

DRAFT

**A Strategy for Reuse of the
Estrella Correctional Facility Site**

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I. Introduction

[THIS IS A DRAFT DOCUMENT. THE LIST OF PROPOSED USES FOR THE SUBJECT PROPERTY IS SUBJECT TO CHANGE AND DOES NOT CONSTITUTE A COMMITMENT ON BEHALF OF ANY ORGANIZATION AT THIS TIME.]

A significant opportunity exists to relieve California taxpayers of millions of dollars of expense while facilitating the expansion of existing services and the creation of new ones in the city of El Paso de Robles CA.

Since the State of California/Department of General Services closure of the Estrella Correctional Facility (aka ECF) in 2009, taxpayers have footed a bill of as much as \$6-million dollars to keep this 155-acre facility in a state of "warm shutdown." That cost will continue to accrue at a rate of \$700,000 to \$900,000 per year. Even though reduced staffing is scheduled to lower these costs beginning in 2017, this will actually accelerate the decay of this facility making prompt action now even more critical. At this time, there is no concrete interest from any State agency to utilize this property which contains various facilities including offices, food service area, medical clinic, shops, classrooms, sports facilities and residential buildings.

In 2016 a group of citizens including Paso Robles Mayor Steve Martin, Paso Robles Councilman Steve Gregory, San Luis Obispo County First District Supervisor Frank Mecham, T. Keith Gurnee (Planner, Urban Designer, for San Luis Obispo Councilman), Carlos Castaneda (an Agricultural Labor Specialist who manages the federal H2-A program) and William Howard, PhD (Professor Emeritus, California Polytechnic University of San Luis Obispo) convened to discuss the possibility of acquiring this property for various public benefit purposes. Since then others expressing support and interest include the Paso Robles Unified School District, newly-elected First District Supervisor John Peschong, newly-elected State Assemblyman Jordan Cunningham, Women's Shelter of San Luis Obispo County, North County Women's Shelter and Paso Cares,

- **Cal Fire Facility**, permanently manned with a joint training facility to be utilized by local fire departments
- **Commercial Development** to support onsite services and the adjacent Paso Robles Municipal Airport
- **Educational & Sports Facilities** to be utilized by the City of Paso Robles and the Paso Robles Unified School District
- **Ethanol Production Plant** to utilize agricultural waste from local wineries and breweries
- **Farmworker housing**, which is desperately needed for migrant workers, complete with dining, laundry and health facilities
- **Homeless Services Facility** where housing, training and medical services would provide those able and willing to participate in a structured program would find shelter and a means transition back to productive society
- **Local workforce and low-income housing**
- **Maintenance Facility**, for City transit vehicles and other transportation agencies.
- **Solar Power installation** to serve the complex. This installation would actually generate more power than needed by this project.

To achieve these goals, it will be necessary for the State of California to declare this property surplus and, in light of the significant public benefits offered associated with these goals, transfer it at nominal cost to a management entity such as local government, a Joint Powers agency, or non-profit organization. The most likely lead organization, and the only equipped and positioned to function in this role is the City of El Paso de Robles.

II. History of the Site

Before what became known as the Estrella Correctional Facility was opened in 1947, the site had served as the Estrella Army Corps Base as an adjunct to Camp Roberts during World War II. After acquiring the site from the federal government, the state inherited a site that was largely populated by vacant Quonset huts.

Determined to create a facility to house the state's growing numbers of youthful offenders, the state began to invest in a variety of improvements to the property. In 1954, the Administrative Center facing Airport Road and new living quarters capable of housing 300 wards were completed. But by the early 1970s, the ward population had declined to the point where the facility was closed in 1972.

Just two years later, the youthful offender population increased dramatically, causing the state to reopen the facility as the El Paso the Robles Youth Correctional Facility. This spurred a significant increase in construction activity to accommodate the increasing ward population. By 1988, the 140 bed Los Robles Forestry Camp was completed along with the Maintenance complex and the Security Control Center. By 1990, the Visiting and Training Center as well as facilities housing an additional 180 beds were completed.

By 2001, the Outpatient Housing Unit was constructed to replace an aging Infirmary that had been there since 1954, and in 2004 facilities for the Education Department with six (6) new classrooms were completed. At its peak, the facility housed 1,000 offenders between the ages of 16 and 22 as well as 400-480 employees.

Yet by the early 2000s, the population of youthful offenders began to decline again. While the state began to think about repurposing the site as a low-level adult facility, those plans evaporated. By the time the facilities were closed during the summer of 2009, a total of 13 buildings each housing between 32 to 100 wards (most of which housed an average of 50 offenders) had been constructed on the site along with 18 other buildings including two gymnasiums, a dining hall, shops, a swimming pool, two cellblock units, a football and baseball field, and a cluster of six single-family residences tucked into the southwest corner of the property to house some of the workers at the facility.

Please note the photos and illustrations included in this presentation.

III. Description of the Site and Facilities

The 154.79-acre site is located in eastern Paso Robles at the corner of Airport Road and Dry Creek Road just southwest of the Paso Robles Airport. The entire site is within the city limits of the city of Paso Robles and is designated by the General Plan for "Public Facility" uses.

The site is largely flat but does drain to the west. The only active user of the site is Cal Fire, which occupies the northeast quadrant of the site adjacent to Airport Road. Cal Fire is interested in maintaining that presence on the site for the indefinite future. The northwest quadrant of the site is largely vacant farmland with a small area set aside for Well #1 and the water plant that served the complex of buildings.

Most of the buildings are clustered within the southeast portion of the site abutting Airport Road and Dry Creek Road. This includes the dormitories, the cellblock, the administrative headquarters, the visitor's facility, the educational facilities and classrooms, the dining hall, and two gymnasiums. Perhaps the heart of this complex is an array of eight dormitory buildings separated by a common green or quad spotted with oak trees. Sandwiched between the southeast quadrant and the Cal Fire facility to the North are a football field and baseball diamond.

Finally, the southwest quadrant contains a significant maintenance facility housing the largest building in the complex as well as six small single-family homes tucked into the southwest corner of the site that historically housed some of the workers at the facility. Exhibit A shows the boundaries of the site as well as the location and purposes of the existing buildings on the site.

In terms of the context of the site, the areas to the north and west are devoted to agricultural operations. To the south is a developing business park and to the east is the Paso Robles Airport.

The site is served by four (4) significantly productive and deep water wells that generate anywhere between 300 to 450 GPM. The wells are anywhere between 842 - 1,100 feet deep with most having a 12-inch casings and the deepest well having a 16-inch casing. The facilities are also served by city sewer service from the City of Paso Robles and hooks into the same sewer line as the Paso Robles Airport. Exhibit B shows the general location of on-site infrastructure.

Natural gas is provided from the south side of the facility to fire the steam generator just east of the Visitor Center. There is also a second natural gas line the coming into the shop area off of Airport Road. Electrical service is provided by Pacific Gas & Electric Company.

IV. General Condition of Facilities

Relatively speaking, the buildings on the property appear to be in decent shape. Until a full assessment of the above ground and below ground facilities can be completed, this is what we know about their condition:

- Many of the buildings have linoleum flooring that contain asbestos. Remediation of these materials is a relatively straightforward process and its presence is not considered to be a major issue.
- Shortly prior to closing the facility in 2009, the roofs on the dormitories had recently been replaced. As such the roofs of most of the buildings-- save one of the gymnasiums-- should be considered in good condition.
- The biggest problem with the buildings appears to be the heating and air-conditioning systems which are archaic and nonfunctional.
- The underground utilities including gas, electrical, water lines, and particularly the sewer lines are in poor condition and likely in need of full replacement.
- While most of the buildings were built of masonry between the mid-1950s through the mid-1980s, they would certainly have to have been built consistent with the Field Act of 1933 that established earthquake construction standards in building codes. While those buildings seem to be in good shape, they may need to be inspected to see if they could withstand earthquakes under today's standards.

V. Proposals for Future Reuse

The introduction to this prospectus outlined a series of potential uses that could be accommodated on the site in a synergistic, mutually supportive way. This section adds more “flesh” to those “bones” and Exhibit C on the following page depicts the areas suggested to be devoted to the uses as outlined below:

