impression of wood texture. An arched entry to the main elevator lobby features a keystone and voussoirs with alternating horizontal and vertical ribbing, a combination repeated at the main stairway. Other features include: Spanish tile in weave pattern and small squares; tile wainscoting at reception desk; pendant lantern; wave form tile-base; tile on stair risers; fixed plate glass picture window; and semi-circular windows with transom. Minor alterations include conversion of a gift shop into an office and remodeling of reception desk area.

The main corridor connects the main lobby to the outdoor pool, passing through the main elevator lobby, descending slightly, then passing through the former bar area. The corridor features a barrel vaulted ceiling and flush skylights with stained glass and pendant lamps. Steps have been replaced with a ramp and the former bar area partitioned off.

The corridor from the lobby to the dining hall features ceilings and walls finished with finger textured plaster, floor and base of Spanish tile with decorative wave pattered trim, original lighting fixtures and niches for fountains.

An elevator lobby forms the entrance antechamber to the dining hall. It is visually linked to the hall by a checkerboard marble floor. It employs geometric patterns in coffered ceilings and decorative ceiling boards. Decorative brass gates lead into the dining hall.

The dining hall is one of the most decorative spaces in the Norconian Club/Hotel. Encompassing a large area, it offers panoramic views of Lake Norconian and mountains in the distance.

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Remarkably intact, it has functioned as a dining hall through all ownership changes. Entrance to the room is from a low-ceiling antechamber which helps accentuate the vastness of the dining hall. The hall features a quadripartite series of arches which support stenciled roof trusses and its pitched ceiling. The floor is marble in a checkerboard pattern. An orchestra balcony projects over the North entrance. Decorative ironwork (railings, grills, gates) as well as artwork applied to intrados and chandeliers and wall sconces still grace the room. Only a few alterations have occurred and are reversible: addition of security screens on windows and removal of original wall tapestries.

The south lobby provides entry to the gym, which was originally a ballroom. A barrel vaulted ceiling features outstanding artwork and a mural above the corridor doorway depicts a scene from a Renaissance masquerade. Decorative ceramic tile wainscoting and patterned Spanish floor tiles are used throughout the room. Pendant lanterns and grills as well as a variety of windows (paired casements, concentric semi-circle with transom and sidelights) also grace the lobby. Alterations are minimal; one original opening to a west waiting room has been filled in.

The gym/ballroom incorporates an orchestra stage and makes dramatic use of interplay between heavy ceiling joist girders and flanking nave arcades. Lattice ventwork below girders creates interesting architectural elements. Semi-circular windows mimic the pattern of the arcade. Early Renaissance style stenciled artwork is painted on girders, joists and frieze. Wall sconces, pendant lanterns, ceiling lamps and grill work also grace the room. Alterations are limited and include one filled in window opening (a result of addition of exterior stairs) and an exterior ramp installed at southeast exit. Some florescent ceiling fixtures have been added and two original pendant lanterns replaced.

The former music room features a pitched ceiling accentuated by large scale beams and girders. Recessed balconies are located at the north end. Elaborate artwork is stenciled on ceiling and joist railings. The fireplace design includes a void above the hearth. Alterations include a full height partition which divides the room. An office in the southeast corner filled in an original arched opening. Florescent lights and a circular stairway have been added.

A network of service corridors support building functions and vary in terms of alterations. The most intact service corridor is located north of the telephone booth area of the south lobby, wrapping along the north and west edges of the gym/ballroom. Plaster walls have light texture, floorings is checkerboard linoleum, and original light fixtures retained.

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Both indoor pools, the south and north, remain. The south pool is the most intact and imparts the essence of the spa that the Norconian Club/Hotel aspired to be. A barrel vaulted skylight and clerestories provide natural light. The pool features tile wainscoting. A corridor with arcade is now filled in with panels. Other alterations include addition of glass partitions to separate pool from splash zone and decking over of pool (potentially reversible). The north pool has been heavily altered and transformed into a modern conference room. The only remaining original elements include a portion of a barrel vaulted skylight and tile wainscoting in the perimeter corridor.

Several original guest room designs were featured. The typical suite with balcony included a pair of French doors and casement windows. Suites without balconies had four casement windows. Typical guestrooms feature a pair of casement windows and smaller bathroom and closet. All the corner suites have been altered. Generally, alterations have been to hall doors which often have enlarged openings and modern doors. The third floor has undergone the most serious alterations. Original elements are occasionally extant and include: doors (wood frame with lights; wood panel or glass pane; glass pane over wood panel); crown molding; wood base; and painted textured wall plaster.

### *Terrace/Tea Room*

Located to the west of the hotel building, the tea room is built into a slope. The terrace is on the same level as the hotel building and the tea room, with a smaller patio, is located a level below. A pair of stairways lead down from the terrace to the tea room. A ballustrated concrete rail defines the southern edge of the terrace and provides a view of panoramic vistas. The tea room patio below also offers views. The tea room facade is composed of a set of arches which hold double doors. Pilasters separate arched bays and terminate in caps at the ballustrade above. The double doors, when open, allow visual access to views and builds on the inside-outside relationship Southern California's climate allows. The tea room exterior is fairly intact. The Spanish Colonial Revival style stucco exterior is similar to the main hotel building. This building is part of the CRC facility.

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Lake Norconian Club, Riverside County, CA

### *Laundry/Garage Building*

The Laundry/Garage Building is located on axis to the east of the hotel/club building. The two-story Spanish Colonial Revival style building is clad in stucco on the second story. The first story is faced in painted concrete block. The roof is covered in asphalt shingles. Basically rectangular in plan, the primary garage entrance to the building is at the northwestern corner. This corner of the building is truncated creating a short angled façade that holds the main entrance. This elevation, with its arched windows and door, is also the most decorative area of the building. The sides of the garage opening feature quoins at the corner of the building. This creates a visual focal point. Next to the roll-up garage entrance around the corner is a decorative cast stone medallion. This building has recently been rehabilitated, including a seismic upgrade. During the rehabilitation, the south end of the building was demolished for seismic safety reasons.

### *Gas Station Island*

In front of the angled façade of the Laundry/Garage building is a gas station structure with four massive columns supporting a clay tile roof. The roof has decorative rafters.

### *Gazebos*

There are two, small hip-roofed gazebos on the property. Both have red tile roofs and cement work that is formed to resemble wood. One of the gazebos is on the pathway from the hotel to the lake. Its location provides a sweeping vista of the lake. The other gazebo is in the park near the ponds that feed the lake and provides a spot to sit in the shade of the tall palms ringing the ponds and to hear the water cascading from one pond to another.

### *Maids Quarters*

This building was the original maids' quarters and was designed and built in the late 1920s as part of the resort. This two story Spanish Colonial Revival building has a three story square tower entrance capped by a hipped roof. Walls are clad in stucco and the roof is red clay tile. The building is in disrepair and may be demolished. This building provides an interesting contrast, in socioeconomic terms, between the grand hotel and the more utilitarian facilities for the resort's working staff.

