

## Olivas, Jay

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**From:** Ernest H. Wright, II [ehwii@cox.net]  
**Sent:** Wednesday, July 07, 2010 4:10 PM  
**To:** Olivas, Jay  
**Cc:** Granado, Laura; 'Scott Hines'; 'tony struyk'  
**Subject:** RE: PUP00214R4 Proposed Half Way House  
**Attachments:** PUP 214 - 1969.pdf

Jay,

The number of adults we are seeking approval for is 80, the same number currently authorized for youths.

The length of stay is typically 90 days per program participant. That number can vary depending on the programming needs of the participant.

Supervision will be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation (CDCR). The operator will be required to follow a detailed Statement of Work that is closely reviewed and audited by the CDCR. In addition, office space at the facility will be set aside for the parole agent assigned by the CDCR to monitor the contract.

We expect to perform the following activities at the facility:

- individual, group and family reunification counseling
- training in areas of stress management
- victim awareness
- utilizing community resources
- life skills
- money management
- literacy training to provide parolees with the opportunity to read and write up to the twelfth grade level
- substance abuse and relapse prevention training
- job search training and placement services
- domestic violence counseling

With respect to vehicles, program participants will not be driving so the vehicles on the facility will be only those owned by staff and parole agents.

We anticipate having 21 to 25 employees operating in three shifts.

The current owner is Trinity Youth Services. They have been operating a boy's home, rehabilitation and training center since the original PUP authorization in 1969. See attached. Trinity added a dining facility in 1991 and secured the current PUP214 R1. Trinity maintained compliance with the terms and conditions of the Public Use Permit throughout their use. Our organization, E2 Development LLC, approached Trinity with an offer to use the facility for the same purposes but only for adults instead of youths. They agreed and we have submitted our application to amend the PUP for that purpose.

Please let me know if you need any additional information.

Thank you.

Ernie Wright II

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**From:** Olivas, Jay [mailto:JOLIVAS@rctima.org]  
**Sent:** Wednesday, July 07, 2010 9:03 AM  
**To:** 'ehwii@cox.net'  
**Cc:** 'info@trinityys.org'; Granado, Laura  
**Subject:** PUP00214R4 Proposed Half Way House

**Olivas, Jay**

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**Subject:** FW: Deposit and Bldg SF

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**From:** Ernest H. Wright, II [mailto:ehwii@cox.net]  
**Sent:** Wednesday, September 15, 2010 10:57 AM  
**To:** Olivas, Jay  
**Cc:** scott@burkerixhines.com; 'Tony Struyk'  
**Subject:** RE: Deposit and Bldg SF

Jay,

I have the square footage information that you requested. There are a total of 11 structures on the property. Our numbering was based on a site plan that we understand was previously submitted to the Planning Department. Here is the break down:

1	Aquatic Center	6,760
8	Administrative Modular	720
10	Dining Facility	5,170
11	Gymnasium	12,148
12	Resident Quarters	21,312
13	Vocational Building	3,190
14	Administrative Offices	2,160
15	Administrative Offices	2,160
16	Recreation Lounge	1,440
17	Storage	400
18	Storage	480
		<u>55,940</u>

Please let me know if you need any additional information.

Ernie

**Olivas, Jay**

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**From:** Ernest H. Wright, II [ehwii@cox.net]  
**Sent:** Tuesday, October 12, 2010 5:20 PM  
**To:** Olivas, Jay  
**Cc:** 'Scott Hines'; 'Tony Struyk'; 'Timothy J. Salyer'  
**Subject:** RE: Security Description

Jay,

I spoke with the proposed operator. We anticipate that most parolees will stay at the site on a 24 hour basis. The type of contract that is pending is used on other counties a little differently.

The job search function, for example, will be different than other sites that are located in the urban core and do not have an on site vocational center. In those programs, parolees that graduate to a higher treatment phase are allowed to leave the facility to engage in job search in the community. Those parolees usually take public transportation to get to and from job search. They also will leave the facility via public transportation once they have acquired gainful employment. Normally, parolees will graduate from the program after acquiring employment. Here, we intend to bring employers to the facility to develop our on site vocational center. We contemplate parolees undergoing job screening and training right on our site at the 3,000 square foot vocational center. They would then be able to leave the facility for work related activities. The program operator would transport the parolee either to the worksite or nearest public transportation hub. Again, this would be at the tail end of the parolee's stay at the facility.

A parolee may leave the facility for medical related reasons. If the medical needs for a particular parolee cannot wait until their release then the program operator will transport the parolee to a medical clinic or nearest public transportation hub.

The on-site Reentry Specialist, peace officer State employee, has the authority to issue community leaves for up to 6 hours upon a showing of necessity by the parolee. For example, it could be to acquire needed identification documentation for a pending job, attendance at a court hearing, to meet with his parole officer, or for some other program related requirement.

Again, the type of program does allow a certain amount of daily parolee leaving and returning. However, this program is not located in the urban core. Thus, it is impractical logistically to have an operation with a lot of coming and going. Instead, the program operator and I are working to have employers come onsite for job interviews, selection and training. There will be more services onsite with our location compared to a location in the urban core. The program operator will transport the few parolees that need to take care of business off site.

I hope this adequately addresses your questions concerning parolee movement away from the facility. Please let me know if you need additional information.

Regards,

Ernie

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**From:** Olivas, Jay [mailto:JOLIVAS@rctlma.org]  
**Sent:** Tuesday, October 12, 2010 12:17 PM  
**To:** 'Ernest H. Wright, II'  
**Subject:** RE: Security Description

Do the parolees stay at the site during the entire 90 – 180 days on a 24 hr basis? Or come and go to various places, field trips, excused from campus, etc. Are you proposing any additional fencing or lighting? Thanks.

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**From:** Ernest H. Wright, II [mailto:ehwii@cox.net]  
**Sent:** Tuesday, October 12, 2010 11:40 AM  
**To:** Olivas, Jay; Baez, Ken

**Cc:** 'Tony Struyk'; 'Scott Hines'; 'Timothy J. Salyer'

**Subject:** Security Description

Jay,

This email is to provide further details on security of the site. Listed below please find excerpts from the Statement of Work that the program operator, Healthcare Services, Inc., will be contractually bound to observe:

**Drug Free Environment:** Provide a drug-free work environment for the safekeeping, care and program needs of residing parolees.

**Inspections/Searches:** Provide daily inspections by staff of the food services program and parolee sleeping rooms and weekly inspections of the entire PSC to assure compliance with the CDCR standards related to health, safety and sanitation.

**Control Center Area:** The control center area shall contain the TV monitors and/or electronic controls for facility security systems, including but not limited to: indoor and/or outdoor lighting, cameras/surveillance equipment, alarm systems (audio and visual), security door locking apparatus, etc. Personal security systems (i.e., radios, whistles, alarms, etc.) shall be secured, distributed, and tracked from the control center area. The PSC physical property must have a fence/wall between adjacent properties. Interior security camera placement must allow control center staff to observe hallways where parolees are located or reside. The CDCR reserves the right to request additional security camera placement within the location(s) and at cost to the contractor.

**Office Space for CDCR Assigned Staff:** A minimum of 95-110 square feet, or as approved by CDCR, of private office space designated solely for one CDCR Reentry Specialist position permanently assigned to the PSC shall be provided. This office space shall include a working telephone with local service. Toll calls by CDCR staff can be made at CDCR expense. This office must also include a broadband internet connection along with appropriate service provided at Contractors expense. Broadband internet service is defined as either a cable or DSL connection. This connection can be provided via a router from an existing connection already in place at the PSC facility.

**PSC and Parolee Searches:** The daily, weekly, and monthly searches of the PSC and its parolees for contraband shall be conducted per CDCR standards (CCR Sections 3006 and 3287 and DOM Section 52050.18). These searches shall include securing and handling contraband pending the Parole Agent Reentry Specialist's disposition. Parolees returning to the PSC shall be subject to search by staff. Unclothed body searches of parolees shall be conducted only by a peace officer of the same sex as the parolee and out of view of other persons except in highly volatile and potentially dangerous situations. Both PSC and parolee searches shall be documented in appropriate search logs and reviewed regularly by CDCR staff.

**Emergency Lighting System:** The PSC shall be equipped with an emergency lighting system to assure staff's supervision and control in emergency situations such as fires, earthquakes and loss of electrical power. Such lighting shall be placed in key areas such as the control room, kitchen, exit corridors and outside perimeters.

**PSC Staff Personal Alarms:** PSC employees shall be provided with a personal alarm system for their use in emergencies. Personal alarm systems for employees shall be, at a minimum, a whistle but may include walkie-talkies, intercom systems or alarm buttons at workstations. Staff shall have a personal alarm system on their person at all times while working in the facility.

**Discipline:** Contractor shall maintain written policies and procedures on parolee discipline that shall conform in all respects to CDCR standards and include these components:

- The Contractor's parolee discipline shall be so administered as to maintain proper control, conserve human values and individual dignity and to promote socially desirable changes in attitude and behavior.
- The Contractor shall adhere to the practice of progressive discipline of its parolees. The Reentry Specialist shall hear all parolee disciplinary reports and shall have the final authority over all serious disciplinary actions.
- The reporting employee shall forward disciplinary reports to the CM and Reentry Specialist for signature.
- Parolee case files shall contain copies of disciplinary reports including final dispositions and appeals.
- The Contractor shall maintain a disciplinary logbook with dates and entries properly completed.
- The Reentry Specialist shall notify the AOR of any disciplinary issues via a CDCR 1502 Activity Report.

The California Department of Corrections and Rehabilitation (CDCR) will conduct random announced and unannounced audits and program reviews. The program operator must comply with all of the above security-related requirements and

## Olivas, Jay

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**From:** Ernest H. Wright, II [ehwii@cox.net]  
**Sent:** Friday, October 08, 2010 9:01 PM  
**To:** Olivas, Jay  
**Cc:** Tony Struyk; 'Scott Hines'  
**Subject:** Finding 6  
**Attachments:** STEP\_5\_2003.pdf; NIC-Sitingstudy.pdf

Jay,

This email concerns finding 6 in the staff report. We do not disagree with the finding of Ordinance 449.240 with regard to the negative impact of unlicensed and unregulated parolee probationer homes. However, empirical data from the two attached studies indicate those negative impacts are not present with licensed programs similar to the type we proposed.

The Institute for Public Strategies conducted an extensive study of the impact of state-licensed residential alcohol and drug treatment programs in San Diego. Highlights of the study are as follows:

- A licensed realtor commissioned to measure the sale value of homes located within five blocks of treatment facilities against that of comparable homes located farther from the facilities found property values near treatment facilities were slightly higher than in the comparison areas, property values were approximately the same in one location, and slightly lower in one location.
- The study also analyzed crimes reported in the area immediately adjacent to treatment facilities compared to crimes reported during the same period in the larger neighborhood surrounding those facilities. The data showed crime levels in the areas surveyed were consistently lower next to licensed treatment facilities than elsewhere in the same areas.
- Lastly, the study reported the results of a comprehensive telephone poll of 202 adult residents of San Diego County living within one-half mile of a licensed residential substance abuse treatment facility. Almost 4 out of 5 residents surveyed within one-half mile of a licensed treatment facility (78%) said they thought property values in their neighborhood were increasing. In addition, more than 7 out of 10 residents surveyed within one-half mile of a licensed treatment facility (72%) said they thought residential alcohol and drug treatment centers had a positive or neutral effect on neighborhoods.

The National Institute of Corrections published an Information Brief titled Issues in Siting Correctional Facilities. Highlights of that study are as follows:

- **How did correctional facilities affect residential property values?** The impact of the correctional facilities on property values in the seven target areas was generally consistent. Over several years, sales prices for residential property in the target areas were not significantly different from those in the control areas.
- **How did the correctional facilities impact public safety?** With one exception, analysis revealed either: 1) no significant difference between the crime rates for the target and control areas, or 2) the crime rate in the target area was significantly lower than in the control area. Examination of the target area that experienced a higher crime rate revealed that this result was due to factors other than the presence of the correctional facility.
- **How did correctional facilities affect the local economy?** All of the correctional facilities had a positive effect on the local economies. But the impact was greatest for large facilities with correspondingly large expenditures that were located in less urban or in slow-growing communities.
- **How was the quality of life affected by the presence of correctional facilities?** The majority of respondents (50% to 75%) believed the safety of their neighborhood was not adversely affected by the presence of the correctional facility.
- **What were the perceived impacts of correctional facilities on local law enforcement?** The 15 law enforcement officials interviewed about the impacts of correctional facilities on local law enforcement identified several positive aspects of having a correctional facility in the local community.

