Final

New County Jail Subsequent Environmental Impact Report

Project No. 07EIR-00000-00003, 07GPA-00000-00011
State Clearinghouse No. 2007111099



Prepared by:
County of Santa Barbara
Planning and Development

Prepared with the assistance of:
Rincon Consultants, Inc.

February 27, 2008

NEW COUNTY JAIL

Final
Subsequent Environmental Impact Report

State Clearinghouse No. 2007111099

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EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project and the project alternatives, the environmental impacts associated with the project and alternatives, and required and recommended mitigation measures.

This document is a Subsequent Environmental Impact Report (SEIR) that examines the potential effects of constructing a correctional facility and ancillary uses on an approximately 50-acre site in northern Santa Barbara County for the future construction of a correctional facility and ancillary uses. The project background and the legal basis for preparing an SEIR, is described below.

The County of Santa Barbara certified a Final EIR on the North County Jail Facility on October 13, 1998. That EIR focused on an approximately 100-acre site located west of and adjacent to Black Road that the County Sheriff's Department was originally considering for the needed correctional facility. It also included analysis of several other potential sites in the general vicinity of the original site.

Subsequent to the certification of the Final EIR, the Sheriff's Department identified another site as the preferred location for the jail project. That site was the northern half of a 200-acre site (Alternative Site 6) that was discussed as an alternative site in the original EIR. However, for a variety of reasons, implementation of the project at that site was ultimately determined not to be feasible.

The Sheriff's Department has now identified a new site as the preferred location for the project. This 50-acre site was not an Alternative Site in the 1998 Final EIR. The proposed jail and ancillary facilities will require the use of the 50-acre site.

The purpose of this SEIR is to provide a "project level" analysis of the new proposed site that supplements the original analysis. To that end, this SEIR examines each of the issues considered in the original EIR in adequate depth to allow County decisionmakers to understand the environmental implications of constructing a correctional facility on the current site. This SEIR, together with the original EIR, forms the environmental review for the project, as required by the California Environmental Quality Act (CEQA). The original Final EIR is available for review at the Santa Barbara County Planning and Development Department, located at 624 W. Foster Road in Santa Maria.

PROJECT SYNOPSIS

Lead Agency

County of Santa Barbara
Planning & Development Department
123 E. Anapamu Street
Santa Barbara, CA 93101

Project Applicant

Santa Barbara County Sheriff's Department
812 A West Foster Road
Santa Maria, California 93455

Project Description

The Santa Barbara County Sheriff's Department is proposing to acquire approximately 50 acres of property for the future construction and operation of an 808- to 1,520-bed detention facility. The site may ultimately support other County facilities as well. These may include a public safety training facility (which could include police and fire facilities), an indoor firing range (lead free), and an emergency vehicle operation course.

The project would be similar to that studied in the original EIR on the project with two major exceptions: (1) the initial phase for the jail has been increased from 200 to 808 beds, with a subsequent phase potentially adding another 712 beds (1,520 total beds as compared to the 800 total beds originally contemplated); and (2) the County fire station, Sheriff's substation, and day care center originally contemplated have been removed from consideration. The specific components of the current proposal are described as follows.

The specific locations of proposed facilities within the site have not been determined, nor has a precise construction schedule. However, the general types and sizes of proposed uses are known. For the purpose of this EIR, construction is assumed to occur in two broad phases.

Phase 1 would include the first 808 beds of a combined County jail and State reentry facility as well as supporting medical, administrative, warehouse, food service, classroom, vocation, courtroom, and law enforcement uses. A baseball field or other sports field would also be part of Phase 1. This initial phase of the project would include an estimated 391,663 square feet of building area. It is expected to be completed over a period of approximately one to three years, but could take up to approximately five years. Supplemental planning is occurring that may result in an additional 4,480 square feet for a live-in work furlough program within the facility. This additional building area would not change the proposed footprint of the existing structure.

Future expansions would consist of adding beds for the jail facility as needed and as funding becomes available. New cells would be added in the southeast portion of the facility and would displace the ball field, which would be reconstructed elsewhere on the site. The timing of future expansions has not been determined, but it is anticipated that this phase would involve the construction of an additional 712 beds, with up to 155,104 square feet of new facilities, including the live-in work furlough floor space. Future expansions may also add a public safety training facility (which could include police and fire facilities), an indoor firing range (lead free), and an emergency vehicle operation course. For purpose of analysis, future expansions are assumed to occur in a single phase.

