



# **YRTC Update**

**March 2008**





Fig. 3. A semisubterranean dance house at Paskenta. Photograph by Walter Goldschmidt, 1938.

# Authorizing Legislation

## IHS Youth Program

### P.L. 102-573 Indian Healthcare Amendments of 1992 Sec. 704

#### (b) TREATMENT CENTERS OR FACILITIES

- (1) The Secretary shall construct, renovate, or, as necessary, purchase, and appropriately staff and operate, a youth regional treatment center in each area under the jurisdiction of an area office.
- (2) For the purpose of staffing and operating such centers or facilities, funding shall be pursuant to the Act of November 2, 1921 (25 U.S.C. 13).

# Congressional Budget Language Fiscal year ending Sept. 30, 2005

H.R. 4818 – 277: “...Provide further, that up to \$2,700,000 from un-obligated balances may be used for the purchase of land at two sites for the construction of the northern and southern California Youth Regional Treatment Centers, subject to advance approval from the House and Senate Committees on Appropriations.”

# Letter to All California Tribal Governments

April 20, 2007

- Tribal resolutions concerning YRTC priorities
- The Trinity-Anza compound was found to not be suitable as a dual-diagnosis inpatient facility
- Sufficient number of tribal resolutions to continue pursuit of two separate YRTC sites

# CATAC Involvement

August 21, 2007 CATAC Meeting, Arcata

- Discussed and sought direction on the YRTC initiative
- Recommended that property near Bangor in Butte County be elevated to number one on the priority list
- Abandoned efforts to purchase property in Nice, Lake County
- Recommended elevating the Hemet property to number one

September 26, 2007 National Indian Health Board, Portland

- CATAC members documented their support in a letter to the IHS Director, for Bangor property in northern California and the Hemet property in southern California

# CATAC Involvement

(Continued)

October 24, 2007 CATAC Meeting, Oroville

- Discussed progress on Bangor and Hemet properties
- Visited the Bangor property site

December 4, 2007 CATAC Meeting Palm Springs

- Discussed progress on Bangor and Hemet properties
- Visited the Hemet property site

February 12, 2008 CATAC Meeting, Corning

- Provided an update on the YRTC initiative
- Sought advice and input for the Annual Tribal Leaders' Consultation Conference in March 2008

# Northern YRTC

- Summer 2003      Rio Linda, Sacramento County
  - Land located in a flood plain
- August 2003      Mather Field, Sacramento County
  - City of Rancho Cordova discouraged property transfer to avoid loss of tax base
- January 2004
  - Program Justification Document (PJD) approved by IHS HQ
- Summer 2005      Ya-Ka-Ama, Sonoma County
  - Initial support of property sale from Board of Directors Ya-Ka-Ama
  - Local tribal influence prevented acquisition
- October 2006      Advertised in northern newspapers.
  - Response from Bangor property owner



# Northern YRTC

(Continued)

- February 2006      Deganawidah-Quetzalcoatl (DQ) University,  
Yolo County
  - DQ University Board offered a land lease in November 2006, but the gov't. can't do capital improvements to private property
  - Follow-up discussions with DQ University have been unfruitful, since the tribal college temporarily lost its accreditation
- July 2006              Weimar Institute, Placer County
  - Mountainous land, not easily developed
  - No public transportation
  - Old existing buildings; renovation would be major and costly
  - Building layouts are not conducive to dual-diagnosis inpatient facility

# Northern YRTC

(Continued)

- December 2006    Echo Creek Ranch, El Dorado County
  - Mountainous land; not easily developed
  - No public transportation
  - Old existing buildings
  - Extreme winter environment
- January 2007    Lassen Pines Camp, Shasta County
  - No public transportation
  - Too large; too expensive
  - Infrastructure old
  - Not suitable as a dual-diagnosis inpatient facility
- January 2007    IHS Team previewed sites
  - 29 sites considered
  - 10 sites surveyed
  - 5 sites ranked

# Northern YRTC

(Continued)

## Summary of Site Ratings

<b>Rater</b>	<b>NICE*</b>	<b>BANGOR</b>	<b>FOUR JUNES</b>	<b>HWY 70</b>
<i>Rater #1</i>	<b>620</b>	<b>544</b>	<b>489</b>	<b>481</b>
<i>Rater #2</i>	<b>725</b>	<b>634</b>	<b>526</b>	<b>377</b>
<i>Rater #3</i>	<b>754</b>	<b>667</b>	<b>632</b>	<b>588</b>
<i>Rater #4</i>	<b>654</b>	<b>587</b>	<b>557</b>	<b>589</b>
<i>Rater #5</i>	<b>639</b>	<b>575</b>	<b>494</b>	<b>547</b>
<b>TOTALS</b>	<b>3392</b>	<b>3007</b>	<b>2698</b>	<b>2582</b>

\* Efforts to purchase Nice property were abandoned in September 2007.