Is it possible to include the above empirical data in your staff report? We will have copies of these studies at the November 3<sup>rd</sup> Planning Commission hearing and we plan to cite them during our presentation.

# Community Stability and Safety

The Impact of Licensed Residential Alcohol and Drug Treatment Centers

*Solutions for Treatment Expansion Project (STEP) • May, 2003*

The Solutions for Treatment Expansion Project (STEP) recommends that all 19 local governments within San Diego County adopt a uniform process for evaluating applications for residential alcohol and drug treatment programs in their jurisdictions. Each local government would adopt a specially designed addendum to its conditional use permit (CUP) applications for this purpose.

The application that would be required of treatment providers is designed to promote public discussion. It is also intended to alleviate community residents' fears about any safety issues that they may perceive are related to a treatment program that might be located near them. To that end, STEP has collected a range of data supporting the view that licensed residential treatment facilities promote community safety and are neighborhood assets. Highlights of the data are presented in this fact sheet.

## *Summary of Findings*

The documented need for residential substance abuse treatment in San Diego County is compounded by the fact that existing facilities are unevenly distributed throughout the region, compelling many people who seek treatment to leave their own communities. Public concerns about the impact of treatment centers can be allayed by data showing that, in large part, property values and crime rates near treatment centers are either equivalent to or more favorable than the equivalents in comparable areas. Further, most residents who do live near licensed programs believe the treatment facilities have a neutral or positive effect on their communities.

### **A DEMONSTRATED NEED FOR TREATMENT**

The need for residential treatment services in the county is substantial, the existing beds are not sufficient to meet the need and the distribution of facilities is uneven, according to data from San Diego County Alcohol and Drug Services (ADS) and

estimates by the San Diego Alcohol and Drug Services Providers Association (ADSPA).

- In San Diego County there are 19 local governments, only eight of which have licensed residential treatment programs (ADS) in their jurisdictions.
- Several cities and incorporated County areas without licensed residential treatment facilities are among the highest sources of treatment admissions (by ZIP Code) to programs in other cities (ADS).
- In 2001 and 2002, 15,652 individuals were treated in the 36 County-funded licensed residential programs (ADS).
- For every person treated in 2001 and 2002, an estimated three others sought treatment but were unable to find an available bed for up to three months. As a result, approximately 45,000 people actively seeking treatment in the San Diego County-funded system were unable to enter a residential program when they tried to (ADSPA).

### **PROPERTY VALUE COMPARISON**

In 2002 STEP commissioned a licensed realtor to measure the sale value of homes located within five blocks of treatment facilities against that of comparable homes located farther from the facilities

but in the same general areas. A total of 71 property sales were assessed from subject and comparison areas in different regions of the county (Oceanside, Escondido, San Diego, Lemon Grove, Chula Vista) and types of neighborhood (urban, suburban, residential, commercial, high/low-crime). The eight state-licensed residential alcohol and drug treatment programs surveyed in seven areas had all been in their present locations ranging from five to 50 years.

- In five locations surveyed, property values near treatment facilities were slightly higher than in the comparison areas. In one location property values were approximately the same, and in one location property values were slightly lower.

### CRIME RATE COMPARISON

STEP undertook an analysis of crime incident data mapped by the Automated Regional Justice Information System (ARJIS) in nine diverse neighborhoods in which licensed treatment facilities are located. Crimes reported in September and October of 2002 in the area immediately adjacent to facilities are compared to crimes reported during the same period in the larger neighborhood surrounding those facilities.

- Crime levels in the areas surveyed were consistently lower next to licensed treatment facilities than elsewhere in the same areas.
- Higher crime rates in the areas surveyed tended to center around alcohol sales outlets and other areas with higher risks of drug availability.

### PUBLIC OPINION SURVEY

As part of a comprehensive telephone poll commissioned by IPS, 202 adult residents of San Diego County living within one-half mile of a licensed residential substance abuse treatment facility were surveyed. They lived in a total of six Census tracts in which treatment centers were located. The Social Science Research Labs at San Diego State University conducted the poll between Jan. 30 and Feb. 1,

### COMMUNITY RESOURCES

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2003, with a margin of error of +/- 6.9% at the 95th percentile confidence interval.

- Almost 4 out of 5 residents surveyed within one-half mile of a licensed treatment facility (78%) said they think property values in their neighborhood are increasing.
- More than 7 out of 10 residents surveyed within one-half mile of a licensed treatment facility (72%) said they think residential alcohol and drug treatment centers have a positive or neutral effect on neighborhoods.

*This fact sheet was produced by the Institute for Public Strategies, a nonprofit organization advancing public health through changes in policy and community norms. The Solutions for Treatment Expansion Project (STEP) is funded by the San Diego County Health and Human Services Agency, Alcohol and Drug Services. The STEP project is a product of collaboration with the ADSPA (Alcohol and Drug Services Providers Association), San Diego County prevention collaboratives and various community groups. For more information, call (619) 474-8844, ext. 17, e-mail [dparker@publicstrategies.org](mailto:dparker@publicstrategies.org) or visit [www.publicstrategies.org](http://www.publicstrategies.org).*

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**U.S. Department of Justice**  
National Institute of Corrections

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**- An Information Brief -**

# **Issues in Siting Correctional Facilities**



## Project Staff

Adapted by Cindie Unger from *Impact of Correctional Facilities on Land Values and Public Safety*, completed by the Florida Atlantic University, Florida International University (FAU-FIU) Government Center for Environmental and Urban Problems. The following individuals contributed to the report:

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## Preface

The siting of correctional facilities is a critical issue across the country. Despite ongoing construction of correctional facilities, most states and many counties continue to fall short of meeting the need for new bedspace.

Community acceptance and cooperation are vital ingredients to successful facility siting and operations. We must learn better ways to manage public opposition because we can expect that the future will hold more, not fewer, decisions about where to locate correctional facilities.

In 1987, the FAU-FIU Government Center of the Florida International University completed a study of the impact of correctional facilities on land values and public safety. Funded by the National Institute of Corrections, this study investigated the popularly held notions that the presence of a correctional facility in a community creates a risk to public safety, lowers nearby property values, and diminishes the community's quality of life. The study findings refute these commonly held beliefs.

The study found that correctional facilities have no negative effects on property value, public safety, or the quality of life. Conversely, the study found that correctional facilities had important positive effects on the local economies. Perhaps most important, the study concluded that an agency's ability to site a correctional facility appears to be directly related to its ability to effectively manage public opposition.

This **Brief** provides an overview of the study's findings and presents strategies for better managing the process of siting correctional facilities. It was written for correctional administrators, planners, public relations staff, and others responsible for facility siting. We are pleased to make this publication available to the corrections community.

## Introduction

The siting of facilities needed by society but unwanted by its members is not a new problem. In ancient times leper colonies were forced outside city walls or away from established paths and roads. In the late 20th century, the siting of correctional facilities is a critical issue across the country.

From 1978 to 1991, the nation's inmate population grew by 77%, adding 349,638 inmates to state and local correctional facilities.<sup>1</sup> Tougher laws, more rigorous enforcement, and longer sentences all contributed to the increase. During 1990 alone, 23 corrections agencies added 62 new institutions.<sup>2</sup> States and counties have an ongoing need for additional bedspace despite having spent billions of dollars on prison construction during the 1980s.

The nation's recent experience with the growth of inmate populations and the resulting overcrowding ensures that the future will hold more, not fewer, decisions about the locations of correctional facilities. The war on crime that began in the early 1980s ensures that prisoner populations will remain high in the foreseeable future. Difficulties in siting a much needed correctional facility led one beleaguered director of corrections to lament,

*When you start a war on crime, it's easy to hire more cops, more judges, and more prosecutors, but it takes three years to build prisons. Instead, you have to go begging for money and then get beat up by the community where they (legislators) want to put it. It's not an easy job.*

This **Information Brief** highlights the findings of a study designed to investigate a major issue related directly to the shortage of inmate housing: the impact of a correctional facility's presence on the community where it is located. People's perceptions of the impact determine whether they will tolerate a correctional facility in their community or fight against it. For many states and counties, all of the easy siting decisions have already been made. What is now needed are approaches to help these jurisdictions manage public opposition more effectively.

The **Brief** documents the positive and negative, objective and subjective impact of correctional institutions on local communities, and also suggests ways to lessen negative effects. By identifying and evaluating the impact of correctional facilities on local communities, the positive effects may be revealed and a basis provided for the elimination or mitigation of negative consequences.

The need for this type of information stems from the recognition that siting correctional facilities is a critical task most correctional agencies, by their own admission, do not perform very well. Correctional facility site selection is an emotional issue for the public at large. To effectively

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<sup>1</sup> Kathleen Maguire and Timothy J. Flanagan, eds., *Sourcebook of Criminal Justice Statistics 1990*. Washington, DC: U.S. Department of Justice, Bureau of Justice Statistics, U.S. Government Printing Office, 1991.

<sup>2</sup> George M. Camp and Camille Graham Camp, *The Corrections Yearbook 1991*. South Salem, New York: Criminal Justice Institute, 1991.

site a facility, correctional agencies must be armed with information about the positive effects the facility will have on the surrounding community and strategies for countering any negative effects. Corrections officials must stage a public relations campaign to win the confidence of the community.

Siting a correctional facility is a difficult, often thankless task, even under the best of circumstances. Without the support of the public, it can become an impossible task. A correctional agency's design and use of a process that anticipates and responds to public concerns can help determine whether those concerns become a solid wall of opposition or a door that opens for mutual benefit.

## **Study Methodology and Findings**

*Impact of Correctional Facilities on Land Values and Public Safety* investigated the popularly held opinions that the presence of a correctional facility in a community creates a risk to public safety, lowers nearby property values, and reduces the community's quality of life. Specifically, the study looked at how correctional facilities across the country affected their respective communities':

- Property values.
- Public safety.
- Economy.
- Quality of life.
- Law enforcement capabilities.

To identify successful strategies for siting correctional facilities and strategies that could be adapted to correctional facility siting, the study also looked at state programs for siting controversial public facilities ranging from prisons to group homes and low-income housing to landfills and hazardous waste facilities.

### **What facilities were selected for study?**

The facilities selected for study were:

- Ada County Jail (Idaho).
- Arizona State Prison Complex - Perryville.
- Brevard Correctional Institution (Florida).
- Dade Correctional Institution (Florida).
- Durango Detention Facility (Arizona).
- Federal Correctional Institution - Memphis (Tennessee).
- Hillsborough Correctional Institution (Florida).

### **How were these facilities chosen?**

The seven facilities were selected to represent a range of facility types located in populous counties across the country. Other criteria included:

- Construction of the facility from six to ten years prior to the study.
- Facility location within one to two miles of residential areas.
- Availability of computerized property value data.

### **How did the study determine that the correctional facilities did indeed impact the communities where they were sited?**

For each facility, the study defined a target area and a control area. The target area was defined by a circle, several miles in diameter, drawn using the facility as its center. The control area had comparable demographic features with one exception: no correctional facility.

By defining a target area and a control area for each facility, the study could then identify and evaluate any similarities or differences between the two areas. Statistically significant differences would suggest that the correctional facility had impacted the surrounding community.

### **How did the study assess the impact of correctional facilities on property values?**

It is important to remember that location is a key element in determining land value. The relative locational value--that is, the proximity of a land parcel to other parcels and the linkage between them--is the primary factor that determines the land's overall value. Proximity to desirable features generally increases a parcel's value, whereas proximity to undesirable features generally decreases its value.