Total building area at full buildout of the site would be about 546,767 square feet. Table 2-2 summarizes the building area for facilities that would be constructed on the project site, by project component. Figures 2-3 and 2-4 depict Phase 1 and the new beds associated with Phase 2. Other

Phase 2 improvements are not shown, but would be located elsewhere on the site. It is anticipated that full site development may take 20 years or more.

ALTERNATIVES

The 1998 Final EIR that was certified by the County Board of Supervisors included a detailed comparison of the originally proposed project site for the new jail and eight alternative sites, as well as two on-site alternatives. That document is available for review at the County of Santa Barbara Planning and Development Department located at 624 W. Foster Road in Santa Maria. As required by CEQA, the EIR examines a range of alternatives to the proposed project. These alternatives are described and evaluated in Section 7.0. Studied alternatives include:

- *Alternative Site 1. This rectangular 205-acre site is located in unincorporated Santa Barbara County and is bounded to the east by Black Road and to the west by Sinton Road. Betteravia Road is about 1,500 feet south of the site's southern boundary. The site is currently used for oil recovery operations and agriculture.*

- *Alternative Site 2. This 262-acre site is located south of and adjacent to State Route 1, about 2 miles west of Black Road. The site currently consists of about 115 acres of rangeland and 147 acres of row crops.*

- *Alternative Site 3. This 232-acre site is located northeast of State Route 1 and about one mile west of Black Road. The site is currently used by the Laguna County Sanitation District as a spraying field for treated effluent.*

- *Alternative Site 4. This 230-acre site is located at the northwest corner of the intersection of Black Road and State Route 1. The northern portion of the site is used as rangeland, while the southern portion is planted with beans and strawberries. Rangeland surrounds the site.*

- *Alternative Site 5. This 305-acre site is located along Black Road, about a mile south of State Route 1. The site currently supports an aggregate mining operation (the Airox mine). Surrounding land uses include rangeland, open space, and the Casmalia oil field.*

- *Alternative Site 6. This site originally consisted of 196 acres at the northeast corner of Black and Betteravia roads. Approximately 100 acres in the northern portion of this site (Site 6B) comprise the site that was analyzed in the 2000 Jail Facility Subsequent EIR. This 100-acre site is occupied primarily by agricultural activity, though the easternmost portion of the site is undeveloped.*

- *Alternative Site 7. This is the site of the County's Foster Road facilities, located just west of State Route 135 on the south side of Foster Road. The 65-acre site already houses several County facilities, including a Sheriff substation, medical center, and other government offices. Although this site was considered a viable alternative in the past, the density of development that currently exists at this site would prohibit project development.*

- *Alternative Site 8. This rectangular 99-acre site is located along the east side of Black Road, about 1,500 feet south of Stowell Road and immediately south of the Santa Maria Railroad tracks.*

Most of the site is currently grazing land, although a 12-acre portion for the northwest corner of the site is being leased to an auto salvage center.

- *Original Project Site (studied in 1998 FEIR). The originally proposed 100-acre project site is located west of and adjacent to Black Road, just south of Betteravia Road. The site is used for agricultural production, primarily strawberries.*

- *No Project. This alternative assumes that no jail would be constructed and that the South County jail facility would be relied upon for the detention of inmates. No physical change to the 50-acre project site would occur.*

- *Alternate Site Orientation. This alternative would involve reorienting the site plan such that the main facility entrance would be from Betteravia Road, with a secondary entrance and the access for the truck court being along Black Road. The improvements would extend further south on the site towards the unnamed drainage associated with the Betteravia Lakes area, and a larger undeveloped area would be provided on the western portion of the site. The southward extension of proposed improvements would require the acquisition of additional land to the south of the currently proposed 50-acre site boundary, or the site plan would need to be redesigned to shift improvements from the southern to the western portion of the site. The site plan would be rotated approximately 90 degrees in a clockwise direction, but otherwise, this alternative, including the proposed development envelope size, would be identical to the proposed project. The first phase of development would involve 808 jail beds and an estimated 391,663 square feet of building area. Possible future expansions would add up to 712 beds and 155,104 square feet of building area.*