- *Cal Fire Facility:* The existing facility is used for maintenance and storage of equipment and is used when wildfires occur in San Luis Obispo and Monterey Counties. This site played an important role in staging the fight against the recently devastating Chimney Rock fire. At one point, Cal Fire had thought about creating an expanded fire training facility that would have used most of the northeast quadrant of the site. It has since backed away from that idea. Nonetheless, Cal Fire has determined that it wants to retain and possibly staff the premises it currently occupies without expanding its footprint.
- *Commercial Development:* Ideally located at the intersection of Airport Rd. and Dry Creek Rd., a pocket of commercial use could be created to serve the users of the site, the business park to the south, and Paso Robles Airport to the east.
- *Educational & Sports Facilities:* The Paso Robles Joint Unified School District has a keen interest in the educational, recreational, and shop facilities on the site which are located near Airport Rd. in the center of the site as follows:
 - All classrooms could serve a variety of educational needs including high school and Spanish/English classes, training for the H2-A farmworkers program, vocational education in conjunction with the workshops on site, and job training for the transitional homeless, and possibly training in aircraft maintenance in association with the Paso Robles Airport.
 - The recreational facilities such as the soccer/football field, track, baseball diamond, the 2 gymnasiums, and the swimming pool would provide an important back up to the sporting needs of the District. These facilities could be managed in a way to serve the recreational needs of the farmworkers and transitional homeless as well.
- *Ethanol Production Plant:* The adjacent property owner to the immediate north of the site has invented and put into practice a process to convert the wastes produced by the breweries and winemaking enterprises in the County into ethanol and water. The northwest quadrant of the site could be the focus of a plant to produce biofuels and water than could be used to irrigate agriculture in this portion of the site.
- *Farmworker Housing:* The desperate need for farmworker housing for migrant farmworkers under the Federal H2-A program makes this site an ideal one to help meet that need that is crucial to the viability of agriculture and the affordability of our food supply. It is also desirable as a site for the development of other workforce and affordable housing. The site is situated in the heart of the North County grape growing region and well within a 1-hour drive to the fertile southern Salinas Valley in south Monterey County. With the need for farmworkers hovering around 2000 in this region, this site could put a major dent in that total. Here is how this site could be improved to meet that need:
- *Homelessness Services Facility:* As envisioned, the southwest corner of the site containing 6 houses could be devoted to a Transitional Homeless Center for those homeless individuals and families that are serious about getting a hand up to get back on their feet, get jobs, and become productive members of society. This facility would not house hard core homeless with addictive behaviors, panhandlers, or the mentally ill. This facility would be managed and operated by a qualified non-profit organization with a strong track record of success in helping the homeless to get back on their feet. The acreage in this portion of the property provides ample space to accommodate a number of new modular housing units to meet the need.

- By restoring the 8 dormitory buildings in the center of the compound, the site could house anywhere from 50 to 80 farmworkers each or a total of 400 to 640 farmworkers.
 - The existing medical facility could be used to support all uses of the facility.
 - By adding in the Los Robles Forestry Camp building, that could accommodate another 140 beds for a total of up to 780 beds. By utilizing vacant lands adjacent to these facilities for new modular housing, the site could conceivably house well more than 1200 farmworkers.
 - While the existing kitchen, dining, and laundry facilities that served the Boys School will have to be demolished, new facilities could be built to serve not only the farmworkers, but the transitional homeless as well. The existing Outpatient Housing Unit structure is in excellent condition and could readily serve the health care needs of both groups.
 - The “Town Green” separating the rows of dormitory buildings would offer a common area to relax and socialize while the soccer field, basketball courts, gymnasiums, and soccer field could serve the recreational needs of those populating the site.
 - A transit stop along the Airport Road frontage of the complex could be used for public transit into downtown Paso Robles as well as for buses transporting farmworkers to the agricultural operations that need them.
 - The classrooms near the Airport Rd. frontage could be used for high school classes, to make farmworkers and farm managers fluent in both English and Spanish and as serving as a potential training center for the H2-A program.
 - Some of the farmworkers could also help with planting and harvesting of the crops that could be the focus of an on-site agricultural operation in the approximately 40-acre northwest quadrant of the site.
- *Local Workforce and Low-Income Housing:* There is a significant portion of the site that remains vacant and unutilized. The vacant strip of land just north of Dry Creek Road would be an ideal site for the construction of workforce housing to serve the expanding business park being developed across the street from the site. Other portions of the site would lend themselves to the development of an affordable housing complex to be constructed and managed by the Paso Robles Housing Authority.
 - *Maintenance Facility:* The former Maintenance Building and the approximately 15 acres surrounding it could be repurposed as a Corporate Yard for the City of Paso Robles which has expressed a strong interest in this portion of the site for that express purpose. The buildings in this south-central portion of the site appear to be in excellent condition and are move-in ready.
 - *Solar Power Installation:* The site offers adequate space in an ideal climate for the solar generation of electrical power which could be used to support the entire complex.

VI. The Path Forward

At this time the group proposing the re-use of this property is pursuing the following strategies:

- Update of interested parties regarding the status of this proposal
- Solicitation of Letters of Interest from those parties
- Preparation of a complete report including maps, boundaries and timelines
- Presentation of all materials to the State of California.

It is the desire of the group that all of this be accomplished by mid-CY 2017 with a decision from the appropriate authority by the beginning of CY 2018.

DRAFT

VII. The ECF Reuse Strategy

Making this multipurpose project happen to the benefit of those who need it requires a carefully crafted strategy that will work. The first part of the strategy is to gain control of the site. This will require the state to decide that it no longer has a purpose to state government and to quit claim the site to a public agency that expresses a keen interest to use the site for public purposes. In itself, this demands a clearly articulated set of goals to be pursued for the property backed by strong public advocacy from agencies, organizations, and individuals with the commitment to make the project a reality.

Historically, state law has required that property in the state's possession that has no further use to the state can be transferred to a public agency or a nonprofit organization for the amount of one dollar. This was how the city of Paso Robles and the County of San Luis Obispo were able to respectively obtain control of the Paso Robles Airport and the San Luis Obispo airport back in the 1970s given that history, the ideal recipient of title to the site would be the city of Paso Robles.