The impact of prison proximity on property values was assessed by examining the changes in property values in the areas surrounding the seven correctional facilities. Regression techniques were used to measure the relationship of the dependent variable--the price of the residence--to the independent variables: lot size, location, age, size, condition, and other amenities such as a garage, fireplace, den, and so forth. Resale values for residences in the target and control areas both prior to and subsequent to facility construction were compared. The target and control areas were matched for selected demographic characteristics.

The investigators also sent an eight-item mail survey to realtors in the communities surrounding the facilities. The survey asked questions about the local residential housing market, property values, and concerns of potential home buyers. Realtors were asked to compare sales activity, property values, and buyer concerns within a three-mile radius of the correctional facility with those from an area located farther from the facility. They were also asked to rate, on a scale ranging from always to never, how often potential buyers had expressed concern over the presence of a correctional facility.

### **How did correctional facilities affect residential property values?**

The impact of the correctional facilities on property values in the seven target areas was generally consistent. Over several years, sales prices for residential property in the target areas were not significantly different from those in the control areas. One exception was a high-income target area near the Arizona State Prison Complex at Perryville (ASPC-P), where lower property values occurred in the third of three years studied. Regression results indicated that location had a negative effect on the price of a house in this area, lowering the average value by about \$18,000. Factors unrelated to the prison (e.g., zoning changes, natural boundaries, overabundance of rental property, and lack of owner care) may account for this finding. Yet it is also possible that persistent public opposition to the facility may have depressed the residential property values in this affluent area.

Of the 79 realtors responding to the survey, most believed that the presence of the facilities in their communities had little or no negative effect on sales price. Further, most realtors did not believe that sales activity was adversely affected by the presence of a correctional facility. Only two realtors--from Boise, Idaho, and Memphis, Tennessee--reported losing one or more potential buyers specifically because of the facility.

### **How did the study measure the impact of correctional facilities on public safety?**

The risk to the public was evaluated by examining:

- The security system and procedures designed to prevent escape and facilitate recapture at each correctional facility.
- The involvement of law enforcement agencies and correctional facility staff in responding to escapes.
- The number of escapes and recaptures.
- Crime-related impact that inmates' visitors may have had on the local community.
- Crime rates for the target areas compared to those for the control areas.

To provide a fair basis for comparing the crime rates between the control and target areas, they were matched for four variables:

- Mean household income.
- Percent of residents in same house since 1975.
- Percent of government workers.
- Percent of male residents aged 15 through 24.

These variables were selected for specific reasons. Mean household income was chosen as an indicator of socioeconomic status because: 1) there is a high positive correlation between income and other important demographic variables such as employment and educational achievement, and 2) people of substantially disparate income levels might feel differently about correctional facilities, based on factors having little or no relationship to physical proximity to the facility. Percent of residents in the same house since 1975 was chosen as an indicator of the area's degree of transiency. It was hypothesized that more transient people might feel differently about the presence of a correctional facility in the community than less transient people. Percent of government workers was chosen because government-employed residents might feel differently about

government facilities such as state correctional institutions compared with privately employed workers. Percent of male residents aged 15 through 24 was chosen in order to match areas that have comparable percentages of residents in the age range with the highest crime rate.

### **How did the correctional facilities impact public safety?**

With one exception, analysis revealed either: 1) no significant difference between the crime rates for the target and control areas, or 2) the crime rate in the target area was significantly lower than in the control area. Examination of the target area that experienced a higher crime rate revealed that this result was due to factors other than the presence of the correctional facility. When compared to the control area, the target area was found to be more urbanized, with more commercial property and shopping centers, factors usually associated with higher rates of crime.

Average escape rates varied from a low of 1 per year to a high of 12.3 per year. Recapture rates varied from a low of 50% to 100%. Escapes did not pose a significant threat to the personal safety of the residents near the correctional facilities. The most serious crime committed in the neighboring communities by escapees was car theft, presumably to assist a getaway.

The law enforcement officers surveyed about the impact of the correctional facilities on public safety stated that, in their opinions, the correctional facilities had not contributed to community crime rates. Not one of the 15 law enforcement officers interviewed reported having heard about crimes committed in the community by inmates' visitors. While a small minority of visitors had committed crimes inside the facilities by attempting to bring in contraband, these incidents did not seem to have a larger, direct negative effect on the local community.

### **How did the study measure the impact of correctional facilities on the local economy?**

As a general rule, investments in communities have positive economic impact on local business activity, employment, and personal income. The effect on the local economy stems from the expenditures required to establish and maintain the new operation. Direct sources of impact are payroll and the intermediate products and services that are purchased from local producers and suppliers.

In addition to the direct demands for labor and other business services that emanate directly from the new activity, the additional income generated locally leads to secondary increases in local demand and business activity through its impact on household income and spending patterns. Consequently, the initial or direct effect on local household income becomes magnified, or multiplied, through subsequently induced spending. The size of the final impact may be estimated by applying household income multipliers.

The multipliers used in this analysis were provided by the Department of Commerce "Regional Input-Output Modeling System II" (RIMS-II). Household income multipliers given by this model are used to estimate the total change in local income resulting from each additional dollar expended to build and/or operate a facility in an area.

Any economic impact from these facility-related expenditures fall into one of five categories:

- Non-wage construction expenditures.
- Construction payroll.
- Non-wage expenditures for facility operations.
- Correctional facility payroll.



- Community service projects performed by inmates.

The RIMS-II multipliers generate impact estimates that indicate the overall change likely to occur without indicating the time period in which the change will occur. That is, the model calculates the total magnitude of the impact. It cannot specify what proportion of the total impact will occur during the first year of operation, the second year, and so forth.

### **How did correctional facilities affect the local economy?**

The relative impact of correctional facilities on household income and employment was determined using a ratio between two sets of factors: the size and economic growth rate of the community, and the magnitude of a facility's construction and operational expenditures for payroll, goods, and services. The magnitude of the effect depended upon the ratio of facility expenditures to the size and economic vitality of the community.

All of the correctional facilities had a positive effect on the local economies. But the impact was greatest for large facilities with correspondingly large expenditures that were located in less urban or in slow-growing communities. Even in fast-growing communities, however, a correctional facility can have a substantial positive impact if its expenditures are sufficiently large. A small facility with a limited budget has a less noticeable effect on a large, thriving community. Three of the seven facilities had a substantial positive impact; four had a lesser impact.

The economic impact was calculated for each of the five economic impact categories previously identified. Comparative data for all seven facilities were provided for:

- The relative impact of construction on household income.
- The relative impact of construction on employment.
- The relative impact of operations on household income.

The data showed, in 1985 dollars, profound economic impacts on the local communities. The increase in local household income directly attributable to facility construction ranged from \$3,900,000 in Boise (Ada County Jail) to \$84,700,000 in Phoenix (ASPC-P). Increased employment due to facility construction ranged from 287 persons in Boise to 7,958 persons in Phoenix. Facility operating expenditures increased local household income by \$1,800,000 in Boise and by \$22,600,000 in Phoenix.

Further, the initial, or direct, impact on local income also becomes magnified or multiplied through subsequently induced spending. As an example, in the communities studied, each \$1 of operating expenditure added from \$1.50 to \$1.97 to household income. The highest values occurred in those areas having facilities with the highest proportion of payroll costs to total operational costs.

Inmates at many correctional facilities provide labor services throughout the communities where they reside (e.g., janitorial, landscaping, general maintenance). To estimate the economic benefit communities gain from these services, the number of labor hours worked were valued at the wages that otherwise would have been paid for these services (usually minimum wage). In 1983, inmates provided community services at four of the facilities studied. Their services were valued at:

- \$256,242 - Brevard Correctional Institution.
- \$285,440 - Dade Correctional Institution.
- \$89,914 - Hillsborough Correctional Institution.
- \$634,577 - Arizona State Prison Complex-Perryville.

### **How did the study measure the impact of correctional facilities on the public's perception of quality of life?**

While quality of life may be a difficult and nebulous concept to define, its importance to a community deserves close attention. The body of literature relevant to prison siting suggests that subjective (or psychological) responses are more powerful than objective impact in explaining community resistance to the siting of a correctional facility.

To assess public concerns and fears, a representative sample of residents located near four facilities studied--Shelby County, Tennessee; Maricopa County, Arizona; Ada County, Idaho; and Dade County, Florida--was surveyed by telephone, using random digit dialing. The sample size ranged from a high of 419 in Ada County to a low of 334 in Maricopa County. The sample was equally divided between the target and control areas. The subjects were matched on the basis of four key demographic characteristics--mean household income, average length of residence, percent of government workers, and percent of male residents aged 15 through 24 years. The survey assessed levels of satisfaction, attitudes, knowledge, and feelings about living near a correctional facility.

To assess the possible relationship of media coverage and public attitudes toward correctional facilities, an analysis of print media coverage of four facilities was done to augment the surveys. This type of analysis lends an additional dimension to understanding the response of community residents to the correctional facilities.

### **How was the quality of life affected by the presence of correctional facilities?**

The majority of respondents (50% to 75%) believed the safety of their neighborhood was not adversely affected by the presence of the correctional facility. Slightly greater numbers (78% to 94%) believed that their neighborhood's quality of life had not declined. However, specific questions about the correctional facility brought out responses reflecting a general attitude of tolerance, not approval.

In the case of one community with a state prison, significantly more target area than control area respondents reported that the facility was a disadvantage to the community. When respondents were told about the facility's positive contribution to the local economy and were asked again to weigh the facility's benefits to the community against its disadvantages, their responses showed a general trend toward a more positive view of the facility.

One community reported that the county jail was an advantage. Another community reported that the facility was a distinct disadvantage; this facility had been sited against vociferous local opposition and unsuccessful legal and political challenges to its location. The siting of this particular facility involved legislative debates, community debates, and negative media coverage concerning the facility's location and potential impacts.

The media coverage analysis found that, for two of the four facilities studied, a majority of news articles during the siting phase reported controversies about site selection; during the operations phase, a majority of articles reported escapes, overcrowding, and management

problems. For the other two facilities, both county jails, news coverage of siting was limited and reflected little or no controversy. Nonetheless, the coverage of facility operations at the jails reflected overcrowding, threats to inmate safety from inmate attacks, and management and administration problems. For all of the facilities studied, a minority of news articles reflected more positive themes, such as accounts of volunteers' assistance with educational or religious programs for inmates.

### **How did the study evaluate the effect of correctional facilities on local law enforcement agencies?**

Local police officials were asked whether the presence of a correctional facility in a community places an extra burden on the local and state law enforcement agencies. They provided opinions during structured interviews or in writing.

### **What were the perceived impacts of correctional facilities on local law enforcement?**

The 15 law enforcement officials interviewed about the impacts of correctional facilities on local law enforcement identified several positive aspects of having a correctional facility in the local community:

- Cooperative agreement for handling emergency situations (e.g., fires, disturbances, or escapes).
- Services provided by trustees.
- Employment.
- Availability of temporary housing for local inmates in the event of an emergency.

None of the law enforcement officials interviewed could identify any specific negative consequences of having a correctional facility in the jurisdiction.

### **How did the study identify successful strategies for siting correctional facilities?**

To identify siting strategies that have been successfully used for correctional facilities, the study looked at the siting programs used by the states where the seven facilities studied were located. To identify siting strategies that have been used successfully in siting other types of controversial public facilities, the study examined state programs nationwide. Information about the state programs described was obtained from applicable state statutes, written program descriptions from government agencies, program descriptions and assessments published in professional journals and newspapers, and questionnaires and telephone interviews conducted with state program siting officials, local officials, and others affected by the program under study. The effectiveness of each program was further evaluated according to its capability to respond to public opposition, presence of provisions for public participation, and level of programmatic response to public opposition.

### **What did the assessment of successful strategies for siting controversial public facilities find?**

The study's assessment of state siting programs for several types of controversial facilities found that public opposition is a common factor no matter what type of facility or what state is being studied. Concerns about public health and safety and community quality of life predominate. The programs offered differing levels of opportunity for public participation and diverse mechanisms for responding to public concern and opposition. The use of professional negotiation and/or arbitration services was a feature in several state programs for siting hazardous waste facilities, low- and moderate-income housing, and group homes for the mentally disabled.

