

**FACILITY PLANNING, CONSTRUCTION AND MANAGEMENT**

P.O. Box 942883  
Sacramento, CA 94283-0001



October 6, 2009

**PUBLIC WORKSHOP/SCOPING MEETING NOTICE  
AND  
NOTICE OF PREPARATION  
FOR AN  
ENVIRONMENTAL IMPACT REPORT**

**PROJECT TITLE:** Paso Robles Property Master Re-Use Plan

**PROJECT LOCATION:** 4545 Airport Road, Paso Robles, CA 93446

**PUBLIC WORKSHOP/SCOPING MEETING:** On Wednesday, October 21, 2009, CDCR will hold two public workshop/scoping meetings from 1:30 to 4:00 PM and from 5:30 to 8:00 PM to provide an opportunity for community members to meet with CDCR staff to discuss the proposals and to receive formal comments from public agencies and the general public about their concerns and interests to be addressed in the Environmental Impact Report (EIR) for the proposed project. The meetings will be held in the City Council Chambers, Paso Robles City Hall, 1000 Spring Street, Paso Robles, CA 93446. If you have any questions about these scoping meetings please contact Jane Hershberger, Senior Environmental Planner, Environmental Planning Section, at (916) 255-2236.

**NOTICE OF PREPARATION:** As the lead agency, CDCR would like to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. The environmental issues to be addressed in the Draft EIR will include, but not necessarily be limited to:

Aesthetics (Visual Resources, Light, and Glare)  
Air Quality  
Biological Resources  
Cultural Resources  
Geology, Soils, Seismicity  
Hazards and Hazardous Materials  
Hydrology and Water Quality  
Land Use and Planning  
Noise  
Employment, Population and Housing, Community Services  
Recreation  
Transportation/Traffic  
Utilities (Water, Wastewater, Solid Waste, Electrical Systems)  
Greenhouse Gas Emissions.

Public agencies will use the EIR prepared by CDCR when considering applicable permit(s) or other approvals for the proposed project.

**COMMENT PERIOD:** Due to the time limits mandated by State law, your comments must be received no later than 30 days after the date of this notice, which will be no later than November 9, 2009. Comments regarding the scope and content of environmental information may be submitted in writing via mail, e-mail, or fax anytime during the 30-day scoping period. Please include the name of a contact person in your agency and send your comments to:

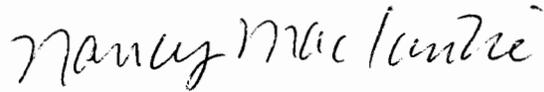
Jane Hershberger, Senior Environmental Planner  
Environmental Planning Section  
Office of Facility Planning, Construction and Management  
Department of Corrections and Rehabilitation  
9838 Old Placerville Road, Suite B  
Sacramento, CA 95827  
FAX: (916) 255-3030  
[Jane.Hershberger@cdcr.ca.gov](mailto:Jane.Hershberger@cdcr.ca.gov)

**PROJECT DESCRIPTION:** The proposed master plan for the 160-acre, state-owned parcel has three principal components, including proposed (1) Estrella Level II Adult Male Correctional Facility; 2) Central Coast Regional Secure Community Reentry Facility; and 3) CAL FIRE Conservation Camp. The first project component would involve conversion of the former El Paso de Robles Youth Correctional Facility to an adult, medium-security correctional facility. The operational capacity of this facility has been set at approximately 1,000 inmates, including 900 Level II inmates, and 100 Level I minimum security inmates. This project component includes installation of enhanced security measures, including two, 12-foot high cyclone fences topped with razor wire, and a lethal electrified fence; and two 30- to 40-foot tall observation towers. The 2<sup>nd</sup> project component is a proposed secure community reentry facility that would be located immediately west/northwest of the perimeter of the former juvenile facility. The proposed secure community reentry facility would be designed to house a maximum of 500 inmates. The counties of San Luis Obispo, Santa Barbara, and San Benito have committed to cooperating on the operation of the planned reentry facility. A copy of a Memorandum of Understanding (MOU) for the Central Coast SCRF, signed by all parties to the proposed SCRF, is attached to the enclosed Notice of Preparation. The 3<sup>rd</sup> project component involves proposed operation of a CAL FIRE conservation camp. No new facilities would be required to operate an interim conservation camp. CAL FIRE could run two interim Level I inmate crews (with 17-20 members to a crew) using Level I inmates housed in the Estrella Level II Facility. A permanent stand-alone conservation camp at this location would have the capacity to house approximately 130 Level I inmates, and would include a separate dormitory, mess hall, warehouse, and other fire equipment/support buildings. Staffing levels for each project component would be as follows: the Estrella Level II Adult Male Correctional Facility would require

approximately 500-520 staff distributed over three, 8-hour shifts or watches. The proposed secure community reentry facility would require approximately 350 staff. Staffing for a full conservation camp would require approximately 32 staff. Full operation of all three components would require approximately 880-900 staff.

Please see the enclosed Notice of Preparation for a more detailed project description.

Sincerely,

A handwritten signature in cursive script that reads "Nancy MacKenzie".

NANCY MACKENZIE, Chief  
Environmental Planning Section  
Office of Facility Planning, Construction and Management



# NOTICE OF PREPARATION

## GENERAL INFORMATION

**Project Title:** CDCR -- Paso Robles Property Master Reuse Plan  
**Lead Agency:** California Department of Corrections and Rehabilitation  
Division of Planning, Acquisition, and Design  
Environmental Services Branch  
9838 Old Placerville Road, Suite B  
Sacramento, CA 95827  
Contact: Jane Hershberger, Environmental Planning Section  
Phone: (916) 255-2236

**Project Location:** The project site consists of an approximately 160-acre parcel situated at 4545 Airport Road, Paso Robles, California. The entire parcel is owned by the State of California, California Department of Corrections and Rehabilitation (CDCR). The parcel contains the former Division of Juvenile Justice (DJJ) El Paso de Robles Youth Correctional Facility, which was closed in July 2008, the California Department of Forestry and Fire Protection (CAL FIRE) Los Robles Conservation Camp, and vacant land. The parcel is within the city of Paso Robles in northern San Luis Obispo County (Exhibit 1). See Exhibit 2 for the boundaries of the state-owned property, existing facilities, and location of proposed facilities within the subject parcel.

**Purpose of Notice:** The provisions of the California Environmental Quality Act (CEQA) require the distribution of a notice of preparation (NOP) when a lead agency has determined that a proposed project will require the preparation and adoption of an environmental impact report (EIR). The objective of the NOP is to solicit comments on the scope of the issues to be addressed in the EIR and to provide an opportunity for early consultation with local, responsible, and trustee public agencies. See Sections 15082 and 15083 in the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.).

The EIR will address potentially significant adverse environmental effects of the project, as well as identify mitigation measures that, when feasible, could wholly or partially reduce the magnitude of the project's significant adverse environmental effects. In accordance with Section 15082 of the State CEQA Guidelines, CDCR has prepared this NOP to provide responsible and trustee agencies and other interested parties with information describing the project and the issue areas that the lead agency plans to evaluate in the EIR.