# Northern YRTC

(Continued)

- February 2007
  - Contacted real estate brokers in northern California
- July 2007
  - Site Selection and Evaluation Report (SSER) Phase I signed,
  - Allows IHS to begin “due diligence” SSER Phase II
- January 2008      Agreed on purchase price of \$220,000
- February 2008      Meeting with Butte County Officials

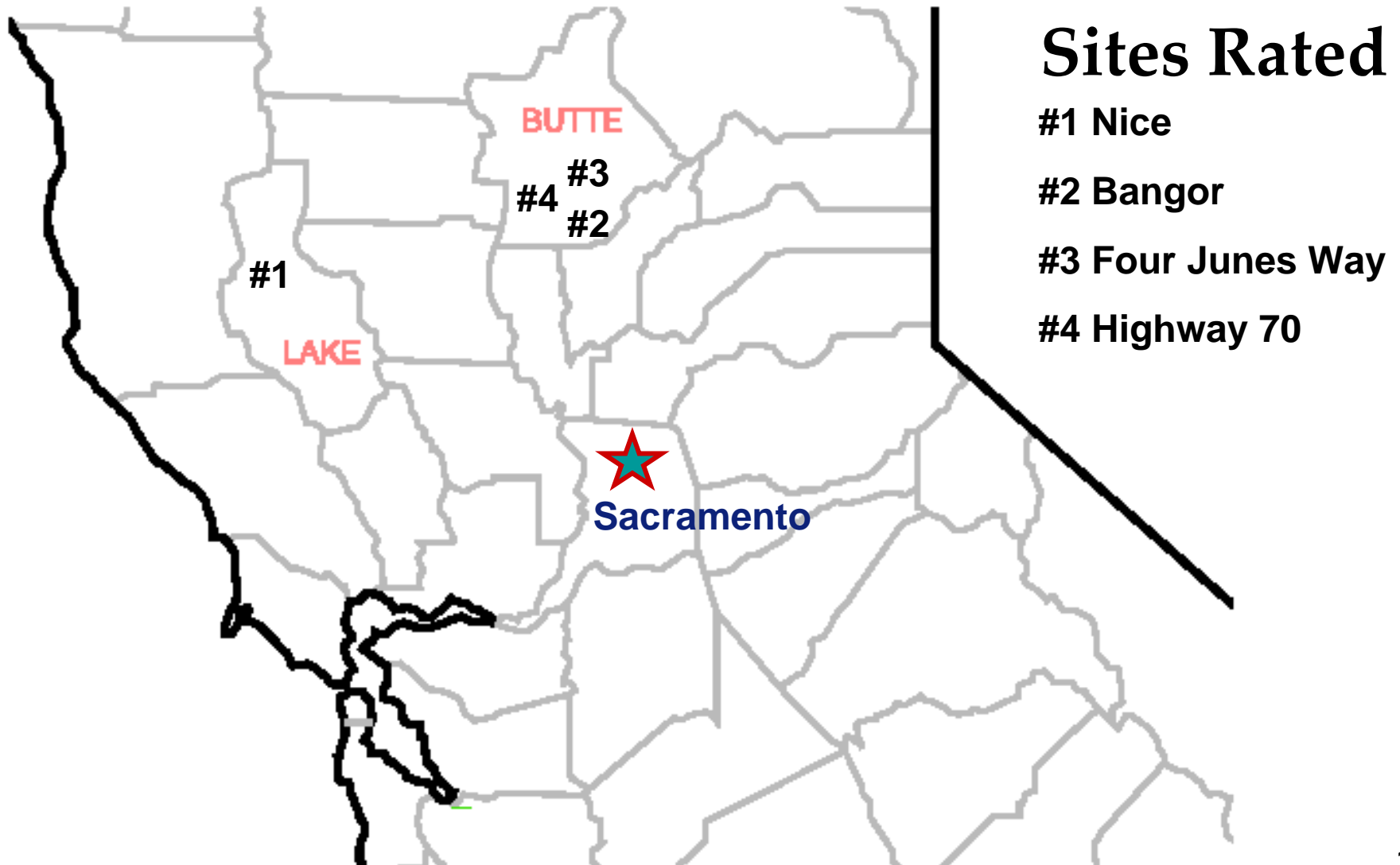
# Northern YRTC

(Continued)