## **Public Opposition to the Siting of Correctional Facilities: Most Common Concerns**

A community typically has four concerns about the siting of correctional facilities:

- Public safety.
- Mistrust of government officials involved in siting.
- Economic and social considerations.
- Power sharing, or the extent to which the public has the power to affect the decisionmaking process and its outcomes.

### **Public Safety**

A major concern is public safety. People fear having correctional facilities near their residences for several reasons:

- The potential for inmate escape poses a threat to their personal safety and that of their families.
- Visitors may bring a "criminal element" into the community with an increased probability of criminal activity.
- Upon release, inmates may "settle" in the neighborhood surrounding the prison.

In addition, the perceived credibility of the facility operator influences the public's perception of safety. Inmate violence, escapes, and management problems in other facilities make a negative impression on the public and thus influence public opinion in communities that are being considered as a potential site for a prison. When the public feels that those persons in charge of running the correctional facility are competent, fear for personal safety becomes less of an issue. Good community relations, in tandem with competent operation of correctional facilities, can benefit future correctional siting efforts.

### **Public Mistrust**

Closely related to the issue of public safety is the extent of public mistrust. The public naturally distrusts what it does not understand. Therefore, communicating an image of trustworthiness and competence during the siting process should be a primary objective of corrections personnel. In cultivating this image, corrections personnel must demonstrate a willingness to address community concerns with some type of responsive action, such as establishing community advisory committees that meet regularly with key corrections staff.

### **Economic and Social Considerations**

The fear of reduced property values is common among residents in communities where correctional facilities exist or where construction is planned. Landowners want the greatest possible return on their investment. They feel that siting a correctional facility near their property may drive down property values and affect not only the market value of their land and any buildings on it but also the tax base of the community.

A less direct, but just as serious, economic consequence is the influence that a correctional

facility in a particular community may have on the types and extent of future investments in that community. Many communities believe that professional, high-tech jobs are the most desirable. Some businesses may not be attracted to areas with particular kinds of unpopular facilities which would limit future employment patterns.

Perhaps less obviously, the presence of an unpopular facility, especially a large one, can greatly influence a community's sense of pride, identity, and image. In some cases, individuals who can afford to do so leave an area with an unpopular facility, even when it has been demonstrated that the facility has improved the economic life of the area. These individuals simply do not see the facility as compatible with the way they perceive themselves and their community.

## **Power Sharing**

The history of correctional facility siting is marked by heated public opposition, which state siting programs have traditionally lacked adequate preparation to diffuse. Insufficient attention has been directed at ways to achieve interactive and productive public involvement.

The nature of our democratic system affects the level of public resistance to a correctional facility. In the United States, citizens have the right to be involved in public decisions that may affect their lives. Further complicating the process of siting a correctional facility is the tradition of local autonomy and control.

Americans traditionally resist what they perceive to be heavy-handed incursions by state authorities into local affairs, even if these incursions can be shown to be beneficial. While the state has the constitutional and legal right to inject itself into local affairs, it does so only occasionally and with great caution. This is because the legal right of the state to act does not necessarily convey the power or justification for doing so.

The decision about where to site a new correctional facility is often fought in the political arena. Because political power is inequitably distributed, those areas with strong representation in the legislature and those with powerful local interest groups who have access to state decisionmakers can often resist the placement of unwanted facilities within their communities. Legislatures have succumbed to political pressure many times, settling siting debates by refusing to appropriate funds for sites that meet all technical standards but are politically controversial. They typically locate the facility elsewhere. These alternate locations are usually in rural areas or urbanized areas near lower-income neighborhoods that lack substantial political power.

Those with less political power often find they have no role in the decisionmaking process and, therefore, little choice in the matter. The result is unhappiness, bitterness, and controversy, as those with less power are forced to accept what others were able to turn away.

## **Importance of Managing Public Opposition**

The inability of an agency to effectively manage public opposition to a potential site chosen for a correctional facility can immediately affect its ability to construct and operate the new facility and can have widespread and long-lasting repercussions on the agency's ability to site future facilities. The study summarized in this **Brief** suggests that strong community opposition at the time of siting can adversely affect attitudes toward facility management and operations for years following facility siting. A prolonged fight with a community over a site for a correctional facility can erode public confidence statewide. The Department of Corrections (DOC), as a result, can have a difficult time

siting facilities in areas that had previously been receptive. The legislature may assume total control over facility siting, leaving the DOC out of the process altogether. The siting process may drag on for so long that the correctional agency becomes overcrowded and runs afoul of the courts or the facility ends up costing many millions of dollars more than it would have. In Arizona, for example, problems in selecting a site delayed construction of a facility for eight years following its authorization by the legislature. The delay escalated the cost of the facility by several million dollars.

Inmates, too, may lose when an agency is unsuccessful in its attempts to locate correctional facilities in or near major population centers. Urban areas have been targeted by corrections officials for facility siting because a majority of inmates come from those areas. When efforts to site facilities in those areas fail, the potential benefits of community support, family visits, and maximum use of community resources are not realized.

### **What can happen if a jurisdiction does not adequately plan to manage public opposition?**

A case study of Tennessee's experience with siting regional correctional centers in the 1970s illustrates the adverse consequences of failing to effectively manage public opposition.

In the late 1960s, the Tennessee corrections department came under strong criticism for locating a 600-bed youthful offender facility in a rural community 140 miles from the nearest urban area. The decision was criticized because remote sites:

- Make it difficult to attract qualified educational and correctional officer personnel.
- Make it difficult for family members to visit regularly.
- Create problems in treating medical emergencies that require quick access to specialized services.

In response to this criticism, and in concert with a national movement promoted by the Law Enforcement Assistance Administration, Tennessee adopted a correctional facility siting policy based on the concept that correctional facilities should be replaced with community-based rehabilitation centers located near urban areas. Inmates would be assigned to centers close to their homes. Thus, the Tennessee Regional Rehabilitation Centers (TRRCs) were born.

Controversy and conflict surrounded the siting and construction of what was to have been the first regional prison serving the eastern half of the state—the Morristown Regional Prison. While the response of the public and local governments to the regional prison concept was generally supportive, this support soon changed to hostility in communities that were being considered as potential sites for the new regional prisons.

In the spring of 1973, despite strong community protest, the governor approved the start of construction at the Morristown site. In response:

- Area residents formed a picket line obstructing work crews and dug a ditch across the site's access road.
- A locally elected state representative was jailed for protest activity.
- County-wide advisory referendums on siting the facility showed more than 90% of the voters opposed the regional facility.
- Local businesses refused to sell materials to local construction contractors, and local labor refused to work at the site.
- Militant protestors dynamited the site's electric transformer utility poles.

The cost to the DOC of not adequately identifying the nature and degree of the public's resistance to the regional prison was high; the DOC's credibility with the legislature and the public was seriously compromised. In the end, the damages the DOC sustained were for naught. Work on the facility was halted and the host county was charged with finding an alternative use for it. The state's efforts to site a regional prison in Morristown set the tone for future facility siting attempts and virtually destroyed public acceptance of the TRRCs.

### **How can a community stop or delay the facility siting process?**

Communities use three primary methods to stop or delay facility siting: court suit, legislative intervention, and zoning challenges.

**Court suit:** The prison siting process can be obstructed, halted, or delayed via court orders for injunctive relief. Local property owners who dispute locating a prison in their community may file suit in state court. Local residents realize that delay through legal challenges is the most effective method available to stop a siting proposal.

**Legislative intervention:** While some communities may seek siting of a correctional facility for the economic benefits it brings, far more seek legislative influence to block the siting of a locally unpopular facility. Under pressure from a community, the legislature may use the power it wields over a state's purse strings to halt prison construction.

**Zoning challenges:** Unless zoning authority is delegated, a state is generally not bound by the zoning of its local governments because a locality's police power derives from the state. There are, however, specific cases in which a zoning ordinance prohibits the state from claiming immunity. The regulatory standards of the enabling legislation must be satisfied.

In the case of disputes, the courts must determine whether the state agency can preempt local zoning. The courts examine statutory intent or a balancing of factors, on a case-by-case basis, when deciding state/local facility siting conflicts.

- To determine **legislative intent**, the courts examine the legislation in question to ascertain whether it preempts the local zoning ordinance, either expressly or by implication.
- In the **balancing test**, the courts consider and weigh a number of factors: kind of function or land use involved, extent of public interest served, and impact on legitimate local concerns. The balancing test favors the local government because the local government has the opportunity to prove to the court that its land use policy is legitimate.

## **Approaches to Managing Public Opposition**

Expressions of public fear and opposition, though subjective and at times disproportionate to the threat posed by a facility, offer to the careful observer the opportunity for an effective initial response that lays the foundation for productive subsequent actions. The controversy and fear cannot be avoided altogether, but they can be anticipated and managed. The response by those proposing the controversial facility can increase the strength of the opposition or can improve the chances for eventual resolution.

The available literature indicates that efforts to locate correctional facilities in or near population centers have encountered stiff community resistance resulting from the interplay of several factors:

the public's anticipation of harm, lack of full knowledge about the effects of a facility, and feelings of exclusion from decisionmaking. Therefore, an effective response to public resistance must counter these factors. Such an approach requires:

- Extensive program planning.
- Provision of public information.
- Training of staff who will be involved in the siting activities.
- The use of conflict management principles by those staff members.

### **What is the first step in designing an effective, appropriate response to public opposition?**

Prior to initiating a siting decision process, the most important step DOC personnel can take is to identify the nature and degree of resistance they are likely to encounter, as well as the types of concerns expressed by the community. An appropriate, knowledgeable agency response to public opposition must be based on a careful assessment of public concerns and fears. By thoroughly assessing the character of a community and its needs, the agency can tailor the siting process to accommodate public concerns and ease the expected conflict. In the absence of a state-defined public participation process, the method and extent of public involvement in decisionmaking are best determined following a thorough assessment of the character of the community and its needs.

An agency must also document and critically examine its current methods for handling public conflict.

- When, how, and what type of information is being provided about prospective and existing facilities?
- What is the reaction of local officials and the public to current siting efforts?
- How favorably does the public view the operations of existing facilities?
- What efforts are being made to ensure that the public has accurate and timely information and that the public is being involved in decisionmaking?
- Are spokespersons being trained?
- Do corrections officials have training and experience in using principles of conflict management?

### **What issues must be addressed to mitigate public opposition to the presence of a correctional facility?**

To deal effectively with public opposition, a program must be capable of managing:

- Public trust.
- Public risk.
- Public participation in decisionmaking (or power sharing).

### **How can the public's trust be gained?**

To minimize public opposition, the agency must work toward developing public trust before facility siting begins. Communication--formal and informal--is a significant factor in building public confidence in the credibility and trustworthiness of those in charge. Frequent communication with the public and with local officials is key to successful siting efforts. It must be remembered that the media play a vital role in shaping public opinion and maintaining public awareness of controversial issues. Therefore, analyzing the media's coverage of correctional facilities--what is said and how it is said--can help identify the approaches and information needed



to better communicate with the public about facility sitings and operations.

The agency must inform the community completely about what is proposed and its potential impact by establishing community planning task groups that can be used to share information with the general public.

According to a communications expert who trains key federal officials involved with siting facilities for the Department of Energy, people who meet with the media or the public should be trained and skilled in dealing with hostile audiences. They should be adept at presenting the agency's position in the most straightforward fashion without increasing hostility. In addition, general skills training by those with specific communication expertise is recommended for corrections officials who must meet with the media and the public in these circumstances.

### **How can the agency counter the fear that public safety will be compromised by a correctional facility?**

An agency may use several methods. The first is to provide the community with objective information about the effects correctional facilities typically have on the crime rate within communities where they have been located. A second approach might be to bring law enforcement officials from communities with correctional facilities to public meetings to answer questions about public safety. A third method is to provide local law enforcement officers with specialized training in dealing with escapes, natural disasters, and disturbances. A fourth approach would be to take community leaders on a tour of similar facilities within the county or state, as appropriate; a session might be planned where they can talk with local residents about their concerns and ask questions about the way the agency that operates the facility responds when circumstances arise that threaten public safety.