**Scoping Meetings:** On Wednesday, October 21, 2009, CDCR will conduct two public scoping workshops/meetings from 1:30 p.m. to 4:00 p.m. and 5:30 p.m. to 8:00 p.m., for the purpose of presenting information on the proposed master plan for the parcel and to solicit comments from public agencies and community members on the scope of the EIR in regard to the proposed project. The workshops/meetings will be held in the Council Chambers, City Hall, 1000 Spring Street, Paso Robles, CA 93446. If appropriate, the lead agency will consider scheduling additional scoping meetings.

## PROPOSED PROJECT

The proposed master plan for the 160-acre, state-owned parcel has three principal components. The EIR will address the master plan and provide project-level analysis for the three CDCR/CAL FIRE components. The components of the master plan are as follows:

- 1. Estrella Level II Adult Male Correctional Facility.** The first component of the project that will be addressed in the EIR is the proposed conversion of the now-closed DJJ El Paso de Robles Youth Correctional Facility to an adult, medium-security correctional facility (Exhibit 3). The EIR will address this proposal at a project-level of analysis. The proposed name of the new adult facility is the Estrella Correctional Facility. Estrella is the name of a family that has lived in the Paso Robles area for many generations. Prior to its conversion to a juvenile facility following the end of World War II the compound was known as the Estrella Army Bomber Base.

The existing housing units that served the DJJ operation (a combination of dormitories and two celled housing units) provide appropriate living quarters for inmates classified as Level II; based on existing CDCR security and housing protocols these housing units could not be used for CDCR inmates of a higher security level. While a substantial portion of the existing facility can be reused to house Level II inmates with only minimal modifications, the conversion to an adult correctional facility would require installing a new perimeter security system, adding new support/administrative facilities, staff and visitor parking, and other physical changes to meet the security and operational needs of the new adult correctional facility.

The operational capacity of this facility has been set at approximately 1,000 total inmates. Within this limit, CDCR plans to house approximately 900 Level II inmates at this facility after all modifications are completed. Within the four-tier CDCR inmate classification system, Level II is considered the lower range for medium security inmates; however, while Level II inmates can be given work assignments for necessary support services within a correctional facility, they cannot be released for work activities outside of the secure perimeter. To address this need, the facility would also have available housing for approximately 100 Level I minimum security inmates that could provide a wide range of support and maintenance services for the Estrella facility. These inmates would be accounted for within the 1,000 total inmates housed at the facility.

In response to community concerns, CDCR is committed to making a portion of these minimum security inmates available to serve, as needed, on inmate work crews for such activities as landscape maintenance, regional conservation projects, and emergencies (including wild fires and other natural disasters) similar to those provided by wards from the former DJJ facility. CAL FIRE and CDCR would be responsible for supervision and transport of any Level I inmate work crews working outside the grounds of the facility.

A total population of about 1,000 inmates (Level I and II as described above) is anticipated to be the maximum housing capacity of this facility based on the spatial characteristics of the existing housing units. No changes or additions to the existing housing capacity of the former DJJ facility are planned as part of this project. CDCR intends to use the Estrella facility to house older adult Level II inmates, many of whom may have many years remaining on their sentences. Older inmates would benefit from the existing one-story, open dormitories because of the absence of significant barriers to access and path of travel. Further, an existing clinical building would be valuable in providing typical outpatient services that would be necessary for this aging inmate population.

Medical outpatient services would be the responsibility of the court-ordered Medical Receiver, who coordinates with the CDCR prison system to ensure appropriate inmate medical care.

Inmates selected to be housed at the proposed Estrella facility would be screened to avoid individuals who have advanced or acute medical needs. The Medical Receiver is planning consolidated medical care facilities in other locations for inmates with these higher medical needs.

The details of any new or modified facilities and clinical offices needed to augment the medical care of the Estrella inmates will be developed during the EIR process. As noted elsewhere in this notice, the EIR will address potential changes in the need for emergency services and the use of local hospitals in situations where prison emergency cases are referred to outside facilities.

Regardless of the individual circumstances of an inmate's commitment to this facility, all inmates will meet CDCR's classification criteria for the Level II rating or be classified as meeting minimum security standards (Level I) and the maximum number of inmates housed would be 1,000.

**Estrella Enhanced Security Measures.** Because the project involves conversion of the former juvenile facility to a facility that would house adult male Level II inmates, CDCR would install a new perimeter security system. This system would meet all of CDCR's security and public safety policies and standards. The new perimeter would consist of two, 12-foot-high cyclone fences topped with razor wire. The new security fencing would be installed around the entire perimeter of the former juvenile facility. CDCR would also

install a lethal electrified fence between the outer and inner perimeter fences. The new perimeter security system would require two 30- to 40-foot-tall observation towers. One would be situated at the pedestrian sallyport near the existing Administration Building; a similar observation tower would be installed on the west side of the perimeter to control vehicular and visitor access to the new correctional facility. No other observation towers would be needed or have been planned for the Estrella facility.

- 2. Central Coast Regional Secure Community Reentry Facility.** CDCR proposes to construct a secure community reentry facility on vacant state-owned land immediately west/northwest of the perimeter of the former juvenile facility. See Exhibit 2 for the proposed location of the reentry facility. The counties of San Luis Obispo, San Benito, and Santa Barbara have committed to cooperating on the operation of the planned Central Coast Regional Secure Community Reentry Facility (“Secure Community Reentry Facility” or SCRF), which would serve the anticipated number of inmates annually paroled to these three respective counties. The secure community reentry facility would operate independently from the adult correctional facility. While complimentary, the proposed reentry facility is not functionally related to the planned conversion of the existing facility to an adult correctional facility. If approved, construction of this facility would be implemented on a separate schedule than the Estrella project.

The proposed SCRF would be designed to house a maximum of 500 inmates. The objective of this program is to provide a secure facility that can house qualified adult male inmates during their last 12 months of their respective sentences prior to parole. The facility would provide space for special programs whose goal is to better prepare inmates for return to the community of their last legal residence.

The proposed SCRF would be operated by CDCR with the cooperation of the participating counties. The facility would *not* function as a halfway house with a work release program; it would be a secure correctional facility where inmates would be housed 24-hours a day for the final 12 months of their respective sentences. The facility would be designed to meet all the CDCR standards including public safety. Operation of a secure community reentry facility at the Paso Robles site would not change the state’s obligation to return paroled inmates to the county of their last legal residence.

At the request of the City of Paso Robles (City), all parties to the proposed SCRF have signed a memorandum of understanding (MOU) for the Central Coast SCRF. A copy of the MOU is attached to this notice. The MOU addresses a range of operational concerns expressed by the City including coordination of transport of inmates upon release from the SCRF to assure they depart to their last legal residence, the modes of transportation, the responsibility for providing community services for parolees, and the City’s expectations for the environmental review process for the master plan and individual projects on the state-owned property.

- 3. CAL FIRE Conservation Camp.** The EIR will address two aspects of the CAL FIRE conservation camp. The first will be the interim reactivation of the CAL FIRE conservation camp using Level I inmates housed at the proposed Estrella facility; the second is the planned construction of a full stand-alone conservation camp with an inmate dormitory and related support buildings not currently available at the existing CAL FIRE Facility. The proposed master plan for the former DJJ property will include the designation and commitment by CDCR of an area within the state-owned land for a permanent site that will be large enough for a complete CAL FIRE conservation camp. The area designated for the camp would be capable of supporting all the facilities needed for an approximately 130-bed inmate facility. CDCR will address the proposed construction of a full conservation camp in the EIR based on planning materials provided by CAL FIRE. The area planned as a future conservation camp is associated with the area already devoted to CAL FIRE support buildings in the northeastern corner of the parcel. See Exhibit 2 for the area to be designated for CAL FIRE operations.

**Interim Conservation Camp.** Conversion to an adult correctional facility will provide an opportunity for CAL FIRE to have two interim Level I inmate crews that could serve the Paso Robles area on a variety of public service and conservation activities. An inmate crew is typically made up of 17 to 20 members. While the conservation camp operation was demobilized with the closure of the DJJ facility, CAL FIRE believes it

can provide sufficient staffing to support these crews until the new camp is available. The inmates for these crews, as well as inmates potentially needed during local emergencies, would be part of the approximately 100 Level I minimum security inmates housed at the proposed Estrella Correctional Facility. No new facilities would be needed by CAL FIRE to use Level I inmates on an interim basis for local conservation projects until a complete conservation camp complex is available. The new conservation camp complex will include a separate dormitory, mess hall, warehouse, and other fire equipment/support buildings. These buildings would provide CAL FIRE with the opportunity to eventually have a full conservation camp available to serve the Central Coast Region.

**Permanent CAL FIRE Los Robles Conservation Camp.** The CAL FIRE conservation camp would have the capacity to house approximately 130 Level I inmates. CAL FIRE conservation camps are operated jointly by CDCR and CAL FIRE. CDCR provides correctional officers to oversee security of the inmates while CAL FIRE supervises inmate work crews.

4. **On-Site Habitat Restoration Area.** CDCR will also consider use of the southwestern corner of the 160-acre parcel for permanent habitat restoration. This is the triangular area just west of the employee housing. This area may be used for planting of valley oaks and other representative habitat affected by the project such as the potential loss of some mature oak trees within the Estrella site.

**Potential Permits and Approvals Required:** The following is a list of permit actions and consultations with local and trustee agencies that the lead agency anticipates will be required to implement the project elements. As a result of the NOP scoping process other permit actions may be identified.

- ▶ California Department of Corrections and Rehabilitation is the lead agency for the consideration and approval of a master reuse plan for the 160-acre state-owned parcel including the potential conversion of the former youth authority facility to an adult male Level II correctional facility, the construction and operation of a 500-bed secure community reentry facility, and designation of an area within the parcel for a permanent CAL FIRE conservation camp that would be the responsibility of CAL FIRE.
- ▶ San Luis Obispo County Air Pollution Control District: Authority to construct and permit to operate any on-site generators and/or boilers.
- ▶ Regional Water Quality Control Board: General construction permit that will require project-level storm water prevention permits for each construction site within the parcel.
- ▶ California Department of Fish and Game: Consultation on removal of some existing vegetation within parcel, mitigation for the proposed lethal electrified perimeter fence, and potential encroachment to the reported San Joaquin kit fox migration corridor west of the parcel.
- ▶ U.S. Fish and Wildlife Service: Consultation on mitigation for the proposed lethal electrified perimeter fence.
- ▶ California Department of Forestry and Fire Protection: Construction and operation of an expanded CAL FIRE Los Robles Conservation Camp.
- ▶ City of Paso Robles: Potential modification of utility agreements (e.g., sewer, water) and encroachment permit(s); consultation regarding potential off-site roadway improvements and potential encroachment permits; consultation on security lighting with airport operator; and consultation regarding potential landscape improvements along property frontage on Airport Road.
- ▶ California Department of Transportation, District 5: Consultation regarding potential off-site roadway improvements (State Route [SR] 46).

## **PROJECT PURPOSE AND NEED**

CDCR facilities are experiencing a bed shortage that has created severe inmate crowding conditions statewide. The housing of the inmate population has exceeded the rated capacity of institutions and has affected the physical plant and operations to the extent CDCR facilities are unable to operate efficiently. Because CDCR has insufficient celled and dormitory housing to accommodate the current and projected adult male population, CDCR has activated “non-traditional” temporary housing utilizing existing program areas (i.e., gymnasiums and day rooms) to provide housing for the expanding population.

In response to the projected deficiency in the number of adult male inmate beds in the statewide prison system, the California Legislature passed Assembly Bill 900, the Public Safety and Offender Rehabilitation Services Act of 2007 (the Act). The Act authorizes CDCR to design, construct, or renovate prison housing units, prison support buildings and programming space to add up to 16,000 beds in several phases at CDCR facilities. The Act also authorized the construction of secure community reentry facilities and treatment space for inmates in need of mental health and substance abuse treatment services.

The Act provides for CDCR to establish county and/or regional-based reentry facilities throughout the state that will house a total of up to 10,000 inmates. This legislation recognized the need to more effectively supervise offenders and provide expanded rehabilitative services to inmates prior to their release. The Act requires CDCR to expand educational, vocational, and substance abuse treatment programs for incarcerated individuals prior to their parole. The Act also requires CDCR to conduct assessments of all individuals entering state prisons, which shall be used to match individuals to appropriate reentry programs. Finally, CDCR must develop a collaborative partnership with local governments, local law enforcement, and social service providers in the communities where reentry program facilities are built and operated because parolees are eventually returned to the county of their last legal residence.

The former Paso Robles Juvenile Facility was closed in July 2008 in response to a substantial statewide decline in the number of youthful offenders (wards) sentenced to state facilities. The state population is now at approximately 1,700 wards, which is a result of legislative actions that discouraged the use of state facilities when local juvenile programs could be more effective.

CDCR believes the former DJJ site represents a potentially unique opportunity to reuse existing correctional facilities on State owned land to help reduce overcrowding in the State prison system.

## **PROJECT SITE**

The Paso Robles property is located in the north central portion of San Luis Obispo County. The recently closed juvenile facility is situated on a 160-acre state-owned site that is approximately 3 miles northeast of central Paso Robles and approximately 30 miles north of the City of San Luis Obispo (see Exhibit 1). Airport Road provides direct access to the parcel from SR 46, which provides regional access to U.S. Highway 101 (U.S. 101) about 2 miles west of the facility. The project site is surrounded by land that has been historically utilized for agriculture and the regional airport. Recently, development has been initiated on the Airport Road Business Park directly south of the facility across Dry Creek Road. The Paso Robles Municipal Airport is located directly east/northeast of the project site across Airport Road (Exhibit 2). The airport area is generally recognized as an increasingly popular location for business park developments.

## **DESCRIPTION OF PROPOSED FACILITIES**

The Paso Robles juvenile facility opened in 1947 as the Paso Robles School for Boys. Additional buildings were added in 1954 to make the school a fully-functioning juvenile detention facility. In 1988, the Los Robles Forestry Camp was developed as a maintenance and security control center for the California Department of Forestry and Fire Protection. This housing unit is situated inside the secure perimeter of the former juvenile facility. A living

center was completed in 1990 and in 2001 an outpatient housing unit was developed to replace the 1954 infirmary. Additional upgrades, including six new classrooms and a new air conditioning system were constructed in 2004. As noted above, the facility closed and was de-activated in July 2008.

The Administrative Building and chain link fences make up the outer perimeter of the former juvenile facility. The interior security area is enclosed with a 12-foot-high chain-link fence; the outer fence is slightly higher. The vehicular access into the facility would be from an electronically operated sally port gate (a set of two gates that prevent an opening in the perimeter). Buildings associated with the CAL FIRE operation are located just north (outside) of the perimeter fence.

### **Conversion to Adult Male Correctional Facility**

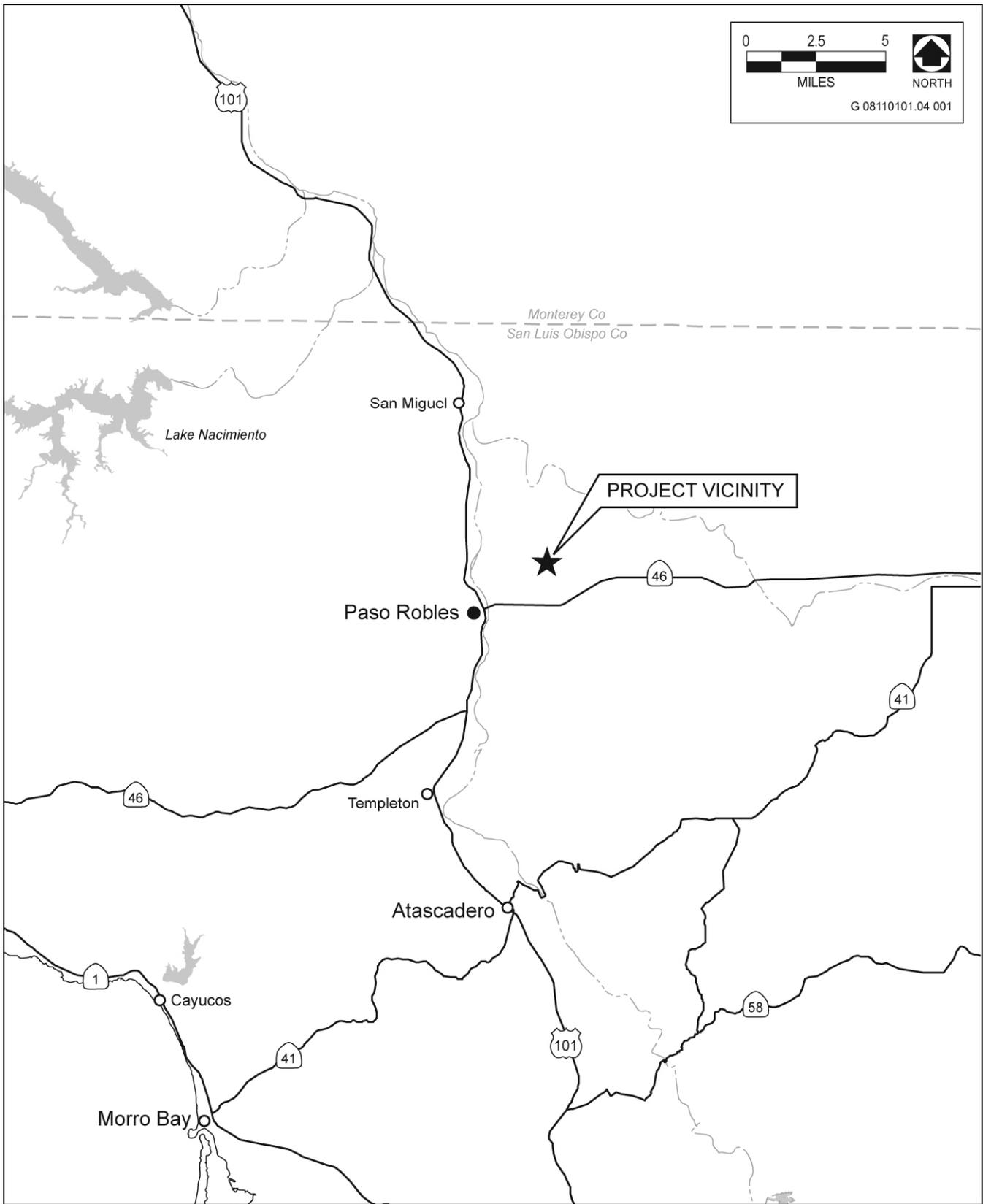
The proposed conversion to an adult male correctional facility would include modifications, as noted above, to the secure perimeter by additional fencing, demolition of two existing buildings that are situated in the path of the new fencing, construction of outer patrol roads, one bermed observation post, two observation towers (approximately 30 to 40 feet high), a new pedestrian sallyport, and modifications to the existing vehicular sally port. New building construction would include a receiving and release building, entrance building, family visiting, central control, visitor processing building, additional clinical offices, and other support buildings. Existing building upgrades would include: reroofing, security hardware replacement, window repairs and replacement, plumbing, heating/cooling equipment, and electrical repairs and upgrades. Infrastructure improvements would include repair/replacement of the existing asphalt roads and sidewalks within the site to assure path of travel access compliance standards are met. The project would include improvements to the existing lighting structures, but would not include the installation of high mast lights common at high security prisons. The new perimeter fencing would include a lethal electrified element consistent with CDCR security standards. The fence would be designed to minimize loss of wildlife through the use of standard CDCR designs and operations.

Additional parking for staff and visitors would be provided to the west of the facility just north of the existing warehouse. This is necessary because some existing parking areas would be reduced by placement of the new perimeter fence and potential landscaping along Airport Road. Relocation of some parking is also anticipated to be necessary because the main visitor entrance would be from the upgraded vehicular/pedestrian sallyport on the west side of the perimeter. The service entrance to the facility would remain on the west side near the existing warehouse and support buildings. Access to the Estrella Correctional Facility would continue to be provided from Airport Road to the east side of the complex (existing employee/visitor parking lot); access to the vehicular sallyport, support buildings, and new employee/visitor parking would be from the old alignment of Dry Creek Road, which borders the southern edge of the facility. Both of these access points have been used by the facility for many years. During the EIR process, CDCR will also review other potential access sites for the project.

Potable water is provided by two primary on-site wells (one additional well is abandoned and another is backup), a chlorination system, and storage tanks. The existing facility provides water to the city's sewage lift station to the west of the property.

### **Secure Community Reentry Facility Component**

The project includes plans for a separate, stand-alone, secure community reentry facility to the west/northwest of the existing former juvenile facility. The reentry facility would be entirely contained within secured buildings (e.g., the security system would be the outer wall of the building, similar to a typical urban jail). No additional perimeter security fencing is anticipated around this facility, although a typical boundary fence would be provided. The building would be about 220,000 gross square feet and would require a total development area (e.g., parking, access, landscaping) of about 12–15 acres. The facility would be designed for a maximum of 500 inmates. The counties of San Luis Obispo, San Benito, and Santa Barbara have agreed to participate in the development of the reentry program for this portion of the state. Rehabilitative programs, education, and training would be provided within the reentry building.