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*Power Plant and Smoke Stack*

The power plant is located to the northeast of the hotel/club building, anchoring a back-of-house utility area that slopes downhill. A functional structure, the power plant is an imposing element of this portion of the site with its soaring smoke stack visible from many vantage points. Basically rectangular in form, the 1-2 story plant building is clad in stucco with clay tile roof in a Spanish Eclectic style. A gable roofed wing projection at the north end creates architectural interest. Fenestration is functional with a variety of window and door types. Throughout the building's life, small shed additions and other utilitarian accretions were added but the basic form and massing of the building and exterior materials are original. The Plant is on the CRC grounds.

*Casino/Pavilion*

The Spanish Colonial Revival style casino/pavilion is located on the shores of Lake Norconian, downhill from the hotel/club building. A one-story rectangular entry wing leads to an octagonal pavilion designed to maximize visual access to the lake. A walkway surrounds the pavilion and allows outdoor deck-like seating. The entry wing is clad in stucco and features cast stone decoration. This facade features an incised arch with columns on each side. Stepped down parallel, parapeted corridors flank the entry. The entry wing is capped with a hipped clay tile roof; the pavilion features a peaked roof which radiates down to create a circular cap for this focal section. At the center of the roof is a tower-like cupola with a flag post. This pavilion holds a large ballroom/dining area which features floor to ceiling windows on all sides and a balcony. A number of alterations have occurred including shed additions, replacement of doors and windows with aluminum sliders, construction of new pilings for the balcony and numerous

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interior changes. Most significantly, the south wall was replaced with an extension to create a bar and includes a newer plate glass picture window. The Casino/Pavilion is on the Navy grounds and has sufficient integrity to be a contributor. There have been alterations to the building but the core character defining features still have sufficient integrity that the potential for restoration exists.

### *Boathouse*

Near the casino/pavilion is the boathouse and dock. The Spanish Colonial Revival style building is one-story, rectangular and clad with stucco. The long wing sports a cross gabled clay tile roof; and the short projecting wing has a front gabled roof. The low, long structure primarily provided for boat storage and access to the lake. Wooden boat ramps project from the rear into the lake and storage areas for boating equipment are located here. A concrete walkway and block wall provide access from the casino/pavilion. This structure has undergone great alteration. Aluminum windows and new doors replace originals, as well as a new, more homogeneous, clay tile roof. The boathouse is on the Navy grounds. There have been major alterations to the boathouse but the potential for restoration does exist.

### *Foot Bridge*

Remnants of the original landscape remain on the club grounds in spite of the division of parcels and introduction of new structures and landscaping. Upon close inspection, one can discern features, such as occasional stone curbs, which define the original pathway which traversed downhill from the hotel to the casino/pavilion. One of the most intact areas includes a stone bridge, located in a grove of palm trees, which arches over a small stream that feeds Lake Norconian. Approximately 10 feet wide, the arch was designed to allow boats to cruise under the bridge. Four stone and wood steps lead to the arch on each side of the bridge. The footbridge is on the Navy grounds.

### *Description of Lake and Overview of Landscaping*

Lake Norconian is a man-made 58-acre lake with a dam on the south and three mineral hot springs located at the northeast corner of the lake. The lake and surrounding landscaping are currently in a naturalistic setting with flora and fauna that are natural to the area. The area surrounding the hot springs is cultivated and landscaped with grass and trees which are maintained by the Navy.

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Section number 8 Page 1

### Lake Norconian Club

### For National Register Nomination

### Section 8

#### Statement of Significance

The Norconian Club was the vision of the City of Norco's founder, Rex B. Clark. Clark hired accomplished regional architects, Stanley G. Wilson and Dwight Gibbs, to master plan and design the grounds, buildings, and interiors for his resort. The popular Spanish Colonial Revival style was executed in a sophisticated manner taking advantage of the City's Mediterranean climate and hilly terrain. Sited prominently on a hill, the Hotel complex has been a landmark defining Norco since 1930. The buildings' profiles have remained imposing as the complex has provided an economic base for the City from its first incarnation as a luxury resort and hotel and even in its adaptation to institutional use. The Norconian Club and hotel provided the framework which spawned stable businesses and created stable jobs for residents of Norco.

The Norconian Club and Hotel stands out among Riverside County's historic hotels as the only one developed as a country resort. The Mission Inn in Riverside was sited within the downtown of that City while the La Qunita Hotel in La Quinta began as a small cluster of modest bungalows without supporting resort facilities. Clark's Norconian Club and Hotel was master-planned and constructed as a complete resort complex and many original historic features remain. The main hotel building's exterior and opulent interior public spaces retain original character-defining features. Other extant resort buildings include the Tea Room, Power Plant, Garage/Laundry and Casino/Pavilion.

#### *Norco's Early Years*

In the 19th century, the area where the Norconian Club and City of Norco are located was known as the La Sierra Rancho. Brothers Bernardo and Tomas Yorba held the land grant and the Yorbas raised cattle on the rancho. Around 1845 the rancho was divided between Bernardo and Tomas' widow, Vicente Sepulveda, with Sepulveda granted the eastern portion. In 1890 most of Sepulveda's property was purchased by Wilitts J. Hole who subdivided the land and named it La Sierra Heights. Willitts also ran an agricultural business under the name Rancho La Sierra.

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Twenty years later, in 1920, Hole sold 5,000 acres to the Citrus Belt Land Company who attempted a citrus operation. The lands and localized climactic conditions proved unsuitable for the production of citrus and the land was sold a year later to Rex B. Clark who created the North Corona Land Company and named the area Norco (for North Corona).

### *Rex B. Clark, the City of Norco and the Norconian Club and Hotel*

Rex B. Clark, born in Detroit, Michigan, is the founding father of the City of Norco. Clark began his career as proprietor of a stationery store in Detroit in the late 19th century. Clark married Grace M. Scripps in 1901. By 1910 the couple had moved to San Diego and Clark began ranching and investment ventures. In 1916 Clark established an office in Los Angeles to practice real estate and ranch development which led to his purchase of the lands in Corona. Clark filed the Norco townsite plat in 1923, completed a street layout, water system, and built the Norco School on Acacia Avenue. He also constructed the Norco Store, a hotel and general store on Old Hamner Avenue which was the first commercial business in the area. Clark established the first Norco Post Office in 1923 and served as Postmaster.

In 1924 while drilling on his ranch, Clark discovered sulphur hot springs. Clark envisioned that the hot springs along with the picturesque vistas made the area opportune for development. Clark envisioned a resort hotel complex for Norco.

