



December 23, 2008

**YRTC UPDATE**

Dear Tribal Leader:

This letter provides you with an update on the Indian Health Service/California Area Office's (IHS/CAO) progress in purchasing property to construct two Youth Regional Treatment Centers (YTRCs) in California; one in the north and one in the south. The IHS/CAO has been actively searching for land for approximately five years. The Program Justification Document (PJD) for the southern YRTC was approved in September 2003 and the PJD for the northern YRTC was approved in January 2004.

The information contained herein describes efforts to locate and purchase property. I have provided detailed information on sites where the IHS/CAO expended substantial time and effort to obtain the property, described barriers that were encountered, stated why efforts were unsuccessful, and highlighted sites where purchase of land is pending and/or most promising. A list of all site investigations is enclosed with this letter.

In September 2005, Congress expressed support for purchasing sites for two YTRCs in California, by providing the following language:

*H.R. 4818 – 277: "...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."*

**Northern California**

Multiple sites at Mather Field (previously Mather Air Force Base) in Rancho Cordova were considered in August 2003. Mather Field offered many amenities that previously served active duty military, such as indoor/outdoor recreational facilities, a vocational skills training center, lodging facilities for clients and visiting families, and numerous buildings/services that would have contributed to successful operation of a YRTC. These properties became unavailable, due to local jurisdictional priorities.

"Ya Ka Ama" Indian Education and Development Center, was located in northern Sonoma County, north of Santa Rosa. The Ya Ka Ama board, consisting of Tribal members throughout the region, strongly supported sale of property to the IHS/CAO. Extensive resources were expended in an effort to gain county, public, and Tribal support and substantial progress was made. The California Area Tribal Advisory Committee (CATAC) visited the site in July 2005 and supported the IHS/CAO efforts. These efforts were abandoned when local Tribal influences prevented acquisition of this property.

The IHS/CAO met with the Board of Directors of Deganawidah-Quetzalcoatl (DQ) University, a tribal college in Yolo County near Davis, in February 2006. The DQ Board offered a land lease of 10 acres in November 2006 but the federal government is restricted from making capital improvements on leased private property. The Board of Directors was unwilling to sell a portion of the DQ campus for YRTC purposes.

The IHS/CAO investigated a 20-acre parcel along Highway 70, six miles south of Oroville. Even though this property remains among the ranked sites, it has been assigned a lower ranking compared to other sites being considered. The IHS/CAO investigated a 9.5-acre parcel near Wheatland, along Highway 65, southeast of Marysville. This site remains among the ranked properties, even though it was assigned a lower ranking.

The IHS/CAO expanded the search for property in October 2006, through advertisement in northern California newspapers. The advertisement yielded an attractive 30-acre parcel in Bangor, south of Oroville and was visited by the CATAC on October 24. The IHS/CAO was afforded an opportunity to purchase 15 acres, a land appraisal was completed, and a selling price was agreed upon, however, efforts were abandoned due to site access issues.

The IHS/CAO identified a 20-acre parcel in Oroville, approximately 65 miles north of Sacramento. The “Marr” property is zoned for public use, appraised at \$832,000, and offers a serene atmosphere. Utilities (water, sewage disposal, natural gas, and electricity) are available in adjacent residential streets and will require annexation into the local Utility District. The property is easily accessible from Lincoln Boulevard, a paved two-lane rural highway. Purchase of this property has been strongly supported by Butte County officials. The CATAC conducted a site visit in June 2008 and this site remains one of the highest ranked and most promising properties for purchase.

The IHS/CAO identified a 32-acre parcel in Butte County, south of Oroville and 67 miles north of Sacramento, in July 2008. The “Honeyrock” property is located near the Oroville-Bangor Highway in a residential neighborhood of large, multiple-acre properties and provides favorable zoning and land use parameters. Purchase of this property is strongly supported by Butte County officials. The main feature is a craftsman-built, 3,300 square foot stone lodge of 1931 vintage that has remarkable appeal and utility. Utilities are available on-site and the property and existing structures have been appraised at \$1,250,000. The CATAC visited this site on December 2, 2008 and found it to have tremendous potential for YRTC development. This site remains one of the highest ranked and most promising properties for purchase.