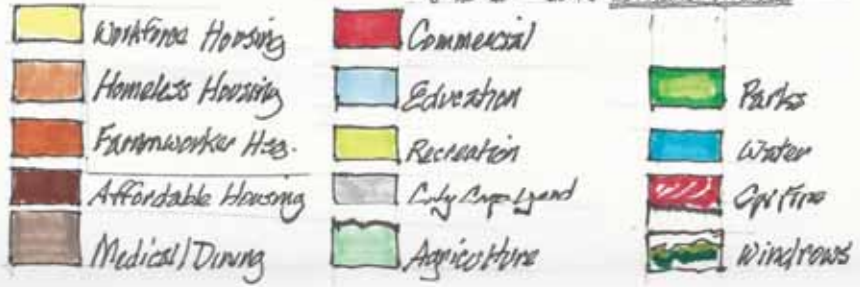
Thankfully, two elected officials have decided to take the lead in pursuing the potential of this site to serve many public needs. Those officials are Mayor Steve Martin and real recently reelected City Councilman Steve Gregory, backed by former Mayor and retiring 1st District Supervisor Frank Mecham and incoming 1st District Supervisor John Peschong.

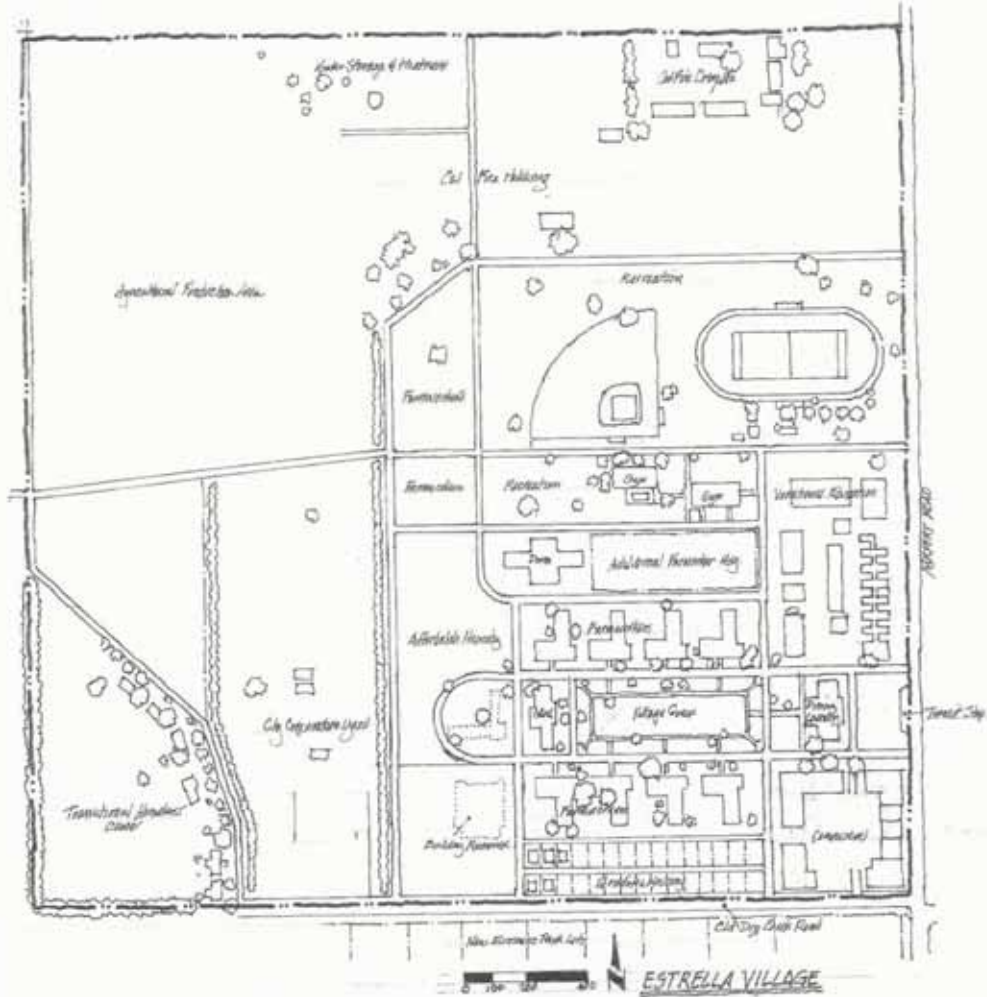
The following strategy with a sequence of steps designed to make this a reality are offered as the way to pursue this opportunity:

1. **Review and agree upon the strategy:** The working group should meet to review and act upon the strategy outlined below. When we meet on December 16, 2016, all members of the working group should have reviewed this outline and come prepared to that meeting with detailed comments, suggested amendments, and any other refinements each member feels necessary. The most significant issue that needs to be discussed and resolved is that of who or what entity would oversee the improvement and management of the facilities and its future occupants. Hopefully, this strategy can be refined and act upon at that December 16, 2016 meeting.
2. **Have the city of Paso Robles pursue acquisition of the site:** This most logical initial step to pursue this opportunity. As a local government, the city of Paso Robles is ideally suited to make the case to the state of California that it should be the recipient of title to the former CYA facility. This would involve taking the following actions:
 - *Meet with and secure letters of support from interested agencies and organizations.*
 - *Publicize the efforts of the working group and the idea of reusing the CYA facility.*
 - *Have the city of Paso Robles take formal action to endorse the concept and direct staff to support the endeavor.*
 - *Hold an initial meeting with the state Department of General Services and potentially the Governor's office to present the concept and the letters of interest.*
3. **Conduct a detailed infrastructure and structural analysis:** To determine what will need to be done to make the overall facility in the individual structures habitable for the proposed uses and put a budget to those items that would need to be done to occupy the site.
4. **Resolve infrastructure and finance needs:** Due to the fact that the replacement of infrastructure represents the biggest challenge to the reuse of the site, developing business plan for the management entity that would identify infrastructure needs, evaluate the potential for Infrastructure Finance Districts or establishment of a Mello Roos District to resolve infrastructure needs. Consider applying for state grants to assist with the financing of infrastructure and structural needs.
5. **Improve the property and manage it:** Based on what would likely be a phasing plan of improvements, individual user groups would begin improve and manage their particular portions of the site consistent with the goals and objectives expressed in the property.