Clark hired G. Stanley Wilson, a well-known regional architect with offices in Riverside, the county seat of Riverside County, to design a hotel complex to include a man-made lake, hotel, formal gardens, pavilion, Olympic-sized swimming pool, marina, airport, and stables all sited around the hot springs and taking advantage of the vistas. An 18-hole golf course was designed by golf architect John Duncan Dunn. Wilson subsequently became known for the design of major additions to Riverside's Mission Inn.

The architect for the Lake Norconian Club main hotel building was Dwight Gibbs of Los Angeles. Gibbs was best known for theater and auditorium interiors. His accomplished designs included the Carthay Circle Theater in Los Angeles and the Pasadena Community Playhouse in the 1920s. Later in his career, Gibbs was appointed by the Roosevelt Administration to help in federal theater and auditorium projects throughout the U.S. Additional works included the Eaglet Theater for the Sacramento Civic Repertory Company and Fresno State College Auditorium (1949). Clark teamed architects Wilson and Gibbs to create his vision of the Norconian Club as a regional attraction replete with opulent interiors sited to take advantage of sweeping views of local hills and master-planned grounds. Wilson's mastery of the Spanish

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Colonial Revival style suited the Mediterranean climate and setting on the rolling hills. Gibbs' reputation and his flair to create grand and theatrical interior spaces resulted in masterful public rooms in the Hotel from the entrance lobby to the Dining Hall and the Ballroom.

The resort complex was developed over 638 acres at a cost of more than two million dollars. In excess of 1,000 guests attended the formal opening in February 1929. Clark envisioned the resort as an exclusive club for Southern California's scions of industry and created what was arguably, the grandest resort in Southern California. According to the Norco Administrative Building Historic Structures Report:

"The mineral baths facilities included hot sulphur tubs, electric cabinets, Roman, Turkish, Russian, or sun bath. The pools were designed with full roof skylights and were illuminated at nights by neon lights and were reported to resemble 'liquid moonlight.' Interior medieval style tapestries, murals and stenciled artwork of the key social gathering rooms were designed and executed in a medieval character by the Los Angeles designer Anthony B. Heinsbergen."

Although the Norconian Club created the City of Norco by providing an economic focus, Clark's vision of a club resort was short lived. The Great Depression of the 1930s, the resort's distant location from Los Angeles (over 50 miles), and paving of a road to Palm Springs proved too much for the project which operated at a deficit its first year. Two years after it opened Clark made modifications to facilitate operation and changed its name to the Rex Clark Hotel. The hotel operated intermittently throughout the 1930s but economic conditions of the decade proved too much to overcome. By the end of the decade, Clark divested himself of its operation and the property was sold to the U.S. Navy in 1941 just prior to the U.S.'s involvement in World War II. Conversion to a hospital and rehabilitation center for wounded naval personnel included alteration of guestrooms into operating rooms and support facilities. Luckily, few alterations were made to the major public assembly areas such as the dining hall, gym/ballroom, and lobbies. Additional buildings such as quarters for nurses were constructed. The hospital continued in operation until 1949 when it was closed despite protests of local residents and community officials. However, with the start of the Korean War, the Navy recommissioned the facility as a general care hospital in 1951. In 1957 the Navy again closed the facility.

In 1951 the Navy Ordinance Laboratory began operation as a separate facility in the area south of the hotel building, and east of Lake Norconian and the casino/pavilion and boathouse. Throughout the decades, buildings and laboratories were constructed in this area to support research and development activities.

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In 1962 ownership of the northern portion of the property was transferred to the State of California for a correctional/rehabilitation center. Another series of modifications were made including altering original guest rooms into inmate quarters or staff offices. Some accretions such as sheds were added and some French doors had aluminum sliders cut in for ventilation. The indoor pools were decked over and the north pool converted to a conference room. A new two-story exterior stairway was constructed on the end of the south wing (blocking a large arched gymnasium window) and a number of service areas were remodeled into offices. However, major public assembly areas such as the dining hall, gym/ballroom, and lobbies were relatively unaltered. Since the 1960s the institutional ownership of both parcels has remained the same.

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### Bibliography Continued

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/pe 6166

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FIFTH STREET  
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Verbal Boundary Description: APN 129-200, 004, 005

Please see enclosed scale map of the entire resource, Section 10, Page 2. The boundary of the nominated property is delineated by four vertices and are marked by UTM reference points on the original USGS map attached.

Boundary Justification:

The boundary is one of convenience, drawn to encompass the greatest concentration of historic resources and to exclude non-contributing newer elements.

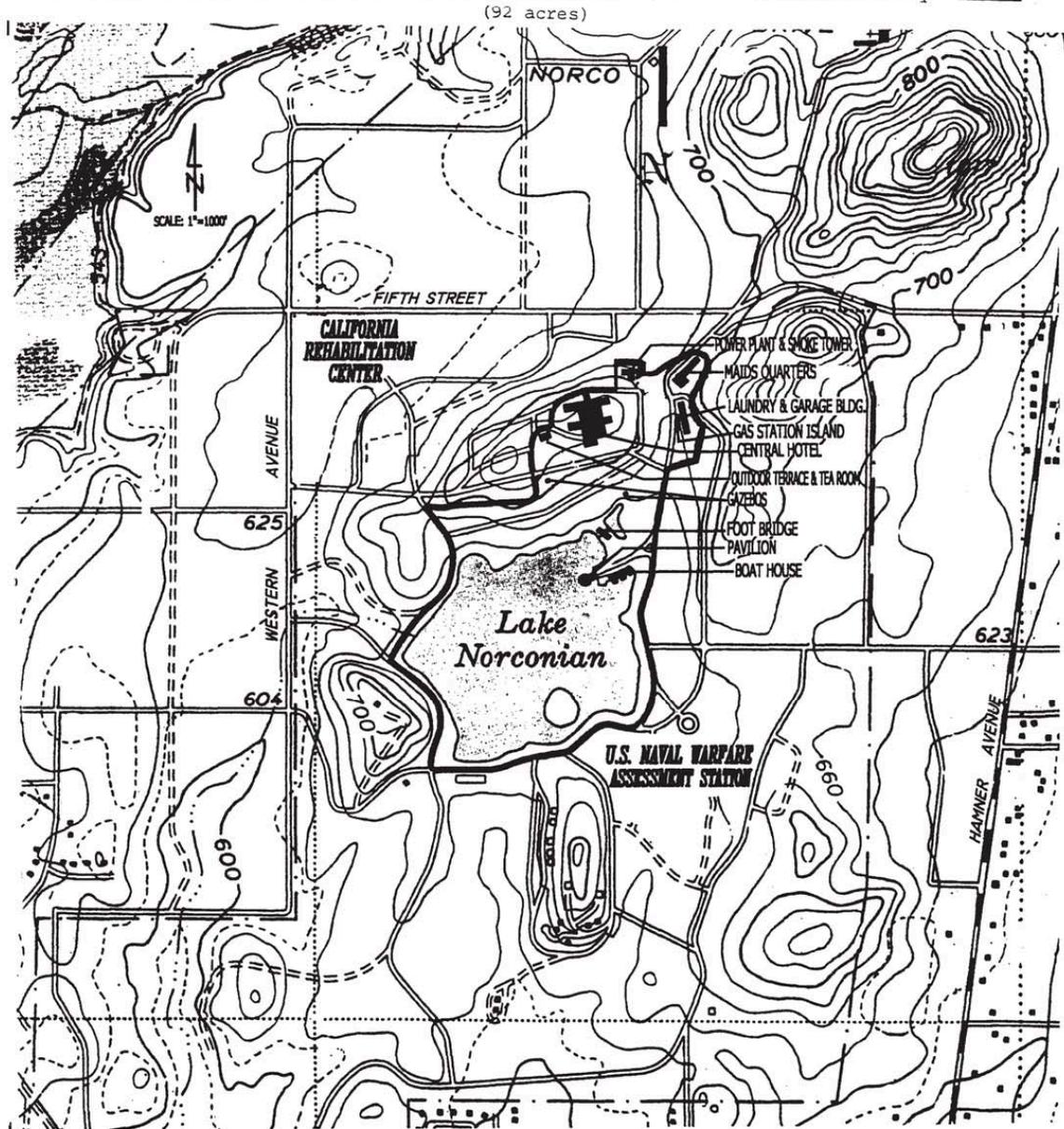
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Lake Norconian Club