- *Reduced Project. This alternative involves a reduced version of the proposed project to be located on the current project site. Specifically, this alternative would include only the Phase I components of the project, eliminating the future expansions. Thus, the construction of an additional 712 beds, with up to 155,104 square feet of new facilities, would not occur and the jail would be limited to the 808 beds proposed as part of the initial phase of the project. Elimination of the future expansions would also eliminate the public safety training facility, indoor firing range, and emergency vehicle operation course.*

Overall, the current project site is determined to be the Environmentally Superior Alternative among the alternative sites. While the proposed site presents significant and unavoidable impacts with respect to conversion of agricultural lands, visual character, and view corridors, it avoids potentially significant and unavoidable impacts to biological resources, cultural resources, and risk of exposure to hazardous materials. Noise impacts are also lower that some of the other comparable sites. Although the current site's impacts to visual resources are determined to be unavoidable and significant, it should be noted that the site is not along a scenic highway and is in a less visually pristine area that many of the alternative sites. Other sites that avoid significant and unavoidable impacts relating to visual resources or conversion of agricultural lands present other impacts that make these sites either environmentally inferior or comparable to the proposed site. The current site's location in a partially industrial area away from scenic highways, lack of access constraints with its frontage on both Betteravia and Black Roads, and lower biological and cultural resource sensitivity render the site environmentally superior overall.

Among the onsite alternatives, the "no project" alternative would be environmentally superior since it would involve no physical change. However, it would not meet the project objectives or

the requirements of the Court Order to reduce overcrowding at the Main County Jail. The "Reduced Project" alternative would be environmentally superior among the other on-site alternatives. However, similar to the "no project" alternative, that alternative may not meet the requirements of the Court Order in the event that additional jail beds are needed beyond the 808 to be constructed as part of Phase I.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the identified environmental impacts for each issue area studied in the EIR, recommended mitigation measures (if any), and the level of significance after mitigation. Class I impacts are defined as significant, unavoidable adverse impacts which require a statement of overriding considerations to be issued per Section 15093 of the *State CEQA Guidelines* if the project is approved. Class II impacts are significant adverse impacts that can be feasibly mitigated to less than significant levels and which require findings to be made under Section 15091 of the *State CEQA Guidelines*. Class III impacts are considered less than significant impacts. Class IV effects are those for which the project's impact would be beneficial.

Class I – Unavoidable Adverse Impacts

Public Services – Solid waste disposal capacity, water demand (if project uses onsite groundwater)
Agricultural Resources – Agricultural land conversion
Aesthetics – Alteration of the visual character at the site, alteration of public views

Class II – Significant Impacts That Can Be Mitigated To Less Than Significant Levels

Public Services – Wastewater generation, fire hazards
Transportation/Circulation – Site access, cumulative traffic on area roadways
Air Quality – Construction dust control, CAP consistency
Biological Resources – California red-legged frog and California tiger salamander individuals and habitat, loss of wildlife habitat
Cultural Resources – Unknown resources
Land Use – Construction dust
Agricultural Resources – Restrictions on adjacent agricultural uses
Aesthetics – Light and glare
Hazardous Materials/Risk of Upset – Potential hazard from abandoned oil well, potential soil contamination, potential for hazard from adjacent agricultural uses
Geology/Drainage – Temporary construction impacts, groundshaking, liquefaction, compressible/collapsible soils, increased runoff, groundwater recharge
Growth Inducement – Water and sewer infrastructure expansions

Class III – Less Than Significant Impacts

Public Services – Water demand (if project uses State water)
Transportation/Circulation - Phase I traffic on area roadways, CMP consistency
Air Quality – Operational emissions, odor impacts
Biological Resources – Agricultural fields, ruderal areas, several eucalyptus trees, and unprotected drainage habitats
Noise – Construction noise, operational noise, traffic generated noise

Land Use – Residential conflicts
Energy – Natural gas consumption, electricity consumption
Geology/Drainage – Slope stability, drainage problems

Class IV – Beneficial Impacts

Energy – Reduced vehicle fuel consumption

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
PUBLIC SERVICES		
Impact PS-1 At buildout, the proposed project would demand an estimated 207.6 acre-feet of water per year (AFY), which is 67.6 AFY more than current agricultural uses onsite. This exceeds the County's 25 AFY threshold. