



Meeting Date: January 13, 2009

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Res. No(s).	<input type="checkbox"/> Report
<input type="checkbox"/> Ord. No(s).	<input type="checkbox"/> Public Hearing
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other <u>City Council Business</u>

Prepared By: Christopher Williamson, AICP Senior Planner CW Agenda Item No. N-3

Reviewed By: City Manager [Signature] City Attorney Rupp [Signature] Finance [Signature] N/A Other (Specify) NiA

DATE: January 5, 2009

TO: City Council

FROM: Matthew Winegar, Development Services Director [Signature]

SUBJECT: Response to the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the California Health Care Facility, Located at 3100 Wright Road.

RECOMMENDATION

That the City Council members sign the attached letter and instruct staff to transmit it to the California Prison Health Care Receivership.

DISCUSSION

The attached letter is the City's official response to the NOP issued on December 1, 2008 soliciting comments regarding the preparation of an EIR for the proposed 1,500-bed prison sub-acute medical care facility located at 3100 Wright Road.

The due date for comments is January 14, 2009.

FINANCIAL IMPACT

There is no financial impact associated with this recommendation.

- Attachment 1 - December 1, 2008 Notice of Preparation letter
- 2 - Response Letter to Wendy Saunders, Senior CEQA/Community Relations Manager



**NOTICE OF SCOPING MEETING  
and  
NOTICE OF PREPARATION  
of an  
ENVIRONMENTAL IMPACT REPORT**



**PROJECT TITLE:** California Health Care Facility, Ventura

**PROJECT LOCATION:** 3100 Wright Road, Ventura County

**PUBLIC AGENCY SCOPING MEETING:** This notice of preparation (NOP) is being circulated for public review and comment for a period of **45 days**, beginning **December 1, 2008**. The California Prison Health Care Receivership Corporation (CPR) will conduct a public scoping meeting to solicit comments from the general public and trustee and responsible agencies about the scope and content of the environmental impact report (EIR) being prepared for the proposed project.

Public scoping meeting will be held on  
**Wednesday, December 10, 2008**  
**Camarillo Community Center Auditorium**  
**1605 East Burnley Street**  
**Camarillo, CA 93010**  
**5:30 p.m. – 8:00 p.m.**

If you have any questions about this scoping meeting, please contact Wendy Saunders, California Environmental Quality Act (CEQA) project manager at CHFCVenturaPublicComments@ursblljv.com.

**FORMAT OF THE SCOPING MEETING:** The purpose of the meeting is to provide information on the proposed project, the environmental process, and receive your input on the information to be included in the EIR. The scoping meeting will be held in an open house workshop format. There will be discussion tables and boards to address areas of concern regarding the project. Court reporters will be available to take down all public comments regarding the scope and content of the EIR. The public is welcome to attend this meeting at any time between 5:30 p.m. and 8:00 p.m. **There will be no formal presentation or question and answer session.**

**NOTICE OF PREPARATION:** As the lead agency, CPR would like to know your views regarding the scope and content of the environmental information that 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
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Cumulative and Growth-Inducing Effects

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

**COMMENT PERIOD:** Your comments must be received no later than **45 days** from the date of receipt of this notice. Thus, comments must be received by close of business on **January 14, 2009**. Please include the name of a contact person in your agency and send your comments to

**Wendy Saunders**  
**Senior CEQA/Community Relations Manager for the**  
**California Prison Health Care Receivership**  
**URS/Bovis Lend Lease Joint Venture**  
**2400 Del Paso Road, Suite 255**  
**Sacramento, CA 95834**  
**Email: CHFCVenturaPublicComments@ursblljv.com**  
**Fax: (916)779-6399**

**PROJECT DESCRIPTION:** In accordance with CEQA (Public Resources Code Section 21000 et seq.), CPR will be preparing an EIR to evaluate environmental effects associated with development of a new sub-acute medical care facility, which will include an approximately 1,500-bed health care facility, associated parking, and multipurpose support buildings within the existing property boundaries of the Ventura Youth Correctional Facility (VYCF). VYCF is a 96-acre campus located at 3100 Wright Road within an unincorporated portion of south Ventura County, California.

To fulfill a 2005 federal court mandate, CPR will construct up to seven new correctional health care facilities statewide, which CPR estimates will provide approximately 10,000 beds for medical and mental health care patients. The proposed project represents one of the seven facilities to be constructed over the next 3 years.

Construction of the proposed health care facility, consisting of one- to three-story buildings, would include housing clusters, diagnostic and treatment centers, an armory, warehouse facilities, a central plant, an outdoor recreation area, a gatehouse, a guard tower, and parking. Access to the facility would be from Wright Road. The proposed project would include construction/installation of a double security fence and an electrified fence (e-fence) along the periphery of the property as well as internal roadways, outdoor lighting, and a guard tower at the vehicle sally port. Additional improvements would include storm drains and the extension of water, sewer, natural gas, and electrical utilities to the new buildings. The proposed project would employ approximately 1,300-1,600 employees. Approximately 75 to 100 visitors per day are anticipated.

The existing VYCF would be closed, the existing buildings demolished, and the existing ward population relocated to other youth correctional facilities within the Department of Juvenile Justice system.

Construction of the project is expected to start in 2010 and last for up to 30 months.