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MAP OF THE ENTIRE RESOURCE

City of Norco  
Fifth Street  
Riverside County CA 91760



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GEOGRAPHICAL DATA

POINTS  
ON  
USGS  
MAP

HISTORIC RESOURCES, UTM BUILDING LOCATIONS

Recreational Pavilion, Lake Norconian Club  
UTM Zone 11 A 447455 E / 3753850

Boat Dock  
UTM Zone 11 A 447522 E / 3753859 N

Foot Bridge  
UTM Zone 11 A 447501 E / 3753904 N

(2) Laundry and Garage Building  
UTM Zone 11 A 447668 E / 3754185 N

(3) Southeast Terminus of Lake Norconian  
(Near Flag Pole Circle)  
UTM Zone 11 A 447660 E / 3753520 N

(4) Southwestern Terminus of Lake Norconian  
(Near Hill B)  
UTM Zone 11 A 447168 E / 3753413 N

Power Plant and Smoke Stack  
(Northerly point of Historical District)  
UTM Zone 11 N 447567 E/3754293

Hotel  
UTM Zone 11 N 447428 E/3754231

(1) Tea Room and Terrace  
UTM Zone 11 N 447375 E/3754213

/pe 9935

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LAKE NORCONIAN CLUB

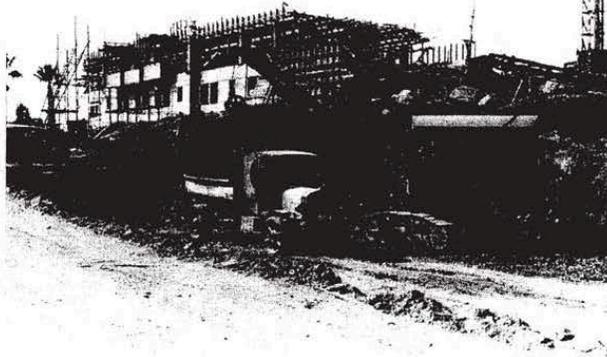
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91760

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PHOTOGRAPHS

Excavating for the Dining rooms  
MAR 1<sup>st</sup> 1928



- |                                                                                                                                                                                                       |                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>1. Lake Norconian Club,<br/>Fifth St., Norco</li> <li>2. Riverside, California</li> <li>3. Mott Studio</li> <li>4. 1928</li> <li>5. Norco City Hall</li> </ul> | <ul style="list-style-type: none"> <li>6. Excavation south side of hotel<br/>View looking north</li> <li>7. Computer scan photo sheet 1<br/>Sketch Map Hotel #2</li> </ul> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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Aerial View of the Lake Norconian—Looking South

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Aerial of Norconian Club District, view looking south
7. Map of entire resource, Section 10, Page 2, Item 1-7

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1. Lake Norconian Club,  
Fifth St., Norco
2. Riverside, California
3. Mott Studio
4. 1928
5. Norco City Hall
6. West exterior entrance of hotel  
View looking east
7. Computer scan photo sheet 2  
Sketch Map Hotel #2

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*The Southwest Side of the Main Club Building from the Beautiful Gardens*

- |                                             |                                                          |
|---------------------------------------------|----------------------------------------------------------|
| 1. Lake Norconian Club,<br>Fifth St., Norco | 6. Southwest exterior of hotel<br>View looking northeast |
| 2. Riverside, California                    | 7. Computer scan photo sheet 3                           |
| 3. Mott Studio                              | Sketch Map Hotel #2                                      |
| 4. 1928                                     |                                                          |
| 5. Norco City Hall                          |                                                          |

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- 1. Lake Norconian Club,  
Fifth St., Norco
- 2. Riverside, California
- 3. Mott Studio
- 4. 1928
- 5. Norco City Hall
- 6. West exterior entrance of hotel  
View looking east
- 7. Computer scan photo sheet 4  
Sketch Map Hotel #2

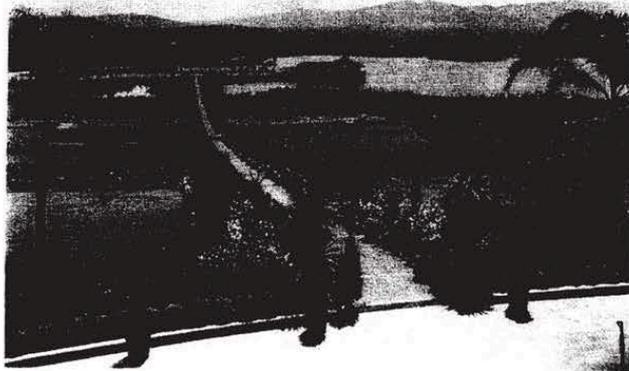
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- 1. Lake Norconian Club,  
Fifth St., Norco
- 2. Riverside, California
- 3. Mott Studio
- 4. 1929
- 5. Norco City Hall
- 6. West exterior entrance of hotel  
View looking east
- 7. Computer scan photo sheet 5  
Sketch Map Pavilion #5

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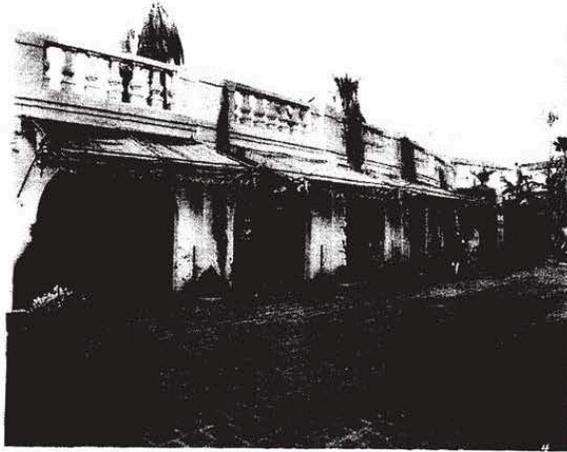
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A Front View of the Lake Norconian Club Tea Room

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Outdoor Terrace and Tea Room, view looking east
7. Map of entire resource, Section 10, Page 2, Item 3

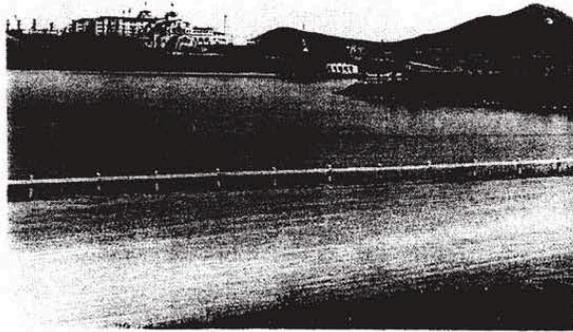
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Looking Across Lake Norconian with the Club Buildings in the Background

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Pavilion and Hotel, view looking north
7. Map of entire resource, Section 10, Page 2, Item 5 and 2

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*The East Side and Entrance of the Lake Norconian Club  
"Carnegie on the Lake"*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Pavilion, view looking west at east entrance
7. Map of entire resource, Section 10, Page 2, Item 5

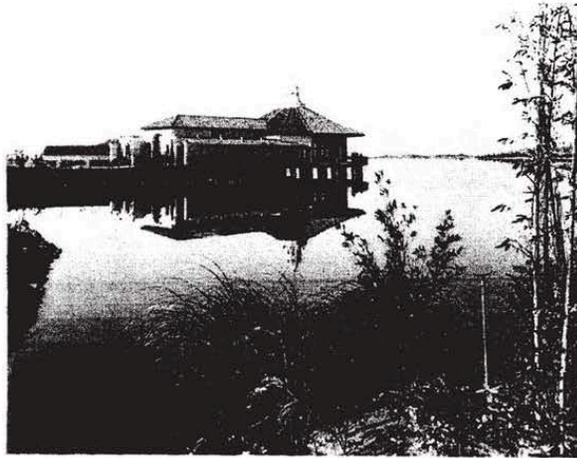
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*Lake Norconian Club District Pavilion, view looking south at north exterior.*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Pavilion, view looking south at north exterior
7. Map of entire resource, Section 10, Page 2, Item 5

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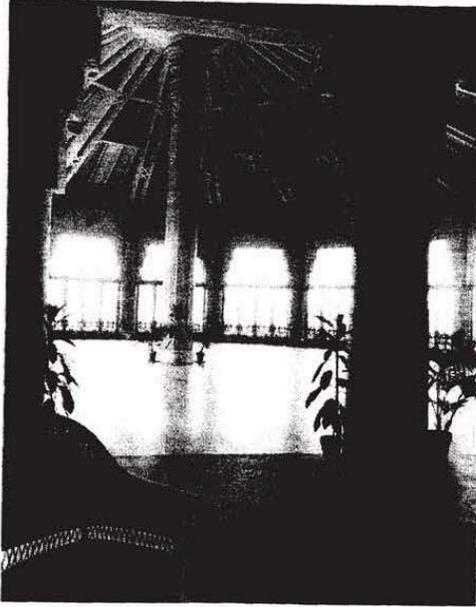
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*The Spacious Dance Floor of the Lake Norconian Club's Clubhouse*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Pavilion, view looking west at interior
7. Map of entire resource, Section 10, Page 2, Item 5

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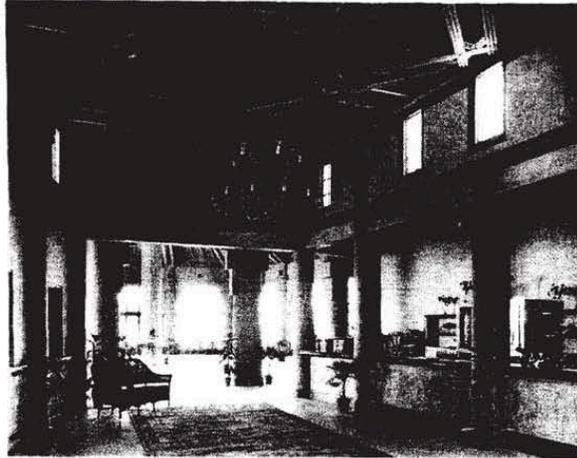
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*The Lane of the Lake Norconian Club Casino*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Pavilion, view looking west from east entrance
7. Map of entire resource, Section 10, Page 2, Item 5

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*Front Entrance—West—of the Main Club Building*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel, view looking east at west entrance
7. Map of entire resource, Section 10, Page 2, Item 2

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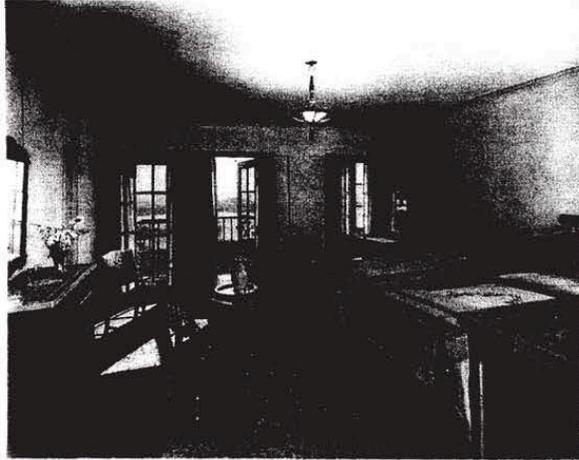
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*A Beautiful Lake Side Corner Room at the Lake Norconian Club*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel, view looking south in south wing
7. Map of entire resource, Section 10, Page 2, Item 2

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Main Dining Room of the Lake Norconian Club Looking South

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel, view looking south from north entrance to main dining room
7. Map of entire resource, Section 10, Page 2, Item 2

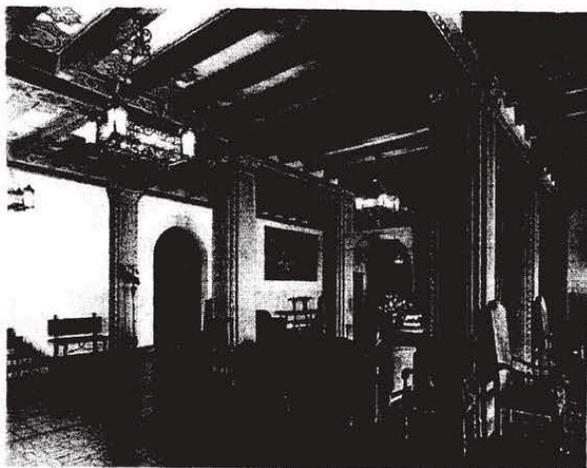
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*One Corner of the Beautiful Lobby of the Lake Norconian Club*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel lobby, view looking southeast
7. Map of entire resource, Section 10, Page 2, Item 2

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Main Lobby—Corridor to Nourished, Writing Room, and Swimming Pool

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel, main lobby, view looking east toward writing room and swimming pool
7. Map of entire resource, Section 10, Page 2, Item 2

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A view Northward to the Lounge of the Lake Norconian Club

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel lounge
7. Map of entire resource, Section 10, Page 2, Item 2

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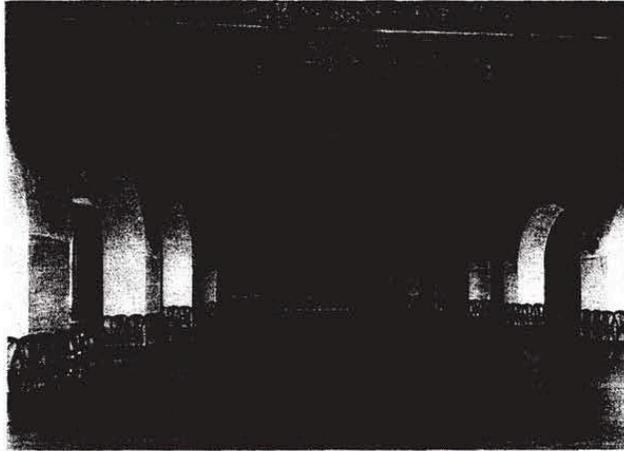
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*The Ball Room of the Lake Norconian Club—Looking North*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel, Ball Room, view looking north
7. Map of entire resource, Section 10, Page 2, Item 2

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*The Ball Room Entry of the Lake Norconian Club*

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 91760
2. Riverside County, California
3. Mott Studio
4. 1929
5. City of Norco Historical Society/City Hall
6. Lake Norconian Club District Hotel, view looking north in lobby outside ball room of Anthony B. Heisenberger mural which depicts a scene from a Renaissance Masquerade.
7. Map of entire resource, Section 10, Page 2, Item 2

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Photo #1

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Original site of pathway from Hotel to Pavilion
7. Map of entire resource, Section 10, Page 2, Item # 3

Photo #2

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Terrace looking east toward Hotel
7. Map of entire resource, Section 10, Page 2, Item # 3

Photo #3

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Southern exterior of Tea Room
7. Map of entire resource, Section 10, Page 2, Item # 3

Photo #4

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Western exterior of Hotel
7. Map of entire resource, Section 10, Page 2, Item # 2

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LAKE NORCONIAN CLUB

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### Photo #5

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Power Plant and Smoke Tower (view looking south)
7. Map of entire resource, Section 10, Page 2, Item # 1

### Photo #6

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Pavilion and Boat House (view looking northwest)
7. Map of entire resource, Section 10, Page 2, Item # 5 & 6

### Photo #7

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Mott Studio
4. 1929
5. Norco City Hall/Norco Historical Society
6. Southern exterior of Hotel and Pavilion,  
Lake and Boat House on right and Hotel on left (view looking northeast  
from southern end of Lake Norconian)
7. Map of entire resource, Section 10, Page 2, Lake Norconian

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Photo #8

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Stonework Footbridge (view looking north)
7. Map of entire resource, Section 10, Page 2, Item # 4

Photo #9

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Smoke Tower (view looking southeast)
7. Map of entire resource, Section 10, Page 2, Item # 1

Photo #10

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Terrace above Tea Room (view looking east toward Hotel)
7. Map of entire resource, Section 10, Page 2, Item # 3

Photo #11

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Southern wing of main dining room of Hotel (view looking southeast)
7. Map of entire resource, Section 10, Page 2, Item # 2

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### Photo #12

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Plaque on flag pole located at main entrance to Hotel (view looking west)
7. Map of entire resource, Section 10, Page 2, Item # 2

### Photo #13

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. South lobby (view facing north) Anthony B. Heisenberger mural depicts a scene from a Renaissance Masquerade. Ceiling is decorative barrel vault.
7. Map of entire resource, Section 10, Page 2, Item # 2

### Photo #14

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Ballroom/Gymnasium (view looking southeast) Decorative beams, stenciled artwork. French doors with concentric semi-circle transom
7. Map of entire resource, Section 10, Page 2, Item # 2

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### Photo #15

1. Lake Norconian Club, Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Ballroom/Gymnasium (view looking northeast toward stage area) Decorative beams, heavy ceiling joist girders and flanking nave arcades
7. Map of entire resource, Section 10, Page 2, Item # 2

### Photo #16

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Pavilion (view looking north with Hotel on ridgeline)
7. Map of entire resource, Section 10, Page 2, Item # 5

### Photo #17

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Pavilion (view looking west and eastern entrance)
7. Map of entire resource, Section 10, Page 2, Item # 5

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### Photo #18

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Lake Norconian with Pavilion and Hotel seen in distance (view looking east)
7. Map of entire resource, Section 10, Page 2, Item # 5 and 2

### Photo #19

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Lake Norconian with Pavilion and Hotel seen in distance (view looking east)
7. Map of entire resource, Section 10, Page 2, Item # 5 and 2

### Photo #20

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Lake Norconian with Pavilion and boat house and Hotel seen in distance (view looking north)
7. Map of entire resource, Section 10, Page 2, Item # 5, 6 and 2

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Photo #21

1. Lake Norconian Club, 2300 Fifth Street, Norco CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Pavilion (view looking west and eastern entrance)
7. Map of entire resource, Section 10, Page 2, Item # 5

Photo #22

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Pavilion (view looking south of northern exterior)
7. Map of entire resource, Section 10, Page 2, Item # 5

Photo #23

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Pavilion (view looking west of southern exterior)
7. Map of entire resource, Section 10, Page 2, Item # 5

Photo #24

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Pavilion (interior view looking east of western entrance door)
7. Map of entire resource, Section 10, Page 2, Item # 5

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## Photo #25

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Pavilion and Boat House (view looking west)
7. Map of entire resource, Section 10, Page 2, Item # 5 and 6

## Photo #26

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Boat House (view looking south)
7. Map of entire resource, Section 10, Page 2, Item # 6

## Photo #27

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Boat House (view looking southwest)
7. Map of entire resource, Section 10, Page 2, Item # 6