VIII - a. Planning Graphics/Photos





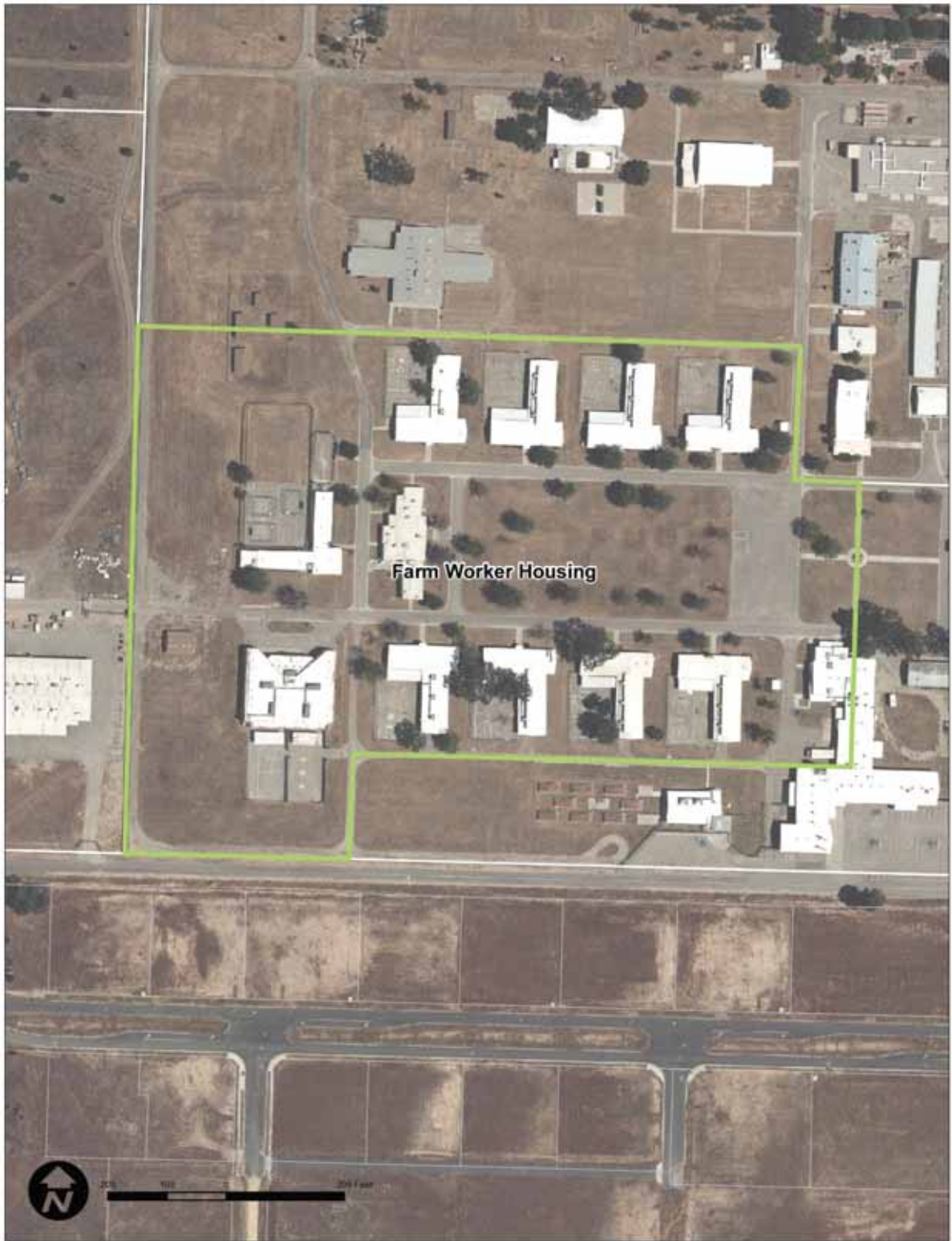




















NAME

ADDRESS

CITY, STATE ZIP

Dear _____,

We, the Mayors of the cities of San Luis Obispo County, have studied the preliminary strategy for the re-use of the Estrella Correctional Facility prepared by Mayor Steve Martin of Paso Robles and a committee of local leaders and strongly support the goals and actions proposed therein.

The various uses proposed in this document represent considerable public benefit for the people of our county and offer a significant opportunity for the State to relieve itself of an open-ended responsibility to keep the facility in a state of "warm shutdown" at an annual cost to taxpayers of more than \$700,000.

The agencies that have expressed interest in this plan include CalFire, the City of Paso Robles, the County of San Luis Obispo, the Paso Robles Housing Authority, the Paso Robles Unified School District, agricultural labor and various organizations associated with the San Luis Obispo County Homeless Services Oversight Commission. We are confident that, as the plan receives wider exposure, more agencies will offer their support.

We urge thoughtful review of this proposal and serious consideration for its implementation.

Thank you for your time and attention.

Sincerely,

Steven W. Martin, Mayor of Paso Robles

Tom O'Malley, Mayor of Atascadero

Heidi Harmon, Mayor of San Luis Obispo

Jamie Irons, Mayor of Morro Bay

Jim Hill, Mayor of Arroyo Grande

John Shoals, Mayor of Grover Beach

Ed Waage, Mayor of Pismo Beach

Mr. Ernie Miller
779 Oxen Street
Paso Robles, CA 93446
805-239-2616
sepeacepark@yahoo.com

December 28, 2016

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor Sacramento, CA
95814

Dear Sir:

Four years ago I started the formation of Paso Cares, a non-profit service group dedicated to helping the needy and people who are homeless in our community. No housing was available for them at that time, with no funds available either. Last year, five churches were kind enough to offer sleeping space for up to twelve people on cold or rainy nights in the winter, with only one church available per night. A minimal program continued this year with a lot of work involved.

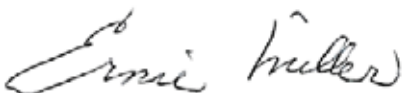
Many communities across our country have found that tiny houses (around 100 sq. ft. or larger) work for poor people with families. We too have been searching for a property that would work for tiny homes in our community. We consider this to be one of our long-term goals.

There is, to our findings, only one property available in our city that would meet some of our immediate and long-term needs, as well as the needs of many other groups within the city and even county. That property is the unused California Youth Authority property in Paso Robles, CA.

Having this property at our immediate disposal would benefit so many of us in the community trying to care for the less fortunate, and most importantly it would also benefit the less fortunate themselves. It is in the best interests of everyone involved to be able to provide a step up for those who cannot reach it for themselves, for whatever reason they may have.

Thank you very much for your consideration in making this property available to our city.

Sincerely yours,



Ernie Miller
Board Member - Paso Cares



*Changing Lives
Connecting People and Homes*

Advisory Board

December 30, 2016

Jo Oliver, RN:
President (SLO)
Grace Crittenden,
MD: Vice President
(SLO)
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Cooke: *Financial*
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Alan Prince (Grover
Beach)
Marcia Alter
(Arroyo Grande)
Marianne
Kennedy (Los Osos)

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor
Sacramento, CA 95814

Re: El Paso de Robles Youth Correctional Facility Adaptive Reuse

Dear Mr. Voorakkara,

We join many other organizations, including: the City of El Paso de Robles, the Paso Robles Joint Unified School District, the Paso Robles Housing Authority, CAL FIRE, and various other organizations in respectfully requesting an initiation of the surplus process for the above mentioned property, currently vacant, unused and a liability to both the state and the local community. Many organizations have come together to develop a collaborative proposal for beneficial re-use. We strongly support proposed on-site uses, particularly desperately needed low-income housing and homeless services.

To achieve our goals, assistance by the State of California will be necessary. We sincerely request your leadership and assistance in coordinating necessary efforts in aims of transformation of this vacant property to productive use.