Source: Created by EDAW in 2008

**Regional Location**

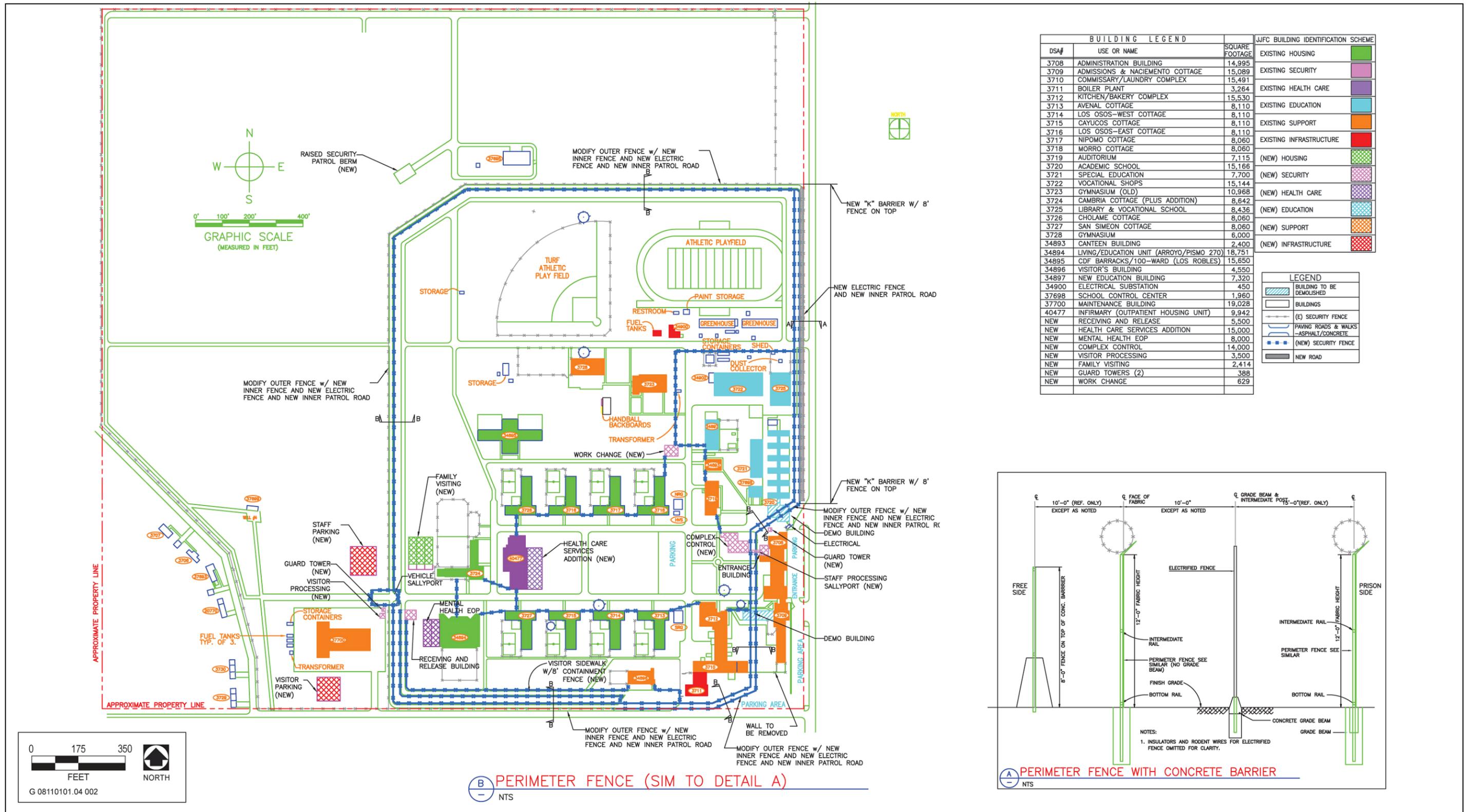
**Exhibit 1**



Source: Vanir 2009, CDCR 2009, adapted by EDAW in 2009

**Site Vicinity**

**Exhibit 2**



Source: Vanir 2009, CDCR 2009, adapted by EDAW in 2009

Site Plan

Exhibit 3

The facility is expected to be primarily one-story in height with a mezzanine level at the housing units and two stories at the front administrative area based on the reentry architectural program. The facility would not be directly observable from local roadways because of the intervening views of the former juvenile facility, the buildings associated with the CAL FIRE complex, and its placement in the northwestern corner of the parcel.

### **CAL FIRE Los Robles Conservation Camp**

New buildings would not be required for the proposed interim conservation camp operation; the existing CAL FIRE buildings are sufficient to support two institution-based conservation crews. The proposal to build a full conservation camp would result in the need for additional buildings including a 130-bed inmate dormitory (approximately 16,000 square feet), administration (approx. 6,000 square feet), kitchen/mess hall (approx. 8,400 square feet), dozer transport (approx. 2,000 square feet), a warehouse (approx. 6,000 square feet), apparatus building (approximately 6,000 square feet) and various support buildings including but not limited to laundry, family visiting, recreation, carpentry and saw repair, generators, worship, staff barracks, and a covered wash rack with water recycling system.

### **Staffing Levels**

The Estrella Correctional Facility would require approximately 500-520 staff distributed over three, 8-hour watches. The former juvenile facility employed approximately 350 staff prior to its closure in July 2008. The proposed Central Coast SCRF is projected to require approximately 350 staff; the majority would be on the second watch (7 a.m.–5 p.m.). The interim conservation camp would generally utilize existing staff assigned to the CAL FIRE Los Robles Conservation Camp; staffing for a full conservation camp would require approximately 32 staff. Full operation of all three components would require approximately 880–900 staff.

### **Environmental Baseline**

The baseline environmental conditions for the EIR assume the existing physical site conditions of the former juvenile and CAL FIRE facilities and their current respective staffing levels.

## **POTENTIAL ENVIRONMENTAL EFFECTS**

The EIR will identify and describe the potential environmental effects associated with implementing the conversion of the existing facility to a 1,000-bed medium/minimum security level male adult correctional facility, an approximate 130-bed future CAL FIRE conservation camp, and construction of a 500-bed SCRF. Mitigation measures will be identified that may reduce or eliminate potentially significant and significant effects of the combined projects.

The following issues are proposed for analysis in the EIR:

### **Visual Resources, Light, and Glare**

There are a number of scenic resources within the project area. The project would include lighting improvements; some modification/removal of ornamental landscaping and trees; construction of the reentry facility, two observation towers, perimeter security roads, and an observation berm. The EIR will provide an assessment of potential project lighting, glare, and aesthetic effects due to changes in appearance of the site and the addition of new structures.

The EIR will also assess visual impacts of the new security fencing including opportunities to improve the appearance of the existing frontage along Airport Road; especially the section that is close to the road, the frontage at the intersection of Airport Road, and the old alignment of Dry Creek road. Visual simulations of the new secure perimeter and other viewpoints of the property will be provided in the EIR. The EIR will address the

changes to the existing setting based on viewpoints from adjacent properties (e.g., the planned business/winery park, rural residences) and travelers on Airport Road.

### **Agriculture Resources**

There are no agricultural activities within the site and the project is not expected to affect agricultural resources. However, the EIR will assess the projects' potential to impact any soils considered capable of supporting agriculture, as defined in the Paso Robles General Plan.

### **Air Quality and Greenhouse Gas Emissions**

The EIR will describe regional and local air quality in the vicinity of the project site and evaluate construction and operational effects on air quality. The project's estimated air emissions will be compared to emissions thresholds of the San Luis Obispo Air Pollution Control District. The EIR will also include a discussion on greenhouse gas emissions and potential global climate change effects. The EIR will address all sources of short and long-term combustion emissions including new emergency generators and boilers as well as particulates generated during construction of the new facilities.