## Photo #28

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Boat House (view looking west)
7. Map of entire resource, Section 10, Page 2, Item # 6

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## Photo #29

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Boat House (view looking west)
7. Map of entire resource, Section 10, Page 2, Item # 6

## Photo #30

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Foot Bridge (view looking north)
7. Map of entire resource, Section 10, Page 2, Item # 4

## Photo #31

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Foot Bridge (view looking south)
7. Map of entire resource, Section 10, Page 2, Item # 4

## Photo #32

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Power Plant and Smoke Tower (view looking west)
7. Map of entire resource, Section 10, Page 2, Item # 1

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## Photo #33

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. View of entire northern site exterior (view looking south)
7. Map of entire resource, Section 10, Page 2, Item # 1 & 2

## Photo #34

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Hotel southern exterior taken from foot bridge (view looking north)
7. Map of entire resource, Section 10, Page 2, Item # 2

## Photo #35

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Hotel southern exterior (view looking northwest)
7. Map of entire resource, Section 10, Page 2, Item # 2

## Photo #36

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Hotel southern exterior (view looking north)
7. Map of entire resource, Section 10, Page 2, Item # 2

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## Photo #37

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Laundry and Garage, full southern and partial western exterior  
(view looking northeast)
7. Map of entire resource, Section 10, Page 2, Item # 7

## Photo #38

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Laundry and Garage, northwest entrance (view looking southeast)
7. Map of entire resource, Section 10, Page 2, Item # 7

## Photo #39

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Laundry and Garage, southwest corner (view looking northeast)
7. Map of entire resource, Section 10, Page 2, Item # 7

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## Photo #40

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Laundry and Garage, northern exterior (view looking southeast)
7. Map of entire resource, Section 10, Page 2, Item # 7

## Photo #41

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. May 1998
5. Norco City Hall
6. Laundry and Garage, western exterior seal (view looking southeast)
7. Map of entire resource, Section 10, Page 2, Item # 7

## Photo #42

1. Lake Norconian Club, 2300 Fifth Street, Norco, CA 19760
2. Riverside County, California
3. Pam Ensley
4. September 1998
5. Norco City Hall
6. Laundry and Garage, western exterior seal under construction  
(view looking southeast)
7. Map of entire resource, Section 10, Page 2, Item # 7

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Lake Norconian Club  
2300 Fifth Street

NPS Form 10-900a

OMB Approval No. 1024-1118

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Section \_\_\_\_\_, Page \_\_\_\_\_ Response to comments from federal agency \_\_\_\_\_

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The City of Norco, the applicants, provided these responses following the comment letter from the Navy.

"Following are our best answers to the questions posed by Brian Lusher, Navy Historian.

Section 7, page 4, para. 3: *Description of the 'wave form tile base' would be helpful.*

The tile found on the stairway base is decorated with a yellow wave pattern accented with green on a black background (see pictures A & B).

Section 7, page 4, para. 5: *Description of the original light fixtures would be helpful.*

The original six-sided pendant lantern lights are still extant (see picture C). In addition, there are Mediterranean-style sconces still hanging on the hallway walls that are fully functional (see picture D). A more ornate six-sided pendant lantern chandelier hangs at the entry way to the Dining Room (see picture E).

Section 7, page 5, para. 1: *Are the removed tapestries extant? Is their location known?*

There were several tapestries (quantity unknown). One tapestry came into the possession of the Norco Historical Society by donation or other means, and was on display in Norco City Hall for approximately one year, along with other artifacts and photos from the Club. This tapestry is now in storage at the Norco Historical Society and is in excellent condition.

Section 7, page 5, para 2: *Is the 'outstanding artwork' decorative plaster?*

The artwork on the ceiling in the corridor is hand painted onto heavy canvas fabric affixed to plaster. The ledge along the top edges of the wall near the ceiling is of plaster, and is hand painted as well (see picture F). There has been some water damage to the ceiling mural. The base fabric has torn away from the ceiling in one place. The ceiling mural is geometric in design, with gold chains and floral patterns on an azure blue background. The mural above the corridor doorway in the alcove is hand painted onto heavy canvas as well and

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depicts a fanciful Italian Renaissance scene. The mural is in excellent condition (see picture G).

Section 7, page 6, para. 1: Is the infill in the arcaded corridor reversible?  
The panels used to fill in the arcaded area are not permanent, and could be taken out. They are used to create walls for the conference room (north pool) and a classroom (south pool). The pillars stood around the pools from floor to vaulted ceiling (see pictures H & I).

Section 7, page 6a, para. 1: Are the quoins concrete block?  
Yes, the quoins are concrete.

Section 7, page 6a, para. 2: What is the condition and/or state of integrity of the Gas Station Island?  
The Gas Station Island is in good condition, and is structurally sound. There have not been any changes or modifications to the original structure. (Charles Quinn, NWAS)

Section 7, page 6a, para 3: What is the condition and/or state of integrity of the Gazebos?  
There were originally three gazebos, but one was removed. The other two are structurally sound and retain their original appearance, although one has been re-roofed. (Charles Quinn, NWAS)

Section 7, page 8, para. 1: Are the concrete walkway and block wall to the boathouse original?  
The concrete walkways are original. There was once an additional portion to the boathouse that was used to haul out boats. That portion has been removed. (Charles Quinn, NWAS)"



**Letter  
O7  
Response****Linda Dixon, Lake Norconian Club Foundation**  
August 19, 2013

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- O7-1 The comment's introductory information is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O7-2 With the recent passage of SB 105, the closure of CRC is no longer required by state law. Therefore this comment, which pertains to provisions of SB 1022 of 2012 that were suspended by the more recent legislation, is no longer considered to be a comment on the DEIR. Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco for further information.
- O7-3 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco.
- O7-4 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco.
- O7-5 As noted in Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco, CRC is no longer subject to closure upon completion of the proposed level II infill correctional facilities. There is no need for a closure plan or seeking the authority to surplus the property. Normal operation and maintenance of CRC is expected to continue.
- O7-6 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco, and Response to Comment O7-5.
- O7-7 The comment reflects an opinion regarding historic maintenance activities at CRC. This comment does not raise issues specifically related to the adequacy of the DEIR. No further response is necessary.
- O7-8 The comment reflects an opinion regarding historic maintenance activities at CRC. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided. Also, please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco.
- O7-9 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco. As noted above, there are no plans to cease operations of CRC.
- O7-10 Please refer to Response to Comment O7-9.
- O7-11 The comment reflects an opinion regarding funding for existing and historic maintenance activities at CRC. Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco, regarding CDCR's mission, the need to maintain basic infrastructure necessary for the basic operation of existing prisons, and the relationship to the hotel.
- O7-12 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco, and Response to Comment O7-9.