**If you require additional information related to this notice, please contact Wendy Saunders, Senior CEQA/Community Relations Manager, URS/Bovis Lend Lease Joint Venture, at CHFCVenturaPublicComments@ursblljv.com. For more information on the project, please visit the CPR website at <http://www.ephcs.ca.gov/>.**



## CITY COUNCIL OFFICE

305 West Third Street • Oxnard, CA 93030 • (805) 385-7428 • Fax (805) 385-7595

January 13, 2009

Wendy Saunders  
 CEQA/Community Relations Manager  
 California Prison Health Care Receivership  
 2400 Del Paso Road, Suite 255  
 Sacramento, CA 95834

**Subject: Comments on the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the California Health Care Facility located at 3100 Wright Road.**

Dear Ms. Saunders:

Thank you for noticing the City of Oxnard for the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the California Health Care Facility located at 3100 Wright Road.

The following are the City's comments:

1. The City provided the California Conservation Corps Camarillo Satellite Relocation project, currently under construction, with a conditional sewer service will-serve letter on May 29, 2002 (attached). As the City may be asked to provide sewer service pursuant to the Cortese-Knox Local Government Reorganization Act (as amended) to the proposed hospital that will require one or more discretionary actions by the Oxnard City Council, we request that the City be considered a Responsible Agency under CEQA Guidelines sec. 15096, and request early and ongoing consultation.
2. Under CEQA, an economic impact study is required if the economic impacts may indirectly lead to physical environmental impacts under the "fair argument" standard (Guidelines sec. 15131 and 15384). We request an economic impact study to estimate the number of existing Ventura County public and private health care employees who would likely take prison hospital employment opportunities and the effects of the employment shift on short and long-term public and private health care delivery availability and costs. Will area residents have to travel further as local health care providers lose employees to the prison hospital and reduce services? Will emergency rooms have adequate staffing? Will local health care costs increase due to staffing shortages and more people use public services? How long will these impacts last?

3. The EIR should include an analysis of long-term water supply consistent with Vineyard Area Citizens for Responsible Growth, Inc. v. City of Rancho Cordova (2007) and related court decisions.
4. The EIR should include a greenhouse gases (GHG) analysis consistent with AB 32 and discuss how the project would meet the goals of AB 375 that call for compact sustainable development that implement AB 32 through land use planning.
5. We concur on the NOP list of environmental issues listed below and request that the EIR consultants use existing condition information from the City's 2030 General Plan Background Report, use thresholds of significance from the 2030 General Plan EIR, and utilize the 2030 General Plan Traffic Model for traffic impact analyses.

- |                                   |   |
|-----------------------------------|---|
| • Aesthetics                      | • Mineral Resources                         |
| • Agricultural Resources          | • Noise                                     |
| • Air Quality                     | • Population and Housing                    |
| • Biological Resources            | • Public Services                           |
| • Cultural Resources              | • Recreation                                |
| • Geology and Soils               | • Transportation/Traffic                    |
| • Hazards and Hazardous Materials | • Utilities and Service Systems             |
| • Hydrology and Water Quality     | • Cumulative and Growth<br>Inducing Effects |
| • Land Use and Planning           |   |

Very truly yours,

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Dr. Thomas E. Holden  
Mayor

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Andres Herrera  
Mayor Pro Tem

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Dean Maulhardt  
Councilmember

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Dr. Irene Pinkard  
Councilwoman

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Bryan MacDonald  
Councilman

Attachment

Camarillo Prison Hospital EIR NOP Comments  
January 13, 2009  
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cc: Fran Pavley, California State Senator, 23<sup>rd</sup> District  
Julia Brownley, California Assembly Member, 41<sup>st</sup> District  
Pedro Nava, California Assembly Member, 35<sup>th</sup> District  
Members of the Ventura County Board of Supervisors  
Marty Robinson, Ventura County Chief Executive Officer  
Edmund Sotelo, City Manager, Oxnard

ATTACHMENT 2  
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000188



May 29, 2002

Mr. Esmer Velagic  
State of California  
Real Estate Services Division  
707 Third Street, Suite 4-105  
W. Sacramento CA 95605-2811

Re: Sewer Will-Serve Letter

Dear Mr. Velagic:

This letter is to confirm sewer availability for the proposed CCC Camarillo Satellite Relocation/Construction project to be located on Wright road, north of the Oxnard City limits. The City will provide sewer service to the proposed facility, subject to the following conditions:

1. The wastewater service agreement between the City of Oxnard and the State of California CCC is executed.
2. Pay the City sewer connection fee based on the size of the domestic water service. The fee will be based on the City's non-formula commercial/industrial rate.
3. Pay processing fee as well as permit and inspection fees for the connection to the City's sewer manhole.
4. Provide proof of County of Ventura and LAFCO approval.
5. The State shall provide the City with an engineering study that shows there is capacity for the additional flow in both the sewer main and the down stream pump station. Pay City fees for review of study.

If you have any questions, please contact David Hartsuck at (805) 385-7891.

Sincerely,

Rob Roshanian  
Development Services Manager

SR:DH:mp

c: Mark Norris

Development Services Program  
305 West Third Street • Oxnard, CA 93030 • (805) 385-7925 Fax (805) 385-7854

ATTACHMENT 2  
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