Thank you for your time and consideration.

Sincerely,


Anne Wyatt
Program Coordinator
HomeShareSLO



December 22, 2016

Delivered via email to smartin@prcity.com

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor
Sacramento, CA 95814

Re: El Paso de Robles Youth Correctional Facility

Dear Mr. Voorakkara:

The San Luis Obispo County Housing Trust Fund strongly supports the efforts of Mayor Steve Martin, the City of Paso Robles and others to acquire the old California Youth Authority Facility in Paso Robles to provide shelter for the homeless, affordable housing and for other uses.

San Luis Obispo County has a tremendous housing shortage, which results in a housing affordability crisis and an extremely high rate of homelessness. RealtyTrac recently reported that our county was the sixth least affordable place to live in the United States. The National Association of Home Builders ranks us the 10th least affordable housing market in the nation. Our county also has a higher incidence of homelessness than Los Angeles County. It was even higher than San Francisco a few years ago.

Given the degree of need in San Luis Obispo County, it is almost criminal to leave the Youth Authority facility vacant. Please make the site available for the City of Paso Robles to acquire as surplus property.

Thank you.

Sincerely,

Gerald L. Rioux
Executive Director

Frank,

I met with Carlos Casteneda last week and indicated that there would be interest in housing options. We have utilized his companies over the years in Santa Maria to provide labor, so we do know him. Today labor is provided in several ways, either as direct hires by farming (including winery ag labor) or management companies or through Farm Labor Contactors (FLCs). There is a third source which is the Federal H2A guest worker program which can be a source for the other two, although it is quite formal, complicated and more costly. Carlos indicated that H2A housed labor would be the focus of this facility most likely. At the moment, there is either very little or no H2A labor utilized in Paso Robles. It is seeing an increase in utilization in other more row crop and berry farming areas. There is speculation that rules for labor hires may result in significant increases in H2A utilization and that could include Paso Robles with its vineyard operations. In other regions, an H2A labor force can move between different crops, whereas in Paso Robles, we have only winegrapes. Our crop tends to have 2-3 peak time needs which means it is difficult to firmly guarantee work during the low times. And the peaks are not entirely forecastable in terms of timing, which make ordering guest workers who travel from central Mexico, tricky at best.

At the moment, however, there is an estimated 20% to 30% higher cost for H2A labor, with its required transportation and housing, plus adverse wage rate required by the program. There are also implications as to what non H2A labor must be paid while H2A labor is employed. The margins in the winegrape business locally are not sufficient to move ahead with H2A yet. What happens after January 20th is problematic of course.

As a company who hires labor directly and through FLCs, I can tell you that there is interest in the housing aspect. Non H2A labor is short of housing and if H2A comes into vogue, it requires housing provided by employers. I would think that 500 to 600 people could be housed for

portions of the year at least. I know of 5-8 companies who would be interested but would not be to the point of quantifying needs and timing. Conventional labor could be housed but , again, if rules change January 20th, they could be impacted possibly.

It would seem that a new entity of Ag Labor Users could contract with the master lease holder of the facility. The Users could be individual companies or even a grower association such as the PRWCA (not that I think they would necessarily be crazy about the role). Grower-Shipper associations often fill such roles in vegetable areas and could for H2A potentially. Lawyers would need to write up agreements which would be involved but it is possible.

So to wrap up my comments, there is interest, there is a need and I would like to keep ag at the table for consideration. Thanks for setting up the conversation with Carlos and keep me in the loop please.

DM

Dana M. Merrill

President

Mesa Vineyard Management, Inc.

(805) 434-4100 / f. (805) 434-4850

visit our website at: www.mesavineyard.com

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor
Sacramento, CA 95814

December 30, 2016

Dear Mr. Voorakkara,

I support the request made by the City of Paso Robles and by Supervisor Frank Mechem for the State to surplus the unused California Youth Authority property in Paso Robles. The City would use it for a variety of public benefit purposes, including transitional housing and services for homeless persons, low-income housing, farmworker housing, and training facilities for CalFIRE.

This would be an excellent disposition for a property that is costing the State over half a million dollars a year to keep in mothballs. Making the property available to Paso Robles would save the State money and would also be a huge benefit for Paso Robles.

I urge you to approve this request.