### **How can the public be made to feel a part of the decisionmaking process?**

The agency should consider adopting a formal siting program to promote public participation. Common elements of successful siting programs include:

- Forming, early in the planning process, a community advisory committee, with broad-based membership from influential segments of the community.
- Affording community leaders visits to or video tours of existing facilities comparable to the one proposed for their area.
- Providing opportunities for community and neighborhood leaders to meet with their counterparts from areas where public participation options have been used successfully to site facilities.
- Providing communities with funds for technical assistance to provide additional unbiased information.
- Limiting the time period for decisionmaking.
- Disseminating information through brief, descriptive written materials, and informational meetings.
- Mitigating the perceived effects of the facility by offering a compensation package.

One state legislature created a council to oversee and facilitate the negotiation process between communities and the correctional agency. Its members represent all parties involved in and affected by the siting of correctional facilities. Nine of its 21 members are correctional agency officials or designees, 6 represent special interest groups, and 6 represent the general public. Two temporary members can be appointed from the "host" community where the facility is proposed.

The host community forms a local assessment committee to participate in negotiations with the correctional agency. The council provides funding to this committee for technical assistance, plan review, and negotiations. The committee:

- Negotiates for possible compensation.
- Appoints two local residents to serve as temporary voting members of the council.
- Determines whether to enter into a binding siting agreement with the correctional agency.

Throughout the process, public briefing sessions are held to encourage public participation and to inform the public about the project.

The correctional agency must provide the council with a statement of the facility's design, the types of inmates it will hold, the opportunity for public participation in the siting review process, and the types and level of compensation that would be available to involved communities. When potential sites are identified, the correctional agency must prepare an impact report. The report forms the basis for negotiations between the developer and the local assessment committee. After a period for public comment, the council reviews the report's adequacy.

A time frame for public information, public participation, and negotiations is established by mutual consent. At any point during this period an agreement may be reached. If an agreement is not reached, arbitration is conducted by a five-member board, two of whom are chosen by the local assessment committee, two by the correctional agency, and one by agreement of both parties. The board's decision is binding.

### **What is a compensation package?**

A compensation package may include one or more of the following: money, directly paid to the individual or community; some other type of monetary benefit, such as full or partial property tax payment for neighboring property owners; or buffer zones at no public cost.

The State of Arizona put together a compensation package to placate a hostile community. In exchange for withdrawal of challenges to the DOC's intent to site the prison, the legislature appropriated \$4 million to:

- Purchase a nearby elementary school.
- Provide additional security devices and exterior landscaping at the prison.
- Create a 1,200-acre buffer zone.
- Pay the legal fees of the citizens who brought suit.

When considering the use of compensation packages, correctional agencies should be aware that compensation approaches have been criticized on several grounds.

1. Compensation packages are new to corrections. While they have been used increasingly by hazardous waste facility developers, specific authorization may be required for use by corrections agencies.
2. Offers of compensation have been construed as bribes by opponents offended by the suggestion that they surrender part of their health and well-being in exchange for money.
3. The willingness of one party to pay the other implies that the risk may be even greater than

anticipated.

4. The compensation program must be tailored to address local economic concerns as well as quality-of-life issues.
5. While individuals may readily make decisions on whether the compensation proposal is adequate, community consensus on the form or amount of compensation may be more difficult to achieve.

### **What siting strategies were used by the states where the study facilities are located?\***

#### **Arizona**

The Arizona Department of Corrections had no formal prison siting program when it sited the Arizona State Prison Complex-Perryville. The Department's image and reputation with the citizens of the state suffered greatly from the battle that was waged over the site. As a result of the Perryville siting, the legislature took control of the siting process from the governor, specifically prescribing site locations by their legal descriptions and closely regulating the size of the facilities and their security and custody levels. The legislature established a site evaluation committee, appointed by the DOC, to recommend potential sites to the legislature. The committee includes representatives from the DOC and Department of Administration.

#### **Idaho**

Idaho has not experienced correctional facility siting problems that other more densely populated states have faced. The DOC locates its correctional facilities in isolated, non-urban areas which it believes are conducive to its agency mission. Indeed, the primary problem Idaho has in siting new facilities is selecting one site from many acceptable sites.

Idaho has a formal siting program similar to the programs used by Colorado and Washington. It is not a statutorily prescribed program. The program employs three levels of selection criteria in evaluating potential sites: "essential," "important," and "desirable." The criteria are rated using a five-point scale, with a five being the best rating. The criteria Idaho uses are:

##### **Essential**

- Site adaptability. Physical and geographic traits of each site are evaluated to determine how closely they match or how easily they can be altered to match physical layout needs.
- Labor force proximity. Fifty miles is the greatest distance considered.
- Roadway analysis. Terrain and road conditions are evaluated.
- Hospital proximity.
- Hospital size.

##### **Important**

- Surrounding land uses. The greater the presence of worthwhile land uses (e.g., colleges, stockyards), the better the score. The presence of buffer zones between the proposed site

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\*Note: The institutions studied in Idaho and Tennessee were county and federal facilities, respectively. The state siting strategies described here were not used in the siting of those facilities.

- and residential areas raises the score.
- Radio reception.
- Staff support.
- Environmental or other hazards.
- Fire protection.

### **Desirable**

- Availability of housing.
- Proximity to courts.
- Public transportation.
- Law enforcement availability and proximity.

The Idaho approach to siting correctional facilities also involves fairly extensive cost analyses. Three types of costs are estimated: initial costs, operating costs, and future costs.

- Initial costs are those for facility construction, land acquisition, water and sewage hook-ups, and provision of utility services.
- Operating costs are those for business services, wholesale goods, food, utilities, and staff salaries as well as those for transporting prisoners and materials to and from the facility.
- Future costs are the total project operating costs for the facility over a 30-year period.

### **Tennessee**

In 1984, the Tennessee DOC adopted a new correctional facility siting approach (also used in Illinois) that introduced correctional facilities as a new kind of industry, promoting the jobs and economic benefits that they produce.

The Tennessee DOC notifies local governments when the state needs to build a new correctional facility. Interested communities are asked to write for more information if they would like to be considered as a potential site. The approach requires that final state approval of any site be contingent upon the local citizenry showing majority support for the proposed facility at a public hearing. Tennessee also formed a Citizens Advisory Council on Corrections to increase citizen participation in corrections programs.

### **Florida**

In Florida, a task force was asked to look at the state's approach to siting correctional facilities. The task force reported that a major obstacle to construction of sufficient prison space was the inability of the DOC to obtain land on which to build.

In response to this finding, the legislature passed the Correctional Reform Act of 1983, which gave the state the authority to override local governments in selecting sites for correctional facilities. Prior to passage of the Act, state land-use decisions were subject to the zoning authority of local governments. The Act required the DOC to conduct a statewide comprehensive study to determine its needs for all types of correctional facilities and to develop, in consultation with local governments, siting criteria for the facilities.

The siting criteria developed include:

- The site should be compatible with existing local comprehensive plans.

- No more than 1,000 people should live within a two-mile radius of the center of the site.
- The site should be two miles or more from present or future public or private schools.
- The site should have a buffer of at least a half mile between the fenced compound and other land uses.
- The site should be within 15 miles or 30 minutes driving time of the community where staff will live.
- The development of the site should not impact upon certain natural, historical, and environmental features.

### **What strategies have been used to site other types of unpopular facilities?**

As with correctional facilities, low-income public housing can be difficult to site within a community. The public may have many of the same concerns about low-income housing as about correctional facilities; that is, fear of increased criminal activity in the community, fear of declining property values, fear of a reduction in quality of life, and fear of adverse impact on the local law enforcement community.

One method of facilitating the siting of low-income housing that correctional agencies may wish to consider adapting for use is a plan for allocating housing needs. The housing agency determines the total current and prospective needs for housing in defined housing regions and allocates housing among the regions' local governments equitably, based on appropriate criteria (such as amount of developed land, proximity to centers of employment, and presence of environmentally sensitive areas). Critical components of the housing allocation plan include:

- Procedures for accommodating valid local concerns.
- A set of incentives and/or an enforcement mechanism.
- A mechanism for encouraging public/private partnership.
- State financial commitment to assist in implementation of law.
- Integration of local land use planning and regulation with local housing policy.
- A mechanism for resolving housing policy conflicts.
- Jurisdiction over dispute resolution concerning housing allocations and siting.
- A body created specifically to handle intergovernmental land use and housing policy and to resolve disputes, which also serves as an information and data clearinghouse.

## **Conclusion**

The correctional facilities in this study represent a range of types and locations across the nation. Comprehensive assessment of the impact of these facilities has revealed positive effects on the local economy and no negative effects on property values, public safety, and quality of life. However, public opposition often occurs in the process of siting a correctional facility, especially when attention has not been paid to developing public trust well before siting is contemplated. The ultimate goal for siting a correctional facility is to design and use a process that anticipates and responds to the public's concerns.

## National Institute of Corrections Advisory Board

Jo Anne Barnhart  
Assistant Secretary for Children  
and Families  
Department of Health and  
Human Services  
Washington, DC

Norman A. Carlson  
Senior Fellow  
Department of Sociology  
University of Minnesota  
Stillwater, MN

John E. Clark  
Attorney-at-Law  
San Antonio, TX

Lynne DeLano  
Secretary  
South Dakota Department  
of Corrections  
Pierre, SD

Newman Flanagan  
District Attorney  
Suffolk County  
Boston, MA

Honorable Carol Pavilack Getty  
Chairman  
U.S. Parole Commission  
Bethesda, MD

Assistant Attorney General  
Office of Justice Programs  
Washington, DC

Susan Humphrey-Barnett  
Anchorage, AK

Norval Morris  
Professor  
University of Chicago Law School  
Chicago, IL

Barry J. Nidorf  
Chief Probation Officer  
Los Angeles Probation Department  
Downey, CA

Donald Omodt  
Sheriff  
Hennepin County  
Minneapolis, MN

John A. Prescott  
Chief, Retired  
Kennebunkport Police Department  
Cape Porpoise, ME