- The title and escrow company selected (escrow account will be opened in April)
- IHS is currently contracting for:
  - Boundary survey
  - Soils analysis
  - Environmental evaluation
  - Archeological survey
- Land purchase is anticipated to be complete by November 2008

# Northern YRTC

(Continued)



# Northern YRTC

(Continued)

## BANGOR: La Porte Road at King Ranch Way



- 15 of 30 Acres
- Rolling Hills with Oak Trees
- 60 miles to SMF Sacramento Airport
- Towns:
  - Bangor (4 miles)
  - Oroville (24 miles)
  - Marysville (22 miles)
  - Sacramento (65 miles)

# Southern YRTC

- Summer 2003      San Diego County
  - Three sites of interest were sold within weeks of IHS inquiries
- January 2004
  - Program Justification Document approved by IHS Headquarters
- September 2004    San Pasquale, San Diego County
  - Tribe preferred to build senior citizen center on the first site
  - Second site was too steep
- September 2004    Santa Ysabel, San Diego County
  - 2 mile access road subject to property owner's permission
- July 2005            La Posta, San Diego County
  - Tribe planned to use building for non-patient care purposes



# Southern YRTC

(Continued)

- July 2006 Trinity-Anza, Riverside County
  - Property 30 years old
  - Renovation would be major and costly
  - Property too large at 840 acres; too expensive at \$28 million
  - In March of 2007 a new offer of 100 acres at \$12 million
  - Site layout of buildings too scattered for close observation of patients
- November 2006 IHS Team previewed sites
  - 34 sites considered
  - 15 sites surveyed
  - 5 sites ranked

# Southern YRTC

(Continued)

<b>Summary of Site Ratings</b>					
<b>Rater</b>	<b>Bakersfield*</b>	<b>Hemet 1</b>	<b>Hemet 2</b>	<b>Anza</b>	<b>Fresno</b>
<i>Rater #1</i>	<b>545</b>	<b>519</b>	<b>498</b>	<b>495</b>	<b>445</b>
<i>Rater #2</i>	<b>537</b>	<b>632</b>	<b>608</b>	<b>544</b>	<b>337</b>
<i>Rater #3</i>	<b>783</b>	<b>658</b>	<b>663</b>	<b>665</b>	<b>673</b>
<i>Rater #4</i>	<b>569</b>	<b>444</b>	<b>444</b>	<b>493</b>	<b>495</b>
<i>Rater #5</i>	<b>791</b>	<b>675</b>	<b>681</b>	<b>690</b>	<b>729</b>
<i>Rater #6</i>	<b>758</b>	<b>683</b>	<b>690</b>	<b>694</b>	<b>696</b>
<b>TOTALS</b>	<b>3973</b>	<b>3611</b>	<b>3584</b>	<b>3581</b>	<b>3375</b>

\*At the request of the CATAC, Bakersfield was moved to the bottom of the ranking because of its distance from the majority of southern California tribes.

Note: Fresno was removed from the list but remains available for a northern or southern California YRTC, should preferred properties fail.

# Southern YRTC

(Continued)

- February 2007
  - Contacted real estate brokers in southern California
- June 2007                      Soboba Tribe, Riverside County
  - Offered an alternate facility/site for consideration
  - Deemed not suitable for dual diagnosis facility due to probable disruptions in patient care resulting from proximal semi-pro baseball team activities
  - Site access was less than optimal considering the access road is five-miles with no alternative
- April 2008
  - Site Selection and Evaluation Report (SSER) Phase I signed
  - Allows IHS to begin “due diligence” SSER Phase II

# Southern YRTC

(Continued)

- February 2008
  - Consultant hired to coordinate land purchase with Riverside County
- February 2008 Land appraised at \$425,000
  - Final price agreement is pending
- February 2008 Selected title and escrow companies
  - Escrow account has been opened
- IHS is currently contracting for:
  - Boundary survey
  - Soils analysis
  - Environmental evaluation
  - Archeological survey
- Land purchase is anticipated to be complete by December 2008

# Southern YRTC

(Continued)