Once these two parcels, Marr and Honeyrock, were introduced to the IHS/CAO, it became immediately evident that the parcels were ideal for the northern YRTC and both ranked far above all other properties investigated. The IHS/CAO is in final stages of appraising both sites and is currently contracting for historical, archaeological, boundary, soils, and environmental surveys. These are requirements that must be met before purchase can be finalized. It is anticipated that one of these two sites will be purchased in 2009.

### **Southern California**

The search for property in southern California began in July 2003. It immediately became apparent that land in San Diego County was extremely expensive and remained on the market for a very short time. The search was expanded as far north as Fresno but initial feedback from southern California Tribes indicated a desire to have the YRTC's located closer to the concentration of Tribal populations being served. Even though several properties were available and affordable in the Fresno/Bakersfield areas, efforts to purchase land in these locations were placed on hold.

The IHS/CAO investigated several properties on Indian lands but for various reasons, the sites were determined to be unacceptable for construction of a YRTC. In September 2004, the IHS/CAO investigated two sites on the San Pasqual Reservation in San Diego County. The Tribe planned to construct a senior center on one site and the second site was too steep for development. The IHS/CAO investigated property on the Santa Ysabel Reservation in September 2004 but the site was determined to be unacceptable because of site access issues. In July 2005, the IHS/CAO was contacted by officials from Southern Indian Health Council, Inc., to consider using their existing facility at La Posta (previously used as a youth residential treatment center) as the southern YRTC. Upon careful consideration, it was determined that the existing facility was too small, there were too many restrictions with constructing/expanding the facility, and the local Tribe was considering using the facility for non-healthcare related purposes. In June 2007, the IHS/CAO investigated property on the Soboba Reservation in Riverside County. The property was deemed not suitable, due to possible disruptions in patient care resulting from the proximity of semi-pro baseball team activities. In addition, a five mile road provided the only access to the site, with no alternative routes.

In July 2006, the IHS/CAO became aware of an 840-acre property with 22 existing buildings, east of Temecula, known as "Trinity Anza", at a cost of \$28,000,000. In March 2007, a 100 acre section of that property, which included the buildings (70,000 square feet of space) was made available at a cost of \$12,000,000. The CATAC visited this site on October 19. The property and buildings were determined to be unsuitable for the following reasons: The cost of the property and extensive renovation of existing structures substantially exceed available budget; layout of the dormitory buildings would not allow close observation of dual-diagnosis patients; and current legislation does not allow for the purchase and renovation of an existing facility. Trinity Anza could effectively serve as a tribally-operated aftercare facility for adolescents and adults.

A 20-acre agricultural property south of Hemet in Riverside County, 54 miles southeast of Ontario, was investigated by the IHS/CAO in December 2006. This site, situated in a large ranch-style residential setting, was visited by the CATAC on December 4, 2007. The property was appraised and a reasonable selling price was negotiated with the owner. This acquisition failed because the IHS/CAO would have been required to pave the mile-long access road, impeding on adjacent properties.

A site in Anza, on Cary Road in Riverside County, was one of the first and most favored properties in the south. This rural 40-acre tract is located 82 miles from Ontario and 46 miles from Palm Springs. As a result of several meetings with the Riverside County Planning Department, the IHS/CAO received strong support to purchase this property. Community response to the prospect of having this development in Anza was favorable, following a November 12, 2008 meeting with the Anza Valley Municipal Action Committee and local residents. Several local Tribal members participated in this meeting. The Owner/Broker's "Offer to Sell" price was significantly higher than the appraised value and could not be justified.

During the week of December 15, 2008, IHS/CAO conducted preliminary site visits to six prospective tracts of land in southern California, four of which are described below.