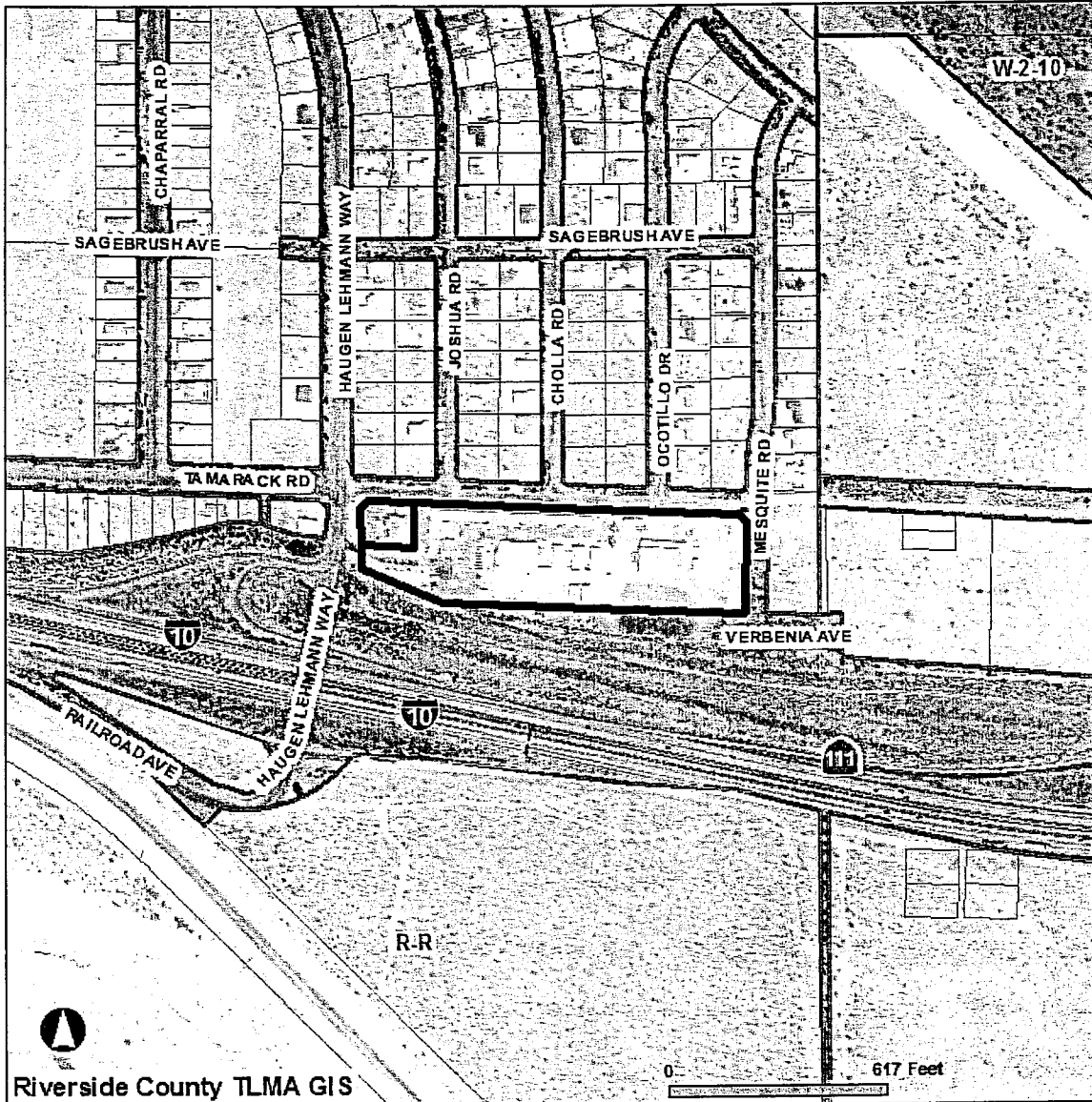
J. Michael Quinlan  
Director  
Federal Bureau of Prisons  
Washington, DC

Gerald P. Regier  
Acting Administrator  
Office of Juvenile Justice and  
Delinquency Prevention  
Washington, DC

Judge William W Schwarzer  
Director  
Federal Judicial Center  
Washington, DC

Paul V. Voinovich  
Cleveland, OH

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
 517-340-006 517-340-008

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**STANDARD WITH PERMITS REPORT**

**APNs**

517-340-006-4  
 517-340-008-6

**OWNER NAME / ADDRESS**

517-340-006  
 TRINITY YOUTH SERVICES  
 55860 HAUGEN LEHMANN WAY  
 WHITEWATER, CA. 92282

517-340-008  
 TRINITY YOUTH SERVICES  
 55860 HAUGEN LEHMANN WAY

WHITEWATER, CA. 92282

**MAILING ADDRESS**

517-340-006  
(SEE OWNER)  
P O BOX 848  
COLTON CA. 92324

517-340-008  
(SEE OWNER)  
P O BOX 848  
COLTON CA. 92324

**LEGAL DESCRIPTION**

APN: 517340006  
RECORDED BOOK/PAGE: MB 30/55  
SUBDIVISION NAME: SAN GORGONIO PASS 2  
LOT/PARCEL: 111, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

APN: 517340008  
RECORDED BOOK/PAGE: MB 30/55  
SUBDIVISION NAME: SAN GORGONIO PASS 2  
LOT/PARCEL: 101, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

517-340-006  
RECORDED LOT SIZE IS 0.42 ACRES

517-340-008  
RECORDED LOT SIZE IS 6.81 ACRES

**PROPERTY CHARACTERISTICS**

517-340-006  
NO PROPERTY DESCRIPTION AVAILABLE

517-340-008  
NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 724 GRID: F2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T3SR3E SEC 8

**ELEVATION RANGE**

1356/1376 FEET

**PREVIOUS APN**

517-340-006  
517-340-001

517-340-008  
517-340-007

---

**PLANNING**

---

**LAND USE DESIGNATIONS**



Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**  
WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**  
NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**  
SAN GORGONIO PASS WIND ENERGY POLICY AREA

**ZONING CLASSIFICATIONS (ORD. 348)**  
R-R

**ZONING DISTRICTS AND ZONING AREAS**  
WHITewater AREA

**ZONING OVERLAYS**  
NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**  
NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**  
NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**  
NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**  
NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**  
NOT IN AN AIRPORT COMPATIBILITY ZONE

---

## **ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
NO DATA AVAILABLE

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## **FIRE**

**HIGH FIRE AREA (ORD. 787)**  
IN HIGH FIRE AREA - Grading And Building Permit Applications Require Fire Dept Clearance Prior To Permit Issuance.

**FIRE RESPONSIBILITY AREA**  
STATE RESPONSIBILITY AREA

---

## **DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**  
144

**TRANSPORTATION AGREEMENTS**  
NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**  
NOT IN A CETAP CORRIDOR.

**HYDROLOGY**

**FLOOD PLAIN REVIEW**  
NOT REQUIRED.

**WATER DISTRICT**  
DWA

**FLOOD CONTROL DISTRICT**  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**  
WHITEWATER

**GEOLOGIC**

**FAULT ZONE**  
NOT IN A FAULT ZONE

**FAULTS**  
WITHIN A 1/2 MILE OF  
GARNET HILL FAULT  
SAN ANDREAS FAULT  
SAN ANDREAS FAULTS  
CONTACT THE COUNTY'S CHIEF ENGINEERING GEOLOGIST AT (951)955-6863.

**LIQUEFACTION POTENTIAL**  
MODERATE

**SUBSIDENCE**  
SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**  
LOW POTENTIAL.  
FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

**MISCELLANEOUS**

**SCHOOL DISTRICT**  
BANNING UNIFIED

**COMMUNITIES**  
SAN GORGONIO

**COUNTY SERVICE AREA**  
IN OR PARTIALLY WITHIN  
W PALM SPRINGS #47 -  
STREET LIGHTING

**LIGHTING (ORD. 655)**  
ZONE B, 40.44 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**  
044503

**FARMLAND**  
OTHER LANDS  
URBAN-BUILT UP LAND

- TAX RATE AREAS**  
055-031
- BANNING UNIF SCH DIST LIB
  - BANNING UNIFIED SCHOOL
  - COACHELLA VALLEY RESOURCE CONSER
  - COUNTY SERVICE AREA 47 \*
  - COUNTY STRUCTURE FIRE PROTECTION
  - COUNTY WASTE RESOURCE MGMT DIST
  - CSA 152
  - DESERT WATER AGENCY
  - FLOOD CONTROL ADMINISTRATION
  - FLOOD CONTROL ZONE 6
  - GENERAL
  - GENERAL PURPOSE
  - MISSION SPRINGS IMP E
  - MISSION SPRINGS WATER DISTRICT
  - MT SAN JACINTO JUNIOR COLLEGE
  - RIV CO REG PARK & OPEN SPACE
  - RIV. CO. OFFICE OF EDUCATION
  - SAN GORGONIO PASS MEM HOSPITAL
  - SUMMIT CEMETERY DISTRICT

**SPECIAL NOTES**  
NO SPECIAL NOTES

**CODE COMPLAINTS**  
NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
091199	REPAIR FIRE DAMAGE MISC M M 300 3000	FINALED
367799	GARDEN WALL & 7 PILASTERS WALL490 M-2 WALL 1482 2964	ISSUED
BMN990002	SITE PREP/PERM FDTN TO OFFICE BLDG #1	FINAL
367192	SUPPLEMENTAL - FOOTINGS	ISSUED
210051	RE-ROOF,240 SQRS,SHINGLE,+RESHTNG	FINALED
364690	COMMERCIAL GRADING	ISSUED
418998	GRADING-COMMERCIAL TRACT PP13227 LOT 110	EXPIRED
BZ133015	AUTO SPRINKLER & YARD LIGHTS	FINAL
BXX003369	77' TOWER FOR CELL SITE	FINAL
BMN990003	MODULAR OFFICE BLDG #2 2160 SQ FT	FINAL
BMN990004	SITE PREP/PERM FDTN TO OFFICE BLDG #2	FINAL
BPL980232	ADD GASLINE TO BLDG/POOL	FINAL
367796	RETAINING WALL WALL490 M-2 RET 1280 3840	ISSUED
BZ136211	ON SITE SIGNS (ELECT)	FINAL
BMN990001	MODULAR OFFICE BLDG #1 2160 SQ FT	FINAL
333269	PRIVATE SCHOOL CAFETERIA AIR490 R-3 C 5120 16896 PRCH490 PN V-N 120 2400 SCHL490 A-3 V-N 5120 278528	ISSUED
X418998	NOT AVAILABLE	NOTINLMS
BZ254673	REPLACE SEEPAGE PIT	FINAL

BEL001162	ELECTRIC FOR CELL SITE	FINAL
BZ279878	PLAN CHECK ON GYMNASIUM	FINAL
BPL980514	ADD 160 2INCH GAS LINE	FINAL
423118	INDOOR POOL (BLDG. ONLY) AQUATIC CENTER BLD.1	FINAL
BXX970193	GARDEN WALL AROUND ELECTRICAL SERVICE	EXPIRED
BEL980519	ADD 1200 AMP SERVICE	FINAL
372096	TEMP USE OF PERMANENT SERVICE	ISSUED
367797	TRASH ENCLOSURE WALL490 M-2 WALL 294 588	ISSUED
375210	REHAB - DORM & ADMIN BLDG	ISSUED
X423118	NOT AVAILABLE	NOTINLMS
BXX090196	6 PANEL ANTENNA TO CO-LOCATE ON EXISTING TOWER	FINAL
BZ132928	3 ON SITE SIGNS	FINAL
BZ187455	SPECIAL INSPECTION BOY HOME	FINAL
BXX003370	EQUIPMENT CABINETS	FINAL
BNR000179	NOT AVAILABLE	VOID
371895	LIGHT STANDARDS - PARKING	ISSUED
BSP970042	INDOOR COMMERCIAL POOL-PUP214 RVP186	EXPIRED
BNR090120	4 NEW SHELTER CABINETS ON EXISTING CELL SITE 216SF	FINAL
BZ190112	HEATING AND AIR-CONDITIONING	FINAL
361372	RENEW CAFETERIA PRIV. SCHOOL #333269 AIR490 R-3 C 5120 16896 PRCH490 PN V-N 120 2400 SCHL490 A-3 V-N 5120 278528 SPRINK490 F V 5120 8192 WALL490 M-2 WALL 400 800	ISSUED
BPL060592	REPLACING EXISTING SEEPAGE PITS	EXPIRED
BZ246774	6' X 95' GARDEN WALL	FINAL
BEL090900	NEW METER TO CO-LOCATE 6 ANTENNAS - PP24083	FINAL
BZ283337	GYMNASIUM	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHS064013	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