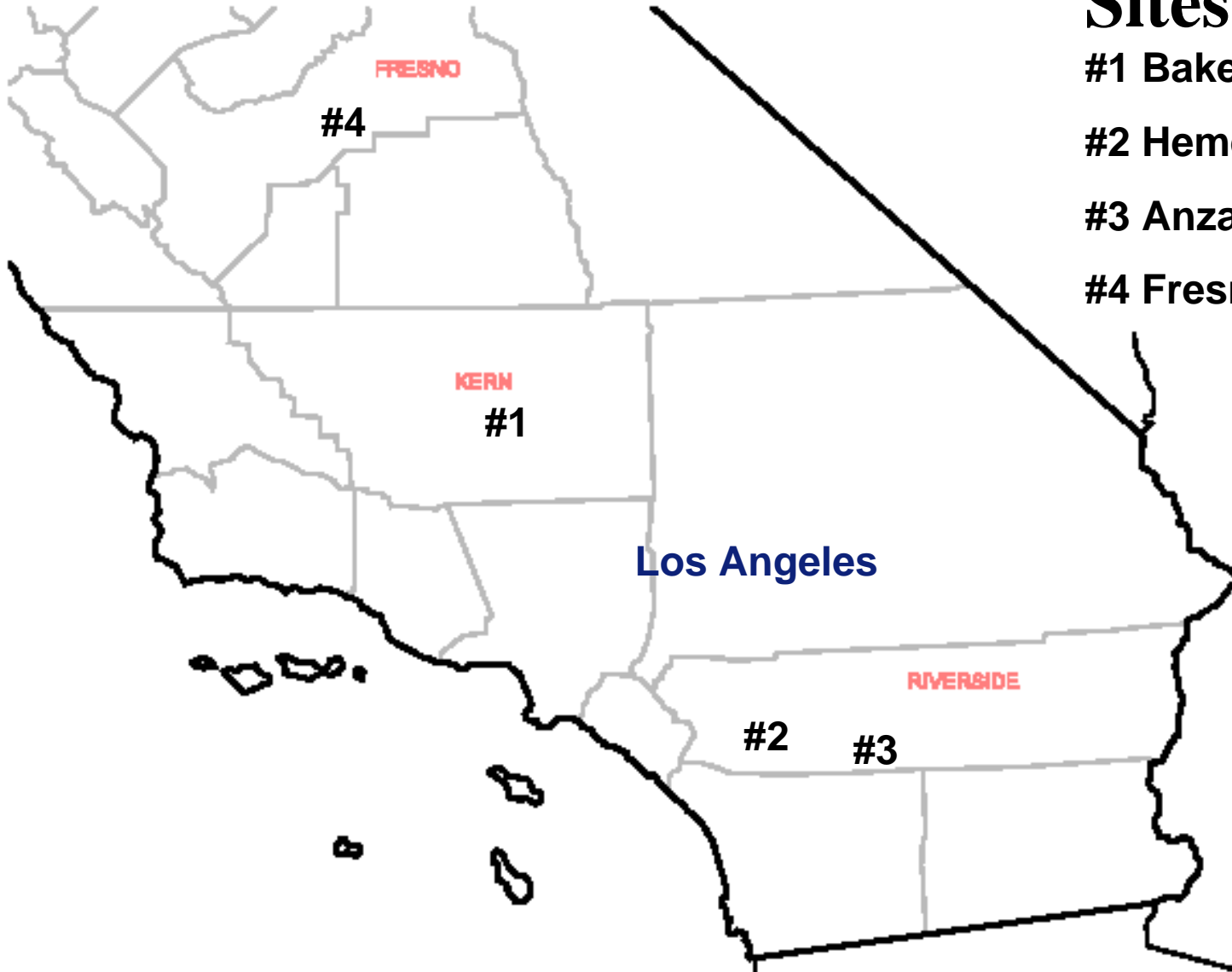
## Sites Rated

#1 Bakersfield

#2 Hemet

#3 Anza

#4 Fresno



# Southern YRTC

(Continued)

## HEMET: Palm Avenue



- 10 Acres
- Level Ranch Land with Eucalyptus trees
- 57 miles to ONT Ontario Airport
- 53 miles to PSP Palm Springs Airport
- Towns:
  - Hemet (6 miles)
  - Temecula (30 miles)
  - Riverside (41 miles)

# Executive Summary

- Anticipate federal ownership of both sites End of 2008
- Ceremonial ground breaking and site blessing Spring 2009
- Earliest start of design Summer 2009
- Earliest start of construction Summer 2010
- Earliest start of operations 2011 / 2012
- Pending availability of Congressional appropriations