The first property is located on Tripp Flats Road, past the entrance to and overlooking Trinity-Anza. The parcel is 80 acres of mostly steep hillsides with approximately eight acres of low sloping and usable land abutting the highway. The second property is in the town of Anza, away from residential areas, and located along the paved section of Bautista Road. It consists of approximately 12 acres of flat land with two sides adjacent to Bautista Road. Electrical power is available along the street. A third site near Anza, 5 miles north of Highway 371 in Reed Valley, consists of 28 acres of rolling ranch property with some residential and support structures and a seasonal pond of less than a quarter-acre. The fourth site is located five miles north of Highway 371, on Sage Road. This pristine 19-acre ranch property consists of gently rolling hills, mostly clear and graded land. The property includes four operating wells, one with known potable water, and electrical power is available at the site. This site is accessible via a half-mile graded, unpaved road.

The IHS/CAO needs your assistance in identifying additional properties in southern California. The following criteria, taken from the Program Justification Document (PJD), should be considered when identifying properties:

- Size: 10 to 20 acres
- Topography: less than 15% slope
- Water table: not in wetland or flood plane
- Soil conditions: suitable for foundation; not seismically active
- Historical significance: no historical or archaeological sites
- Environmental hazards: no hazardous materials or previous contamination
- Utilities: community water, sewer and power available
- Zoning: zoned for intended purpose
- Noise: not in or adjacent to a commercial or industrial area
- Fire protection: full-time fire department available

In addition, the YRTC Network Task Force, consisting of a voluntary group of Tribal leaders, health program administrators, behavioral health clinicians from Tribal and urban Indian health programs throughout California, and the IHS/CAO Chief Medical Officer, recommended the following additional criteria be included in evaluating potential sites:

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- Location: near a suburban/metropolitan area for staffing purposes
- Transportation: an airport with scheduled airline service within 50 miles
- Reduce runaway risk: not next to a freeway or railroad
- Emergency hospital services/acute psychiatric care: within 10 miles
- Site access: exclusive for YRTC purposes

The information contained herein is a brief summary of IHS/CAO efforts to purchase land for construction of the northern and southern YRTCs. This has been one of the most difficult and challenging assignments but the IHS/CAO is very close to purchasing one of these properties in calendar year 2009. I anticipate sharing good news with you during the Annual Tribal Leaders' Consultation Conference, scheduled in Santa Ynez, March 24-26. If you would like to discuss this initiative in further detail, you can contact me at 916-930-3927.

Sincerely yours,

/Margo D. Kerrigan/  
Margo D. Kerrigan, M.P.H.  
Director

Enclosure: Sites Investigated in Northern California

## **Sites Reviewed in Northern California**

January 2001 – Corning, CA (Tehama County) Corning Rd.

June 2003 – Rio Linda, CA (Sacramento County) Santa Anita Avenue

June 2003 – Rio Linda, CA (Sacramento County) Rio Linda Ave. at Claire Road

August 2003 – Rancho Cordova, (Sacramento County) multiple sites at Mather Field

July 2005 – Santa Rosa, CA (Sonoma County) Ya Ka Ama

February 2006 – Davis, CA (Yolo County) Deganawidah-Quetzalcoatl (DQ) University

July 2006 – Weimar, CA (Placer County) W. Paoli Ln. (Weimar Institute)

November 2006 – Colusa, CA (Colusa County) Husted Rd.

November 2006 – Willows, CA (Glenn County) County Rd. 24

November 2006 – Willows, CA (Glenn County) County Rd. 99

November 2006 – Willows, CA (Glenn County) County Rd. 48

November 2006 – Oroville, CA (Butte County) Cox Lane

November 2006 – Oroville, CA (Butte County) Powerhouse Hill Rd.

November 2006 – Oroville, CA (Butte County) Wilbur Rd.

November 2006 – Biggs, CA (Butte County) Ord Ranch Rd.

December 2006 – South Lake Tahoe, CA (El Dorado County) Old Meyers Grade

January 2007 – Nice, CA (Lake County) Highway 20

January 2007 – Bangor, CA (Butte County) Kings Ranch Road

January 2007 – Palermo, CA (Butte County) Four Junes Way

January 2007 – Oak Grove, CA (Butte County) Highway 70

January 2007 – Chico, CA (Butte County) Hammer Rd.

January 2007 – Shingletown, CA (Shasta County) Lassen Pines Camp & Conference Center

January 2007 – Kelseyville, CA (Lake County) Hwy 29 at Kelsey Creek Dr.

January 2007 – Kelseyville, CA #2 (Lake County) Finley East Road

January 2007 – Rio Linda, CA (Sacramento County) 14<sup>th</sup> St. at Elkhorn Blvd.

January 2007 – Fall River Mills, CA (Shasta County) Ritter Rd.

January 2007 – Fall River Mills, CA (Shasta County) MacArthur Rd.

July 2008 – Oroville, CA (Butte County) Oroville-Bangor Highway (Honeyrock)

July 2008 – Oroville, CA (Butte County) Lincoln Blvd. (Marr)

July 2008 – Wheatland, CA (Yuba County) Highway 65 at Oakley Lane

July 2008 – Spanish Springs, CA (Lassen County) Hwy 395 at Spanish Springs Rd.

August 2008 – Vacaville, CA (Solano County) Hwy 505 at Allendale Rd.

August 2008 – Weimar, CA (Placer County) Hwy 80 at West Paoli Lane (private parcel)

September 2008 – Willets, CA (Mendocino County) Sherwood Rd.

October 2008 – Geyserville, CA (Sonoma County) Rockpile Rd.

### **Sites Reviewed in Southern California**

July 2003 – San Diego County, CA – three sites of interest were sold within weeks of IHS inquiries

September 2004 – San Pasquale, CA (San Diego County)

September 2004 – Santa Ysabel Reservation, CA (San Diego County)

July 2005 – La Posta Reservation, CA (San Diego County)

April 2006 – Phelan, CA (Riverside County) Highway 138

June 2006 – Torres-Martinez Reservation, CA (Riverside County)

July 2006 – Anza, CA (Riverside County) Trinity-Anza

June 2007 – Soboba Reservation, CA (Riverside County)

November 2006 – Hemet, CA (Riverside County) Horning Rd.

November 2006 – Hemet, CA (Riverside County) Charlene Rd.

November 2006 – Menifee, CA (Riverside County) Glen Burn Rd.

November 2006 – Cabazon, CA (Riverside County) Elm Rd.

November 2006 – Cabazon, CA (Riverside County) Bonita Rd.

November 2006 – Lake Elsinore, CA (Riverside County) Lindell Rd.

December 2006 – Hemet, CA (Riverside County) Coralee Lane,

December 2006 – Hemet, CA (Riverside County) Palm Street,

December 2006 – Anza, CA (Riverside County) Cary Road,

December 2006 – Anza, CA (Riverside County) Pine View Road

December 2006 – Anza, CA (Riverside County) Burnt Valley Rd.

December 2006 – Bakersfield, CA (Kern County) Buena Vista Blvd.

December 2006 – Anza, CA (Riverside County) Rolling Hills Drive,

December 2006 – Topanga, CA (Los Angeles County) Old Topanga Canyon Road

December 2006 – Acton, CA (Los Angeles County) Hwy 14 at Soledad Canyon Road

December 2006 – Mettler, CA (Kern County) Highway 99a

December 2006 – Bakersfield, CA (Kern County) State Highways 184

December 2006 – Bakersfield, CA (Kern County) Fresno Ave.

July 2008 – Yucaipa, CA (San Bernardino County) Wildwood Canyon Rd.

December 2008 – Sage, CA (Riverside County) Sage Road

December 2008 – Hemet, CA (Riverside County) Fairview Road

December 2008 – Hemet, CA (Riverside County) Faure Road

December 2008 – Anza, CA (Riverside County) Tripp Flats Road

December 2008 – Anza, CA (Riverside County) Reed Valley Road

December 2008 – Anza, CA (Riverside County) Bautista Road



### **Sites Reviewed in Central California**

December 2006 – Fresno, CA (Fresno County) Chestnut Rd.

December 2006 – Fresno, CA (Fresno County) Highway 41

December 2006 – Fresno, CA (Fresno County) Cherry Ave

December 2006 – Fresno, CA (Fresno County) Cedar Rd