- O7-13 In CDCR's opinion and experience with similar closed facilities like Paso Robles and Preston Youth Correctional Facilities, the proposed measures for site maintenance and security are adequate to prevent substantial deterioration, vandalism, and theft. The commenter offers no evidence to dispute this. No further response is required.
- O7-14 As noted in Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco, CRC is no longer subject to closure upon completion of the proposed level II infill correctional facilities. There is no need for a closure plan or seeking the authority to surplus the property. Normal operation and maintenance of CRC is expected to continue.
- O7-15 As noted in Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco, CRC is no longer subject to closure upon completion of the proposed level II infill correctional facilities. There is no need for a closure plan or seeking the authority to surplus the property. Normal operation and maintenance of CRC is expected to continue.
- O7-16 Please refer to Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco.
- O7-17 Please refer to Response to Comment L5-8 and Master Response 2, Evaluation of Closure of California Rehabilitation Center, Norco. No actions are proposed by CDCR that would affect any of the buildings mentioned in the comment, so surveys regarding their potential historic significance are not needed.
- O7-18 Please refer to Response to Comment L5-9.
- O7-19 As noted on page 6-3 of Volume 1 of the DEIR, the Department of General Services/DSA and its consulting licensed structural engineers, working on behalf of CDCR, seismically evaluated the existing structures onsite at the CRC property and concluded that the hotel building was seismically vulnerable and presented a safety hazard to employees, inmates, and visitors. As a result, CDCR withdrew operations from the hotel after it was concluded by the Department of General Services, the Department of Finance, and CDC (sic) that structural modification of the hotel was prohibitive in light of a more cost-effective opportunity to move programs into modular units on prison grounds. The DEIR did not state restoration and structural retrofitting of the hotel was not possible. The proposed project to retrofit the hotel was not implemented in light of CDCR financial/budgetary constraints and, in particular, the potentially significant additional cost of meeting building codes for other requirements such as fire/life/safety, electrical, mechanical, abatement of building materials, access, etc.
- No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided. It should also be noted that, contrary to the statement made in this comment, the results of a report prepared by David Cocke are not included as an attachment to the comment letter. The only statement with respect to Mr. Cocke in the attachments to the comment letter is made in an email by Mr. Bill Wilkman and does not refer to a "study" but rather a review of a seismic report prepared previously with respect to the Norconian.
- O7-20 The comment summarizes exhibits presented with the comment letter and is noted. These include personal statements made by a former CDCR employee with respect to historic treatment of onsite structures, the NRHP listing record for the Lake Norconian Club, email correspondence from Mr. Bill Wilkman, a letter from the City of Norco to SHPO, and a photo. The attachments did not include additional documentation from the state or other miscellaneous documents. Please refer to Master Response 2, Evaluation of Closure of

California Rehabilitation Center, Norco. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.



08

August 19, 2013

Mr. Robert Sleppy  
California Department of Corrections and Rehabilitation  
Office of Facility Planning, Construction and Management  
9838 Old Placerville Road, Suite B  
Sacramento, CA 95827

**RE: Level II Infill Correctional Facilities Project - Draft Environmental Impact Report**

Dear Bob:

We have reviewed the above-referenced Draft Environmental Impact Report ("DEIR") for the proposed Infill Project at R.J. Donovan Correctional Facility ("Project") in Otay Mesa, California. This letter is in response to your request for comments on the DEIR to be submitted by August 19, 2013.

National Enterprises, Inc. and its affiliates ("NEI") owns approximately 2,200 acres within the City and County portions of Otay Mesa. While we and other Otay Mesa stakeholders support further development of the region, we need to ensure that each project accurately analyzes and mitigates for its impacts, so as not to place undo burden on the remaining developable acreage.

To that end, we appreciate your willingness to meet and discuss issues affecting all of us in our region.

Specifically, thank you for your commitment to be conditioned to join the Sewer Community Facilities District ("CFD") or to pre-pay Donovan's fair-share contribution for the required improvements to serve both existing and future developments.

Additionally, we appreciate the proposal for the Project to build certain portions of Alta Road leading to Donovan. We understand that you are currently working on the costs of these improvements, but that you understand the importance of contributing to these

08-1  
08-2  
08-3

**NATIONAL ENTERPRISES INCORPORATED**

5440 Morehouse Drive • Suite 4000 • San Diego, California 92121 • 858/623-9000 • 858/623-9009

Mr. Bob Sleppy  
August 19, 2013  
Page 2 of 2

segments, as your employees, visitors, vendors, attorneys and construction workers will utilize this road on a daily basis.

O8-3 cont'd

As it relates to the Project's biological impacts, please ensure that the Project mitigates for its impacts to Non-native Grassland per the County's Burrowing Owl Guidelines.

O8-4

Please let us know if you have any questions or need further information on any of our aforementioned comments.

O8-5

We look forward to working with you and your team to ensure a project that is both successful for the State and Otay Mesa.

Sincerely,



David Wick  
President  
National Enterprises, Inc.  
(858) 623-9000, ext. 700  
dwick@natent.com

cc: Assemblymember Ben Hueso  
Councilmember David Alvarez  
Supervisor Greg Cox  
Michael De La Rosa

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|                 |                                               |
|-----------------|-----------------------------------------------|
| <b>Letter</b>   |                                               |
| <b>O8</b>       | <b>David Wick, National Enterprises, Inc.</b> |
| <b>Response</b> | <b>August 19, 2013</b>                        |

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- O8-1 The comment's introductory information regarding the commenter is noted. No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.
- O8-2 No specific comments addressing the environmental analysis were raised; therefore, no further response is necessary. Regarding the contribution of funds toward upgrades to the existing wastewater system in the project area, CDCR does have an existing agreement with San Diego Public Utilities Department (San Diego PUD) and Otay Water District that allows CDCR to discharge on average up to 0.826 million gallons per day (mgd) of wastewater. As noted on page 3.12-26 of Volume 2 of the DEIR, CDCR would not exceed the limits of this agreement with implementation of the proposed project. In accordance with statements made regarding potential financial contributions to wastewater system improvements on page 3.12-26 of Volume 2 of the DEIR, CDCR contacted San Diego PUD to determine what the appropriate contribution would be, and it was determined that, unless CDCR exceeds the limits of its existing agreement, no additional contribution towards wastewater system improvements is necessary.
- O8-3 With regard to traffic mitigation, Mitigation Measure 3.11-1a in Volume 2 of the DEIR requires CDCR to improve/signalize the intersection of Otay Mesa Road and Alta Road, and as part of Mitigation Measure 3.11-7a, CDCR will contribute fees to the County of San Diego's TIF program for the widening of Alta Road.
- O8-4 As noted in the Responses to Comments for Letters F1, S3, and L11, CDCR is appropriately addressing potential impacts to non-native grasslands and amending mitigation within the DEIR at the request of and in cooperation with the resource agencies.
- O8-5 No specific comments addressing the environmental analysis were raised; therefore, no further response can be provided.