### **Biological Resources**

The project would consist of construction on previously disturbed areas of the existing juvenile complex and on vacant land directly adjacent to its perimeter. Potentially sensitive resources (e.g., native trees, any drainage area/s) that may be affected by the project will be identified, mapped and considered in the environmental analysis. The lead agency anticipates the removal of some mature native and nonnative trees to accommodate new security requirements. The EIR will address biological concerns for the proposed installation and operation of a lethal electrified fence, which would be a security enhancement to the perimeter of the former juvenile facility. Recommended mitigation to off-set significant effects to biological resources will be provided in the EIR. As noted, the master plan will also potentially designate an on-site habitat conservation area in the southwest corner of the parcel. If feasible, this area would be used for habitat mitigation.

The EIR will also assess the project's potential to reduce or degrade the quality of the reported kit fox migration corridor in this area. Potential mitigation measures that will enhance the corridor, including modification of the existing boundary fencing on the west side of the parcel, will be evaluated.

### **Cultural, Historic, and Paleontological Resources**

The proposed project would be constructed primarily on previously disturbed areas of the existing juvenile facility and vacant land within the state ownership. The site was graded and disturbed during construction of the current and historic facilities (including World War II). While it is not anticipated that the project would result in any adverse effect to cultural, historical, or paleontological resources, development of the SCRF has the potential to unearth previously unidentified resources. Further, the EIR will determine if any historically significant structures would be affected within the juvenile facility through renovation or demolition.

### **Geology, Soils, Seismicity, and Mineral Resources**

The site is located in a seismically active area. The EIR will evaluate the project's potential exposure to geologic hazards (e.g., earthquakes, liquefaction), and will consider information from previous environmental studies, as appropriate. It is anticipated that all buildings and infrastructure will be designed and constructed to meet the seismic requirements of Title 24, the California Building Code.

Regarding mineral resources, the project site is not located in an area that contains known mineral resources. This issue will not be analyzed further in the EIR but instead will be identified as an environmental effect found to be less than significant.

## **Hazards, Hazardous Materials, and Public Health**

The proposed project involves the construction of facilities on a previously disturbed area of the existing juvenile property. The project would not involve the use of hazardous materials or release hazardous materials into the environment. However, because of evidence of leakage in 1997, four 1,000-gallon underground storage tanks (USTs) were removed from within the area of the juvenile facility. Soil samples indicated that an unauthorized release occurred from one of the tanks. The result was methyl tertiary-butyl ether (MTBE) (a component of petroleum) plume southwest of the former tank (near the middle of the former DJJ compound). From 1997 to 2006 there have been significant soil excavations and removal, additional site assessments, and groundwater monitoring. Because of the removal of an extensive amount of contaminated soil the site now is below the threshold for additional remediation. The area is monitored twice a year and reported to the regional water quality control board.

In addition, there is the potential for the presence of asbestos and lead-containing construction material throughout the entire facility, especially the older structures. Both construction and operation of the facilities could expose construction workers, prison employees, and inmates to these materials if they are not removed in an appropriate manner. The EIR will address the testing and required remediation of all such materials to prevent human exposure or release to the environment.

The area associated with the existing CAL FIRE Los Robles Conservation Camp and the land to be designated for a future expanded conservation camp is not reported to have any groundwater or soil contamination. The area planned for the secure reentry facility is also not reported to have any groundwater or soil contamination.

The Paso Robles Municipal Airport is located directly east/northeast of the project site across Airport Road (Exhibit 2). The EIR will assess the project's compatibility with the airport operations as well as the Paso Robles Municipal Airport Land Use Plan.

## **Hydrology and Water Quality**

Potable water has historically been provided by two on-site wells (one additional well is abandoned and another is backup), a chlorination system, and storage tanks. The former juvenile facility also provides water to the city's adjacent sewer lift station. The EIR will describe the project's effect on the hydrology and water quality characteristics of the project area including alteration of drainage patterns, erosion, storm water discharges, the potential to connect to local municipal water systems, and casual (shallow) flooding.

The EIR will identify the requirements for preventing soil erosion during construction and during the operation of the three new proposed facilities.

## **Land Use and Planning**

The EIR will describe and analyze the effect of changes that would occur as a result of the three project proposals on adjacent land uses and consistency with local general planning designations/goals. The EIR will also assess the consistency for the three project components with the master plan for the airport and airport runway operations.

## **Noise**

The EIR will describe the project's construction and operational noise effects and will compare these effects to applicable noise standards. The effect of noise generated by aircraft operations will be assessed for all three components of the project.

## **Employment, Population and Housing, and Community Services**

The EIR will evaluate the project's effect on employment, population, housing, and community services including police, emergency, medical, fire protection and schools in the local area based on projections of project employment and distribution of their residences. The EIR will address potential changes in the need for emergency services and the use of local hospitals in the case of referrals outside the prison given the older age of the inmates proposed at the Estrella facility. It will also be determined if the project has the potential to induce substantial new housing development, and if so, whether such development could have a significant environmental impact.

### **Recreation**

CDCR does not believe the project would have an adverse effect on recreation in the general vicinity; this issue will be identified as an effect found to be less than significant in the EIR.

### **Transportation and Traffic**

The EIR will evaluate the project's effect on local and regional transportation facilities, including Airport Road, the new and old alignment of Dry Creek Road west of Airport Road, and the intersection of SR 46 and Airport Road, based on a transportation analysis that will assess existing and projected employee/vendor/visitor trips, access, and parking. A traffic study will be prepared that will separately address the effects of each of the three components, the total effects of the three components, and the cumulative effects of this and other relevant regional projects. CDCR anticipates preparing the traffic study in a manner that will meet the typical requirements of traffic studies directed by the City of Paso Robles and California Department of Transportation, District 5. Both agencies will be specifically consulted on the scope of these studies during the NOP process. The baseline for the traffic analysis will take into consideration the traffic generated by the former juvenile facility and the existing staffing at the CAL FIRE facility.

The traffic section will also evaluate the proposed access points for staff, delivery, and visitor vehicles into the Estrella facility, existing and future conservation camp, and secure reentry facility. This section will assess the feasibility of using the two existing roads into the site from Airport Road (e.g., Dry Creek Road and the CAL FIRE driveway), the potential for providing turn lanes on Airport Road, and alternative access points into the parcel. This section of the traffic analysis will include specific consultation with the City of Paso Robles transportation representatives.

### **Utilities**

The EIR will analyze the current capacity of the water, wastewater, and electrical systems and the project's net new demand on these systems. An analysis of local water supply conditions will be provided. The EIR will describe the existing gas and electrical facilities within the project vicinity, and provide an impact analysis of the utility line construction. The EIR will also describe the existing solid waste facilities that serve the site and their ability to serve the projects.

## Memorandum of Understanding

### Among the Counties of San Benito, Santa Barbara, and San Luis Obispo, the City of El Paso de Robles, and the California Department of Corrections and Rehabilitation; Regarding the Central Coast Regional Secure Community Reentry Facility

This Memorandum of Understanding (“MOU”) is entered into among the Counties of San Benito, Santa Barbara, and San Luis Obispo (“**Partnering Counties**”), the City of El Paso de Robles (“**City**”), and the California Department of Corrections and Rehabilitation (“**CDCR**”) and is effective this 16<sup>th</sup> day of December, 2008. Each of the Partnering Counties, the City, and CDCR are each referred to as a “**Party**” and are collectively referred to as the “**Parties**.”

#### Recitals

WHEREAS, in enacting the Public Safety and Offender Rehabilitation Act of 2007, as amended (the “Act”), the Legislature has found and declared that: (a) the continuity of services provided both before and after an inmate’s release on parole will improve the parolee’s opportunity for successful reintegration into society (Penal Code § 6270(a)); and (b) placing an inmate in a secure correctional facility within the community prior to release on parole into that community provides the opportunity for both parole officers and local law enforcement personnel to better coordinate supervision of that parolee (Penal Code § 6270(b));

WHEREAS, Penal Code section 6271 authorizes CDCR to construct, establish and operate reentry facilities in a city, county, or city and county that requests a reentry facility (“**Secure Community Reentry Facility**” or “**SCRIF**”);

WHEREAS, Penal Code section 6273 provides that in the locations where a Secure Community Reentry Facility is established, CDCR shall develop an ongoing collaborative partnership with local government, local law enforcement, and community service providers;

WHEREAS, the Partnering Counties have expressed their intent to assist and support CDCR in establishing a Secure Community Reentry Facility on certain property within the City (“**Regional Facility**”) and in the vicinity of the El Paso De Robles Youth Correctional Facility where such Secure Community Reentry Facility may house inmates from each of the Partnering Counties;

WHEREAS, CDCR is committed to assisting counties with inmate transportation upon release from a Secure Community Reentry Facility, such as the Regional Facility; and

WHEREAS, the City is willing to cooperate in the siting of the Regional Facility within the City provided that the Partnering Counties and CDCR assure the City they will establish, fund and maintain procedures to transport Regional Facility parolees to their respective communities in a timely and efficient manner for so long as the Regional Facility is in operation;

WHEREAS, the Partnering Counties and CDCR intend to enter into the Central Coast Regional Secure Community Reentry Facility Siting Agreement (the “Siting Agreement”) regarding the use of property within the City for the Regional Facility and other associated obligations with respect thereto.

WHEREAS, the Parties intend the Siting Agreement and this MOU to create a collaborative planning process for the evaluation and implementation of the SCRF that will not commit any of the Parties to a definite course of action until the completion of all planning activities.

WHEREAS, as part of that collaborative planning process, each Party understands and acknowledges that the identification of the proposed location for the Regional Facility, which is certain property within the City, is still tentative and that the Partnering Counties, the City, and CDCR intend, through the environmental review process contemplated in paragraph 7 below, fully to consider the feasibility and advantages/disadvantages of alternative locations for the Regional Facility that are located either within or outside the City, as well as alternative configurations and feasible mitigation measures for the proposed project.

### Agreement

NOW, therefore, the Parties agree as follows:

1. CDCR's Coordination of Transportation. In collaboration with the respective counties, CDCR will ensure that all inmates released to parole from the Regional Facility will have coordinated transportation from the Regional Facility directly to their respective communities. Providing the appropriate method of transportation will necessitate planning, coordination, and facilitation of transportation options including use of representatives from the Sheriff's department for the Partnering County of the parolee's last legal residence, use of community based organizations or CDCR (Parole Agent or institution transportation unit).
2. Reentry Parolee Transportation. The Partnering Counties and CDCR will coordinate and develop the transportation of released parolees from the Regional Facility to their county of last legal residence based upon each parolee's release plan and in accordance with section 3003 of the Penal Code ("**Release Location**"). This section 2 shall not limit section 3003(b)'s authorization for CDCR or the Board of Parole Hearings to parole an inmate to a different county if that would be in the best interests of the public. The method of transportation will be determined prior to, and will be available contemporaneous with an inmate's release from the Regional Facility on parole, and in all cases shall include an escort arranged by the Partnering County and/or CDCR. In cases where a parolee is released and scheduled to return to San Luis Obispo County, transportation will be provided by community based organizations or representatives from the San Luis Obispo County Sheriff's department or CDCR directly from the Regional Facility to the county jail complex or the parolee's direct placement location. If the parolee intends to transfer to a permanent residence or a residential facility within the City, pursuant to an adopted parolee release plan, the parolee shall be transported directly from the Regional Facility to the proposed residence or facility. Each of the Partnering Counties covenants and agrees that it shall be responsible for ensuring that the parolees from its respective county are transported from the Regional Facility in accordance with this MOU.

3. Transportation Mode. So long as the Regional Facility is in operation, each Partnering County shall be the primary responsible party for transporting a parolee from the Regional Facility to the designated Release Location in such partnering County. In the unusual event that San Benito or Santa Barbara County is unable to provide for or complete the transport, CDCR staff will work with the County, which may include CDCR personnel transporting or arranging transportation for the parolee from the Regional Facility to the Release Location. Based on the distance from the Regional Facility, CDCR retains the right to request and receive reimbursement from the San Benito and Santa Barbara Counties for CDCR's actual costs of providing transport services, including but not limited to the cost of staff-time and fuel. If requested in writing, CDCR agrees to assist the San Luis Obispo Sheriff in providing parolee release transportation to the county jail complex on alternating days or other schedule mutually agreed upon by CDCR and San Luis Obispo County. CDCR and the Partnering Counties specifically agree that no parolee shall be released from the Regional Facility unless and until the arranged transportation to a Release Location is available for such transport.
4. No City Responsibility for Parolee Transportation. The transportation of released Regional Facility inmates shall not utilize any City services or public transportation provided and/or funded primarily by the City, and shall be accomplished without financial cost to the City.
5. Community Services for Parolees. Prior to the release of any parolees from the Regional Facility, CDCR and the Partnering Counties will have a reentry planning team in place, conduct an assessment of existing community services within each of the Partnering Counties, identify any additional services needed by parolees, and seek viable options, including expansions of programs where warranted and funded. In no case shall the Partnering Counties be responsible for the costs of any such additional services or options that are the responsibility of CDCR to provide.
6. Continuation of Parolee Services. So long as the Regional Facility is in operation, CDCR agrees that it shall provide post release services for parolees within the Partnering Counties utilizing allocated resources, and will continue to utilize CDCR's existing allocated resources and funding to provide services to the active parole population in each of the Partnering Counties.
7. Environmental Review.
  - (a) Approval and/or carrying out of the proposed Regional Facility shall only occur after compliance with all legally required environmental review pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq.) ("CEQA"), and shall also only occur after making any required findings pursuant to 14 C.C.R. section 15091 and, as necessary and if supported by substantial evidence, a statement of overriding considerations pursuant to 14 C.C.R. section 15093. CDCR shall use its best faith efforts to actively consult with the City regarding CDCR's preparation of all documentation required by CEQA, shall send notices to City during such environmental review process and solicit

comments from City regarding the potential environmental impacts of the Regional Facility and any measures required to mitigate those impacts.