Yours Sincerely,

Kevin and Heather Mikelonis

December 23, 2016


Edwin and Pearl Munak
Munak Ranch
3770 North River Road
Paso Robles, CA 93446

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J St., 18th Floor Sacramento, CA 95814

Dear Mr. Voorakkara:

Please allow the State of California to declare the unused CYA facility known as the Boys School in Paso Robles to be declared surplus and put to use to benefit the community. It has been closed for 8 years, at great expense to the State of California. The City of Paso Robles has requested to be the lead agency, and CalFire is part of the coalition the City has built. It would be used for low-cost housing, farmworker housing, a magnet school for the School District, training for CalFire personnel, and a homeless shelter, along with several other public benefit uses. Paso Robles now has no homeless shelter. There is one in Atascadero and one in San Luis Obispo, but they are always full. There are no other homeless shelters in the county. All of these services are badly needed. Most of the calls to the Paso Robles Police Department at night are to complain about homeless people sleeping somewhere, but they have no legal place to sleep. Putting this property to use will be a great thing for Northern San Luis Obispo County and for the taxpayers of the State of California. Thank you.

Sincerely,


Pearl Munak, for Munak Ranch



January 4, 2017

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor
Sacramento, CA 95814

RE: Support for Reuse of Estrella Correctional Facility

Dear Mr. Voorakkara:

We are writing to provide our support for Paso Robles Mayor Steve Martin's request for the reuse of the Estrella Correctional Facility property. This project would substantially reduce the financial burden to California taxpayers, while simultaneously creating a significant public benefit for many residents and workers in San Luis Obispo County.

Peoples' Self-Help Housing is a nonprofit organization dedicated to providing affordable housing and programs leading to self-sufficiency for low-income families, seniors, and other special needs groups on California's Central Coast. In this role, we have not only undertaken the responsibility of delivering quality housing and services for our residents, but we also believe it is essential to advocate for the most vulnerable members of our communities in order to create positive changes in housing policy at the local, state, and national levels.

This project provides a unique opportunity to demonstrate fiscal responsibility, while also boosting local economic growth. The reuse of this land would trigger investment to meet a wide variety of community needs through the inclusion of:

- Housing and services for homeless, low-income and farmworker households;
- A training facility for CalFire and local fire department use;
- Educational and sports facilities for the City of Paso Robles and local schools; and,
- Green energy components to help the State reach its ambitious sustainability goals.

The affordable housing component would help the community meet its goals as set forth in the housing element, which is particularly difficult in North San Luis Obispo County given the high cost of residential construction and the great demand for agricultural land use.

Thank you for your time and consideration. We are excited to support such an extraordinary project that will benefit all stakeholders involved. Please let us know if we can be of any further assistance to advocate for this project.

Sincerely,



John Fowler, CPA
President & CEO



P.O. Box 4902
Paso Robles, CA 93447

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor
Sacramento, CA 95814

December 30, 2016

Dear Mr. Voorakkara,

I support the request made by the City of Paso Robles and by Supervisor Frank Mechem for the State to surplus the unused California Youth Authority property in Paso Robles. The City would use it for a variety of public benefit purposes, including transitional housing and services for homeless persons, low-income housing, farmworker housing, and training facilities for CalFIRE.

This would be an excellent disposition for a property that is costing the State over half a million dollars a year to keep in mothballs. Making the property available to Paso Robles would save the State money and would also be a huge benefit for Paso Robles.

I urge you to approve this request.

Yours Sincerely,



Susan C. Robinson, M.D.



Dave C. Peterson



Transitions-Mental Health Association

Inspiring hope, growth, recovery and wellness in our communities.

December 30, 2016

Mr. Sid Voorakkara
Senior Business Development Specialist
Governor's Office of Business and Economic Development
1325 J Street, 18th Floor
Sacramento, CA 95814

Regarding: El Paso de Robles Youth Correctional Facility

Dear Mr. Voorakkara,

The California Youth Authority operated El Paso de Robles Youth Correctional Facility until 2009 and the facility has remained closed and virtually unused since that time. This 155-acre site, situated entirely within the City limits of Paso Robles, has over 35 major structures and extensive unused land, all the while costing the State significant maintenance costs. We are concerned that this property is a valuable asset and can be used to serve underserved members of the community through creative partnerships.

The City of Paso Robles, the Paso Robles Joint Unified School District, the Paso Robles Housing Authority, CAL FIRE, and various member organizations of San Luis Obispo County's Homeless Services Oversight Commission have come together to develop a collaborative proposal for beneficial re-use. Proposed uses would feature: homeless services including transitional housing; farmworker housing; local workforce and low-income housing, a CAL FIRE training facility that can be utilized by local fire departments; a vehicle maintenance facility for local transit vehicles; a solar power generating array to support the co-located facilities; and possibly commercial development to support onsite services and the adjacent Paso Robles Municipal Airport.

To achieve these goals, assistance by your department and the State of California will be necessary. We sincerely request your leadership and assistance in coordinating the necessary efforts. We would like to meet with you, or your designee, to present our proposals, get initial feedback, and develop appropriate next steps. If that meets with your approval, we will reach out to you to find a convenient time.

Thank you for your time and consideration. We look forward to hearing from you.

Warm Regards,

Jill Bolster-White
Executive Director