Case #	Description	Status
PP13127	LANDSCAPE AND IRRIGATION PLANS FOR PUP 214 REVISED PERMIT NO. 1	HISTORY
MT100245	SAN GORGONIO PASS 2 LOT 101	PAID
PP24083	CO-LOCATE ON EXISTING CELLUAR TOWER SIX ADDITIONALANTENNAS AND FOUR OUTDOOR EQUIPMENT CABINETS WITHIN THE EXISTING LEASED AREA.	APPROVED
CFG05515	CFG FOR EA42161 (PP24083)	PAID
PUP00299	NOT AVAILABLE	NOTINLMS
PUP00214S1	SC FOR RT OF WAY DEDICATION OF TAMARACK RD	APPROVED
PUP00214S3	GRADING FOR SPORTS FIELD ON APN 517-250-027	WITHDRWN
PUP00214R2	CHANGE USE FROM YOUTH TO ADULT HALF WAY HOUSE	VOID
PUP00214R4	CHANGE USE FROM YOUTH TO ADULT HALF WAY HOUSE FOR APPROXIMATELY 80 ADULTS WITH TYPICAL LENGTH OF STAY OF 90 DAYS WITH SUPERVISION TO BE CONDUCTED BY A PRIVATE OPERATOR UNDER CONTRACT WITH THE CA DEPTOF CORRECTIONS AND REHABILITATION. NO PHYSICAL CHANGES ARE PROPOSED TO THE PROPERTY.	DRT
CFG05705	CFG FOR EA42343	PAID
PUP00214S2	CHANGE ADMINISTRATIVE BUILDING TO ST JOHN'S SCHOOL	APPROVED
EA42343	EA FOR PUP00214R4	DRT
PUP00317	NOT AVAILABLE	NOTINLMS
EA36986	EA FOR RVP00186 ENVIRONMENTAL ASSESSMENT FOR RVP00186 PAR 52,PUP 214, RVP 59, PP 13127, PUP 299, PUP 317	APPROVED
MT100246	SAN GORGONIO PASS 2 LOT 101	PAID
EA42161	EA FOR PP24083	APPROVED
PUP00214	NOT AVAILABLE	VOID

REPORT PRINTED ON...Tue Sep 14 08:15:06 2010  
Version 100412

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4** – Intent to Adopt Mitigated Negative Declaration - Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008 – Concurrent Cases: EA42343, CFG05705. – Related Case: PUP00214, PUP00214R1, PUP00214R2, PUP00214R3. Related Case: None. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: November 3, 2010  
PLACE OF HEARING: Riverside County Administrative Center  
Board Chambers, 1<sup>st</sup> Floor  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact Jay Olivas, Project Planner at (951) 955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
Attn: Jay Olivas, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

**PUBLIC USE PERMIT NO. 214, REVISED PERMIT NO. 4** – EA42343 – Applicant: E2 Development, LLC – Representative: Ernest H. Wright, II – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 DU/AC) – Location: Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue, westerly of Mesquite Road at 55860 Haugen-Lehmann Way in Whitewater, CA– 7.23 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: The public use permit proposes a change of use from youth to adult half way house for approximately 80 adults with a typical length of stay of 90 days with supervision to be conducted by a private operator under contract with the California Department of Corrections and Rehabilitation. No physical changes are proposed to the property. - APN: 517-340-006 & 517-340-008 – Concurrent Cases: EA42343, CFG05705. – Related Case: PUP00214, PUP00214R1, PUP00214R2, PUP00214R3.  
(Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: October 6, 2010  
PLACE OF HEARING: Riverside County Administrative Center  
Board Chambers, 1st Floor  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact, Jay Olivas, Project Planner at (951) 955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has recommended DENIAL of above-described application, and is therefore not recommending any California Environmental Quality Act (CEQA) action. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Thursday, from 7:30 A.M. to 5:30 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas, Project Planner  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 9/14/2010.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PUP00214R4 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

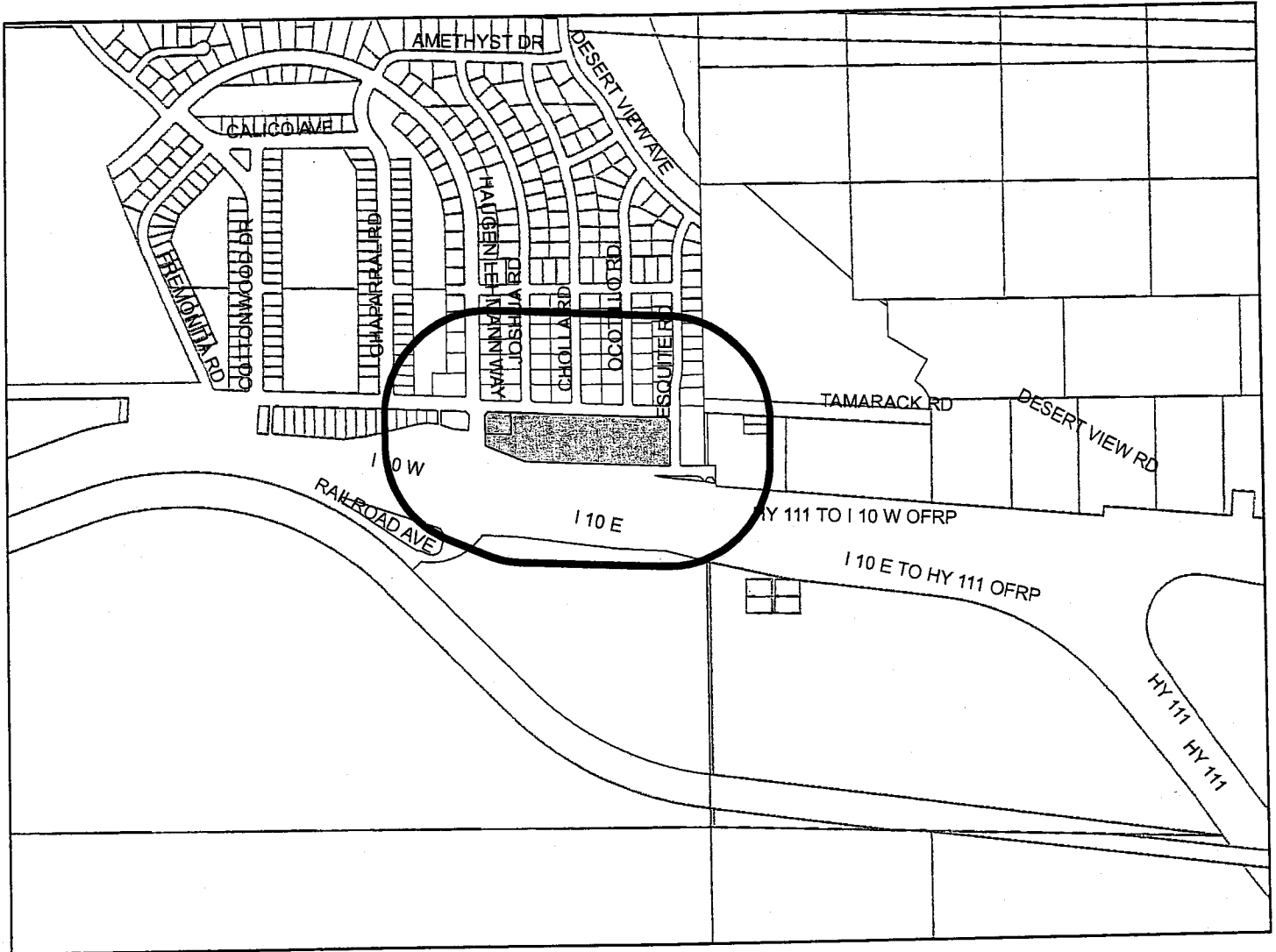
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

## 600 feet buffer



### Selected Parcels

517-281-003	517-281-005	517-330-015	517-330-014	517-290-008	517-283-002	517-284-004	517-284-006	517-284-007	517-290-005
517-330-013	517-290-007	517-282-008	517-282-010	517-283-004	517-282-007	517-330-020	517-285-006	517-281-006	517-281-009
517-284-009	517-284-005	517-284-016	517-283-007	517-290-006	517-285-004	516-060-046	516-070-001	516-070-004	517-340-004
517-340-005	517-283-011	517-281-012	517-281-011	517-282-006	517-282-004	517-284-013	517-290-010	517-290-016	517-282-002
517-284-015	517-283-003	517-340-003	517-282-011	517-284-012	517-282-005	517-285-008	517-330-012	517-330-017	517-285-003
517-330-016	517-290-011	517-283-008	517-282-003	517-290-013	517-281-013	517-281-002	517-282-013	517-290-014	517-283-009
517-283-010	517-283-013	517-290-012	517-284-010	517-284-008	517-290-009	517-320-004	517-320-003	517-282-012	517-285-009
517-285-005	517-283-012	517-340-008	517-340-006	517-285-007	516-070-003	517-281-010	517-282-009	517-281-008	517-281-007
517-281-004	517-283-006	517-284-002	517-283-005						



1,100      550      0      1,100 Feet

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APN: 517281003, ASMT: 517281003  
ABE E SCOTT, ETAL  
55910 HAUGEN LEHMAN WAY  
WHITE WATER CA 92282

APN: 517290005, ASMT: 517290005  
CASSANDRA R KNIGHTEN  
13400 CHAPARRAL RD  
WHITEWATER CA. 92282

APN: 517281005, ASMT: 517281005  
AHMED SADI  
2332 E 21ST ST  
SIGNAL HILL CA 90755

APN: 517330013, ASMT: 517330013  
CESAR ARRELLANES  
21350 VIA LIAGO  
PERRIS CA 92570

APN: 517290008, ASMT: 517290008  
ALL AMERICAN INVESTMENT CORP  
1612 VIA BARCELONA  
PALOS VERDES CA 90274

APN: 517290007, ASMT: 517290007  
CHRISTOPHER CASTORENA  
13420 CHAPARAL RD  
WHITE WATER CA 92282

APN: 517283002, ASMT: 517283002  
ALLEN CRANE, ETAL  
8115 EL PASEO GRANDE  
LA JOLLA CA 92037

APN: 517282008, ASMT: 517282008  
DARRELL ALLEN, ETAL  
9635 LA ALBA DR  
WHITTIER CA 90603

APN: 517284004, ASMT: 517284004  
ARBIDELLA A SCHMIDT  
255 ENCHANTMENT RD  
RAPID CITY SD 57701

APN: 517282010, ASMT: 517282010  
DAVID W DAVILA, ETAL  
13445 CHOLLA RD  
WHITEWATER CA. 92282

APN: 517284006, ASMT: 517284006  
AVA NICOLE M N NAVARRO, ETAL  
13464 OCOTILLO RD  
WHITEWATER CA. 92282

APN: 517283004, ASMT: 517283004  
DAWN MARIA GREENWOOD  
P O BOX 65  
CABAZON CA 92230

APN: 517284007, ASMT: 517284007  
BARBARA HENDRICKS  
13480 OCOTILLO DR  
WHITEWATER CA. 92282

APN: 517282007, ASMT: 517282007  
DESERT HOT SPRINGS CALIF CONGR OF JEHOVAHS  
C/O RICHARD SIPES  
P O BOX 111  
DSRT HOT SPGS CA 92240



APN: 517330020, ASMT: 517330020  
DESERT WIND DEV  
20783 N 83RD AVE STE 500  
PEORIA AZ 85382

APN: 517283007, ASMT: 517283007  
FRANK KOSOWICZ, ETAL  
C/O FRANK & JANINA KOSOWICZ  
6530 SAN VICENTE BLV  
LOS ANGELES CA 90048

APN: 517285006, ASMT: 517285006  
ERIC G WALTON  
13444 MESQUITE RD  
WHITEWATER CA 92282

APN: 517290006, ASMT: 517290006  
GEORGE ADAMS  
13410 CHAPARRAL RD  
WHITEWATER CA. 92282

APN: 517281006, ASMT: 517281006  
F A VIOLA, ETAL  
109 RIMINI WAY  
N VENICE FL 34275

APN: 517285004, ASMT: 517285004  
GLADYS BRUSHETT  
1050 HOOTEN DR  
SILVER SPRINGS NV 89429

APN: 517281009, ASMT: 517281009  
FEDERAL NATL MORTGAGE ASSN  
C/O REO DEPT  
1000 TECHNOLOGY DR  
OFALLON MO 63368

APN: 517340005, ASMT: 517340005  
GRAYBURN PROP INC  
P O BOX 6019  
NORCO CA 92860

APN: 517284009, ASMT: 517284009  
FELIPE H CASTANEDA, ETAL  
1137 GLENDENING CT  
BRAWLEY CA 92227

APN: 517283011, ASMT: 517283011  
JANINA KOSOWICZ, ETAL  
C/O FRANK & JANINA KOSOWICZ  
6530 SAN VICENTE BLV  
LOS ANGELES CA 90048

APN: 517284005, ASMT: 517284005  
FLOYD L HAYS, ETAL  
13442 OCOTILLO DR  
WHITEWATER CA. 92282

APN: 517281012, ASMT: 517281012  
JOEL WIRTH  
P O BOX 82  
CABAZON CA 92230

APN: 517284016, ASMT: 517284016  
FRANCISCA VEGA  
13398 OCOTILLO RD  
WHITEWATER CA. 92282

APN: 517281011, ASMT: 517281011  
JOHN LOUIS BLACK  
13411 JOSHUA RD  
WHITEWATER CA. 92282



APN: 517282004, ASMT: 517282004  
JOHN MARKUS, ETAL  
66226 AVENIDA CADENA  
DSRT HOT SPGS CA 92240

APN: 517340003, ASMT: 517340003  
LUIS D AROCHO  
P O BOX 4484  
GARDEN GROVE CA 92842

APN: 517284013, ASMT: 517284013  
JOSE VILLASENOR ARRIAGA  
P O BOX 369  
CABAZON CA 92230

APN: 517282011, ASMT: 517282011  
MICHAEL C FREESE  
860 GRACE CIR  
PALM SPRINGS CA 92262

APN: 517290010, ASMT: 517290010  
JOSEF SIKORA, ETAL  
5233 EL RIO AVE  
LOS ANGELES CA 90041

APN: 517284012, ASMT: 517284012  
MICHAEL J ESTRADA, ETAL  
12343 KERRWOOD  
EL MONTE CA 91732

APN: 517290016, ASMT: 517290016  
JOY WAY CAPITAL TRUST  
P O BOX 7000 318  
ROLLING HILL ESTATE CA 90274

APN: 517282005, ASMT: 517282005  
MIHALY FARAGO  
13468 JOSHUA RD  
WHITEWATER CA. 92282

APN: 517282002, ASMT: 517282002  
KAREN SORDIFF  
P O BOX 748  
REDLANDS CA 92373

APN: 517285008, ASMT: 517285008  
MORONGO V I K LTD PARTNERSHIP  
P O BOX 1078  
BLOOMINGTON CA 92316

APN: 517284015, ASMT: 517284015  
KENNETH RICE, ETAL  
P O BOX 1192  
CALIMESA CA 92320

APN: 517330017, ASMT: 517330017  
MORRIS COMMUNICATIONS CORP  
C/O DESERT RADIO GROUP  
1321 N GENE AUTRY TR  
PALM SPRINGS CA 92262

APN: 517283003, ASMT: 517283003  
LAEVA SCHWERTFEGER  
5021 W SHANNON VIEW RD  
ACTION CA 93510

APN: 517285003, ASMT: 517285003  
MOV LY, ETAL  
2049 RAELYN PL  
WEST COVINA CA 91792



APN: 517330016, ASMT: 517330016  
NICOLE L FORGUES  
41304 VALLEY OF THE FALLS  
FORREST FALLS CA 92339

APN: 517282013, ASMT: 517282013  
ROBERT MILLER  
13373 CHOLLA RD  
WHITEWATER CA. 92282

APN: 517290011, ASMT: 517290011  
NORMA HAKE, ETAL  
3036 CAMINITO ARENOSO  
SAN DIEGO CA 92117

APN: 517290014, ASMT: 517290014  
RUTLEY HELEN R ESTATE OF  
2560 S BARRINGTON NO 101  
LOS ANGELES CA 90064

APN: 517283008, ASMT: 517283008  
OLGA SIAS  
9289 PENNY DR  
RIVERSIDE CA 92503

APN: 517283010, ASMT: 517283010  
S E L & E CENTRAL LOGIC MANAGEMENT SYS CO  
C/O THOMAS F MOSES  
11678 INWOOD AVE  
RIVERSIDE CA 92503

APN: 517282003, ASMT: 517282003  
PEDRO LOPEZ  
2658 CIMARRON ST  
LOS ANGELES CA 90018

APN: 517283013, ASMT: 517283013  
SAG & E CENTRAL STD PROCESS SOLUTIONS CO  
C/O ALFRED S VILLEGAS  
529 N MCKINLEY ST STE 104  
CORONA CA 92879

APN: 517290013, ASMT: 517290013  
REALTY HOLDING FUND INTERNATIONAL INC  
3315 MCCLURE WOODS CT  
DULUTH GA 30096

APN: 517290012, ASMT: 517290012  
SARAH HEYDEN  
55977 HAUGEN LEHMANN WAY  
WHITE WATER CA 92282

APN: 517281013, ASMT: 517281013  
RICHARD P SWIFT, ETAL  
5128 VALLEY BLVD  
LOS ANGELES CA 90032

APN: 517290009, ASMT: 517290009  
SELECT VENTURES INC  
636 S 2ND AVE NO D  
COVINA CA 91723

APN: 517281002, ASMT: 517281002  
ROBERT MESSNER, ETAL  
55900 HAUGEN-LEHMANN WAY  
WHITEWATER CA. 92282

APN: 517320003, ASMT: 517320003  
SEYMOUR LAZAR, ETAL  
334 HERMOSA PL  
PALM SPRINGS CA 92262

APN: 517282012, ASMT: 517282012  
SHIRLEY E BRYANT  
806 ARDMORE CIR  
REDLANDS CA 92374

APN: 517281010, ASMT: 517281010  
WACHOVIA MORTGAGE CORP  
C/O WELLS FARGO HOME MTG  
3476 STATEVIEW BLV  
FORT MILL SC 29715

APN: 517285009, ASMT: 517285009  
SHIRLEY SMITH, ETAL  
P O BOX 520  
CABAZON CA 92230

APN: 517282009, ASMT: 517282009  
WADE DEXTER  
13459 CHOLLA RD  
WHITEWATER CA. 92282

APN: 517285005, ASMT: 517285005  
STEVE SCHEINWALD  
40224 SAGEWOOD DR  
PALM DESERT CA 92260

APN: 517281008, ASMT: 517281008  
WAN M SOTOMAYER DIAZ  
P O BOX 461787  
LOS ANGELES CA 90046

APN: 517283012, ASMT: 517283012  
TERRANCE G NIEMIEC  
57590 BLACK DIAMOND  
LA QUINTA CA 92253

APN: 517283005, ASMT: 517283005  
WEST PALM SPRINGS RO CLUB  
PMB 438  
P O BOX 439060  
SAN YSIDRO CA 92143

APN: 517340006, ASMT: 517340006  
TRINITY YOUTH SERVICES  
P O BOX 848  
COLTON CA 92324

APN: 517285007, ASMT: 517285007  
VERNESSA U SIMS  
13456 MESQUITE RD  
WHITEWATER CA. 92282

APN: 516070003, ASMT: 516070003  
VICTOR J HOLCHAK  
P O BOX 46039  
LOS ANGELES CA 90046

E2 Development, LLC  
801 Calle Lasgasca  
Chula Vista, CA 91910

Trinity Youth Services  
P.O. Box 848  
Colton, CA 92324

Riverside County Sheriff's Office  
50290 Main Street  
Cabazon, CA 92230

City of Palm Springs  
Planning Department  
73-710 Fred Waring Drive  
Palm Desert, CA 92260

Extra Labels for  
PUP00214R4



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: E2 Development Date Submitted: October 15, 2010
Applicant Address: 801 Calle Lagasca, Chula Vista, CA 91910
Project Name: Public Use Permit No. 214, Revised Permit No. 4
CEQA Lead Agency: County of Riverside Planning Department
CEQA Document Type: (ND, MND, EIR) Mitigated Negative Declaration
SCH Number and/or Local Agency ID Number: EA No. 42343
Project Location: 55860 Haugen-Lehmann Way, Whitewater, CA 92282

Brief Project Description: The revision to Public Use Permit 214 proposes a change of use from youth to adult half way house for approximately 80 adults within an existing complex of 16 buildings totaling approximately 56,000 square feet currently being used as a youth adult half way house. No physical changes are proposed to the property.

Justification for No Effect Determination: This project will have no effect of fish and wildlife because the project proposes a minor change to an existing Public Use Permit. The project will not lead to or allow new construction, grading, or other physical alterations to the environment.

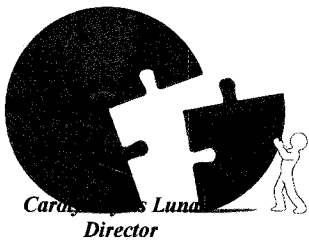
Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records; you are required to file a copy of this determination with the County Clerk after your project is approved and at the time of filing of the CEQA lead agency's Notice of Determination (NOD). If you do not file a copy of this determination with the County Clerk at the time of filing of the NOD, the appropriate CEQA filing fee will be due and payable.

Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: JEFF BRANT Date: 10-26-10
Title: Senior Environmental Scientist

DFG 753.5 (01/07)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42343 Public Use Permit No. 214, Revised Permit No. 4

Project Title/Case Numbers

Jay Olivas  
County Contact Person

951-955-3200  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ernest H. Wright, II  
Project Applicant

Address

Northerly of Interstate 10, southerly of Tamarack Road, easterly of Verbenia Avenue at 55860 Haugen-Lehmann Way.  
Project Location

Revised Public Use Permit for an adult half way house for up to 80 parolees.  
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 3, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$64.00) and copy of Calif. Dept. of Fish & Game No Effect Determination Form.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

  
Signature

Principal Planner  
Title

November 2, 2010  
Date

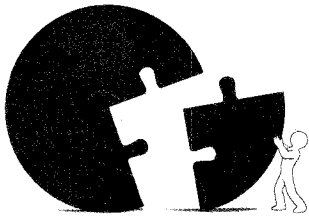
Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/rj  
Revised 8/25/2009  
Y:\Planning Master Forms\CEQA Forms\WOD Form.doc

Please charge deposit fee case#: ZEA42343 ZCFGCFG05705 .

FOR COUNTY CLERK'S USE ONLY





**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Carolyn Syms Luna*  
*Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Public Use Permit No. 214, Revised Permit No. 4

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: October 12, 2010

Applicant/Project Sponsor: Ernest H. Wright, II Date Submitted: August 17, 2010

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Jay Olivas Date: November 3, 2010

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jay Olivas at 951-955-1195.

Revised: 10/16/07  
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42343 ZCFG05705

**FOR COUNTY CLERK'S USE ONLY**

Empty rectangular box for County Clerk's use.



DEPARTMENT OF FISH AND GAME

http://www.dfg.ca.gov
Environmental Review and Permitting
1416 Ninth Street, Suite 1260
Sacramento, California 95814



CEQA Filing Fee No Effect Determination Form

Applicant Name: E2 Development Date Submitted: October 15, 2010
Applicant Address: 801 Calle Lagasca, Chula Vista, CA 91910
Project Name: Public Use Permit No. 214, Revised Permit No. 4
CEQA Lead Agency: County of Riverside Planning Department
CEQA Document Type: (ND, MND, EIR) Mitigated Negative Declaration
SCH Number and/or Local Agency ID Number: EA No. 42343
Project Location: 55860 Haugen-Lehmann Way, Whitewater, CA 92282

Brief Project Description: The revision to Public Use Permit 214 proposes a change of use from youth to adult half way house for approximately 80 adults within an existing complex of 16 buildings totaling approximately 56,000 square feet currently being used as a youth adult half way house. No physical changes are proposed to the property.

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Determination: Based on a review of the Project as proposed, the Department of Fish and Game has determined that for purposes of the assessment of CEQA filing fees [F&G Code 711.4(c)] the project has no potential effect on fish, wildlife and habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

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Without a valid No Effect Determination Form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code Section 711.4(c)(3).

DFG Approval By: Jeff Bennett Date: 10-26-10

Title: Senior Environmental Scientist

DFG 753.5 (01/07)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

N\* REPRINTED \* R1007096

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: E2 DEVELOPMENT LLC \$64.00  
paid by: CK 1016  
CFG FOR EA42343  
paid towards: CFG05705 CALIF FISH & GAME: DOC FEE  
at parcel: 55860 HAUGEN-LEHMANN WY WHIT  
appl type: CFG3

By \_\_\_\_\_ Jun 24, 2010 16:24  
SBROSTRO posting date Jun 24, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**