PROJECT DESCRIPTION AND LOCATION

GENERAL INFORMATION

Project Title: California Health Care Facility Stockton

Lead Agency: California Prison Health Care Receivership (CPR) (under the Federal Receivership for the California Department of Corrections and Rehabilitation (CDCR) medical care system)

CEQA Project Manager
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Project Location: The 144.2-acre project site (APNs 181-100-07, 181-100-11, 181-150-02, 181-150-11 and 181-150-12) is located at 7650 South New Castle Road in unincorporated San Joaquin County. The project site is located on the grounds of the Northern California Youth Correctional Center (NCYCC).

CEQA Requirement: This Notice of Preparation is intended to satisfy the requirements of the California Environmental Quality Act, (CEQA), (Public Resources code, Division 13, Section 21000-21177), and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000-15387).

Potential Approvals Required:

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

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

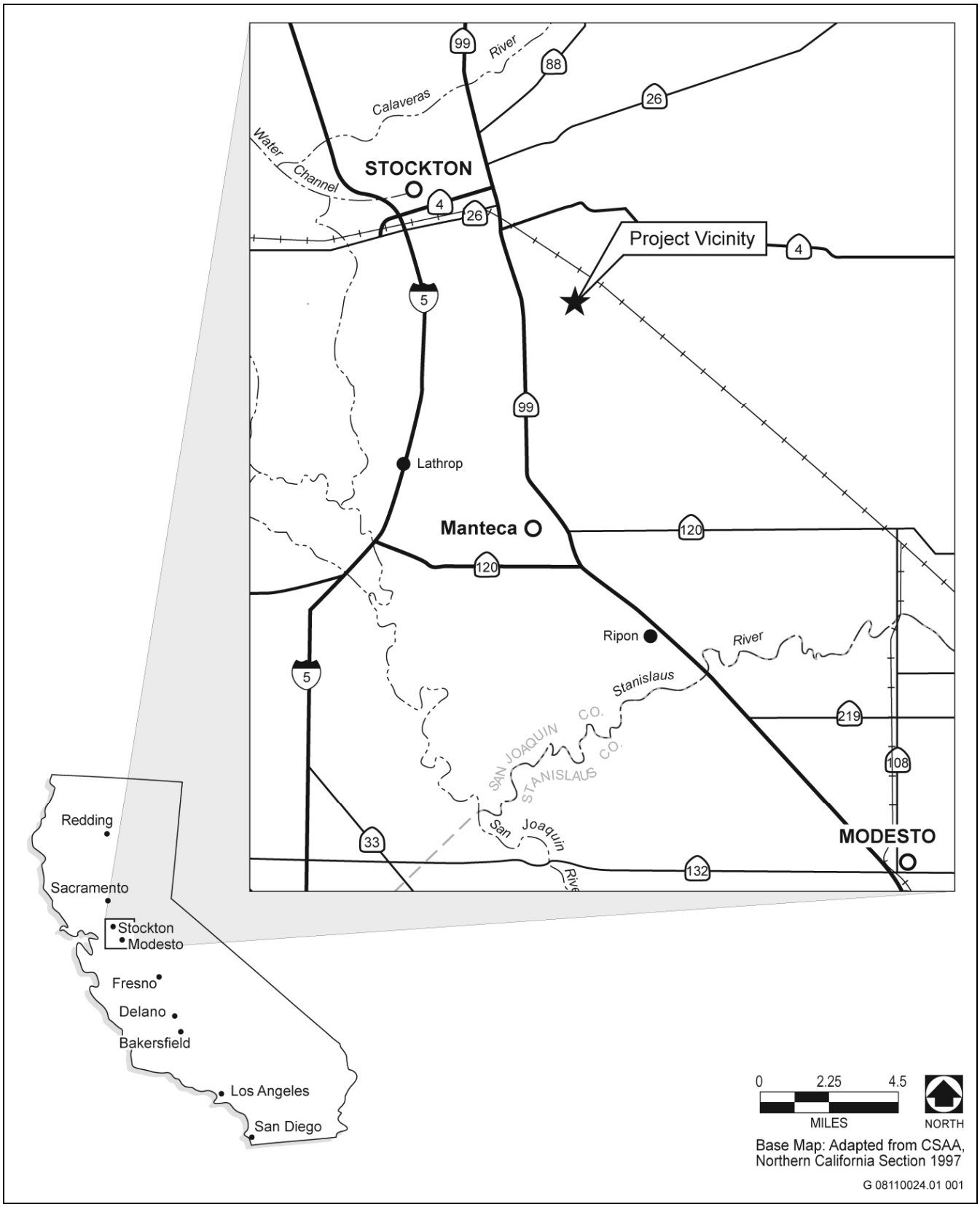
- California Department of Public Health
- State Water Resources Control Board
- Central Valley Regional Water Quality Control Board
- Central Valley Flood Protection Board
- San Joaquin Valley Air Pollution Control District
- San Joaquin County
- San Joaquin County Council of Governments
- City of Stockton

PROJECT NEED

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

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

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



Source: EDAW 2008

Regional Location **Exhibit 1**

PROJECT LOCATION AND SETTING

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

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

The final IS/MND is also available by contacting:

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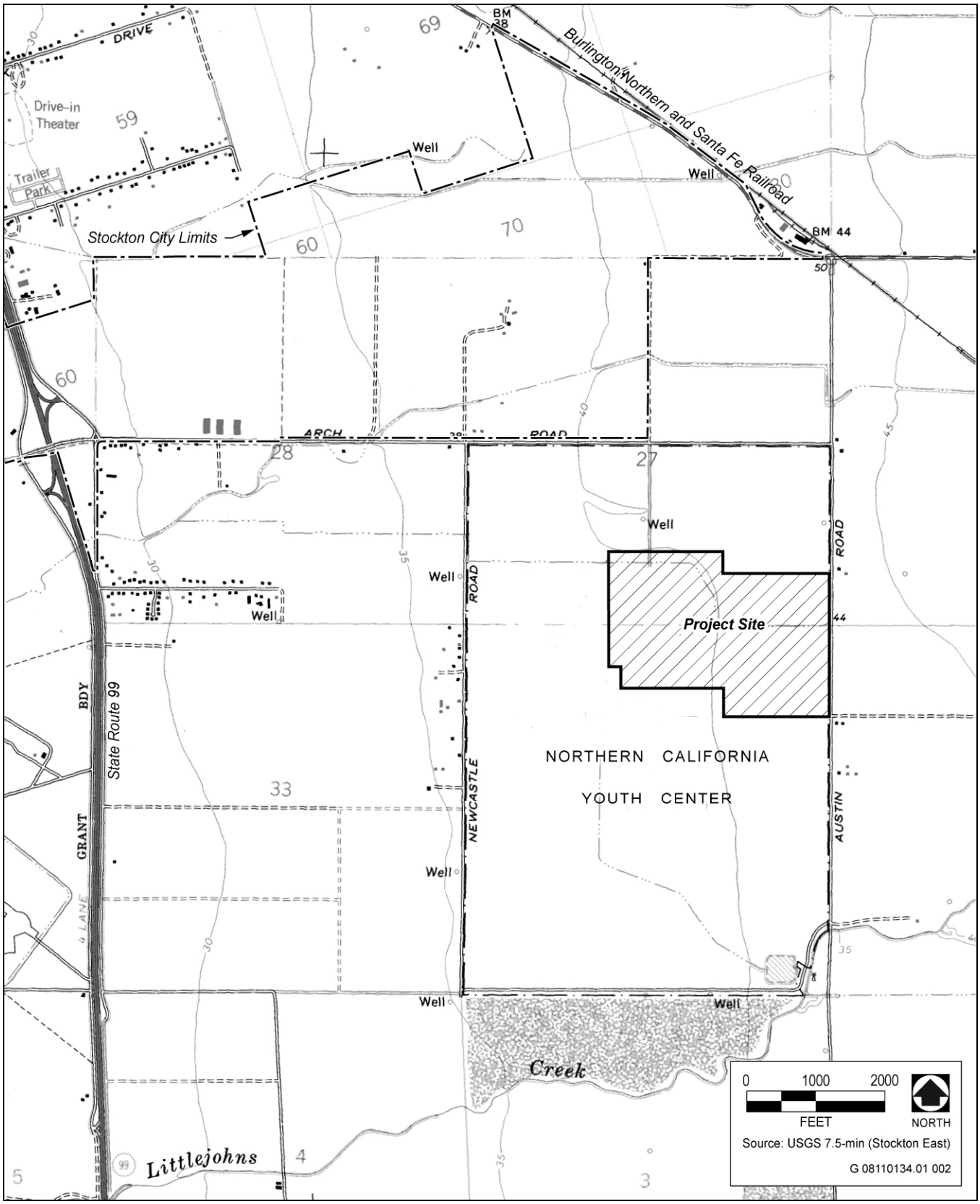
DESCRIPTION OF PROPOSED FACILITIES

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

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

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

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



Source: EDAW 2008

Site Vicinity and Topographic Map **Exhibit 2**

Source: EDAW 2008

Site Vicinity Aerial Map **Exhibit 3**

DEMOLITION, REMEDIATION, AND PROJECT CONSTRUCTION

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

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

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

POTENTIAL ENVIRONMENTAL EFFECTS

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

Visual Resources

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

Agriculture Resources

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

Air Quality

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

Biological Resources

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

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

Cultural Resources

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

Geology, Soils, Mineral Resources, and Paleontological Resources

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

Hazards and Hazardous Materials

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

Hydrology and Water Quality

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

Land Use and Planning

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

Noise

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

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

Population and Housing

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

Public Services

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

Recreation

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

Transportation/Traffic

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

Utilities

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

Growth Inducement

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

Cumulative Impacts

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

ALTERNATIVES EVALUATED IN THE EIR

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

OPPORTUNITY FOR PUBLIC COMMENT

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

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

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

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