- (b) The Parties to this MOU hereby understand and acknowledge the following:
- (i) CEQA requires all public agencies to consider feasible potential alternative locations for a proposed project, as well as feasible alternative configurations and mitigation measures for a proposed project.
  - (ii) No Party has yet given any approval to locating the Regional Facility on certain property within the City owned by the State of California. Any approvals of the SCRF (including, but not limited to location) shall only occur after a thorough and public consideration of all feasible alternative locations, configurations and mitigation measures, as required by CEQA.
  - (iii) CDCR will, as Lead Agency for the proposed Regional Facility, consider an appropriate set of alternative locations, configurations and mitigation measures for the SCRF. Each of the other Parties will cooperate with CDCR in this evaluation of potential alternative locations, configurations and mitigation measures for the SCRF but shall be free to exercise its own judgment in evaluating the proposed project as it is finally developed.
  - (iv) In order fully to implement the provisions of CEQA, CDCR intends to commence the preparation of an appropriate environmental document at the soonest possible date.
8. City Resolution. Based on the assurances provided by each of the Partnering Counties in their respective resolutions approving this MOU and by CDCR in its approval of this MOU and in specific reliance thereon, the City is willing to adopt a resolution that supports locating a Regional Facility within the City. This MOU meets the terms of City resolution 08-141 for City support for the Regional Facility.
9. Remedies for Breach. In the event that any Parties to this MOU are found to be in breach of any obligation under this MOU, the Parties hereto are entitled to seek any remedies, whether legal or equitable, available to enforce the terms of this MOU. Any prevailing party in any such action shall be entitled to recover attorneys' fees, costs and any other necessary disbursements related to such action.
10. Termination. This MOU shall automatically terminate without notice after seven years from this MOU's effective date if the Regional Facility is not sited in the City and operating in accordance with CDCR standards.
11. Siting Agreement. Each Partnering County and CDCR agrees that any joint operations/governance or other agreement that it, including any successor in interest, enters into in furtherance of the Siting Agreement, with respect to the Regional Facility, shall be consistent with the terms of this MOU.

12. General Provisions.

- a. *Authority.* Each signatory of this MOU represents that s/he is authorized to execute this MOU on behalf of the Party for which s/he signs. Each Party represents that it has legal authority to enter into this MOU and to perform all obligations under this MOU.
- b. *Amendment.* This MOU may be amended or modified only by a written instrument executed by each of the Parties to this MOU.
- c. *Jurisdiction and Venue.* This MOU shall be governed by and construed in accordance with the laws of the State of California, except for its conflicts of law rules. Any suit, action, or proceeding brought under the scope of this MOU shall be brought and maintained to the extent allowed by law in the County of Sacramento, California.
- d. *Headings.* The paragraph headings used in this MOU are intended for convenience only and shall not be used in interpreting this MOU or in determining any of the rights or obligations of the Parties to this MOU.
- e. *Construction and Interpretation.* This MOU has been arrived at through negotiations and each Party has had a full and fair opportunity to revise the terms of this MOU. As a result, the normal rule of construction that any ambiguities are to be resolved against the drafting Party shall not apply in the construction or interpretation of this MOU.
- f. *Entire Agreement.* This MOU constitutes the entire understanding of the Parties with respect to the subject matter of this MOU and supersedes any prior oral or written agreement, understanding, or representation relating to the subject matter of this MOU.
- g. *Counterparts.* This MOU may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute but one and the same instrument.
- h. *Waivers.* Waiver of any breach or default hereunder shall not constitute a continuing waiver or a waiver of any subsequent breach either of the same or of another provision of this Agreement and forbearance to enforce one or more of the remedies provided in this Agreement shall not be deemed to be a waiver of that remedy.
- i. *Notices.* All notices, requests, demands or other communications required or permitted under this MOU shall be in writing unless provided otherwise in this MOU and shall be deemed to have been duly given and received on: (i) the date of service if served personally or served by facsimile transmission on the Party to whom notice is to be given at the address(es) provided below, (ii) on the first day after mailing, if mailed by Federal Express, U.S. Express Mail, or other similar overnight courier service, postage prepaid, and addressed as provided below, or

(iii) on the third day after mailing if mailed to the Party to whom notice is to be given by first class mail, registered or certified, postage prepaid, addressed as follows:

**County of San Luis Obispo**

San Luis Obispo County Sheriff  
P.O. Box 32  
San Luis Obispo, CA 93406  
(805) 781-4540  
Fax: (805) 781-1075

**County of San Benito**

Board of Supervisors  
481 4<sup>th</sup> Street  
Hollister, CA 95023  
Attn: Jaime De La Cruz, Chair

**CDCR**

Deputy Director  
Facilities Management Division  
Department of Corrections and Rehabilitation  
9838 Old Placerville Road, Suite B  
Sacramento, CA 95827

Deputy Director  
Acquisitions and Dispositions  
Department of Corrections and Rehabilitation  
9838 Old Placerville Road, Suite B  
Sacramento, CA 95827

**County of Santa Barbara**

Santa Barbara County Sheriff  
Attention: Commander  
Jail Programs and Planning Division  
Custody Operations

4436 Calle Real  
Santa Barbara, CA 93110

County of Santa Barbara  
County Executive Officer  
105 East Anapamu Street - Room 406  
Santa Barbara, CA 93101-2065

**City of El Paso de Robles**

City of El Paso de Robles  
1000 Spring Street  
Paso Robles, CA 93446

Attn: Chief of Police  
Phone: (805) 227-7520  
Fax: (805) 237-4138

with a copy to:

Iris P. Yang  
McDonough Holland & Allen PC  
555 Capitol Mall, 9<sup>th</sup> Floor  
Sacramento, CA 95814

Phone: (916) 444-3900  
Fax: (916) 444-8334



(signature page follows)

ATTEST:

Linda Churchill, Clerk of the Board of Supervisors, San Benito County

By: Linda Churchill

Date: 1/6/09

APPROVED AS TO LEGAL FORM

Dennis LeClere, San Benito County Counsel

By: Terra F. Chaffee  
Terra Chaffee, Deputy County Counsel

Date: 12/19/08

APPROVED AS TO FORM  
DENNIS A. MARSHALL,  
COUNTY COUNSEL

By:

  
Deputy

IN WITNESS THEREOF, the parties hereto have executed this Agreement as specified below.

COUNTY OF SAN LUIS OBISPO

By: 

Name: PATRICK HEDGES

Title: SHERIFF-CORONER

Date: DECEMBER 19, 2008

COUNTY OF SANTA BARBARA

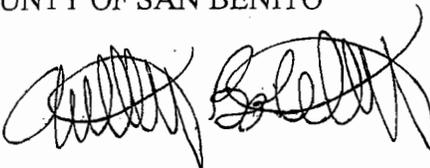
By: 

Name: Supervisor Joseph Centeno

Title: Chair, Board of Supervisors

Date: 1/27/09

COUNTY OF SAN BENITO

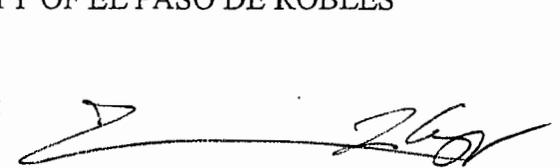
By: 

Name: Anthony Botelho

Title: Board Of Supervisors, Chair

Date: January 06, 2009

CITY OF EL PASO DE ROBLES

By: 

Name: JAMES L. APP

Title: CITY MANAGER

Date: DECEMBER 16, 2008

CALIFORNIA DEPARTMENT OF  
CORRECTIONS AND  
REHABILITATION

By: 

Name: DEBORAH HYSEN

Title: CHIEF DEPUTY SECRETARY

Date: February 6, 2009

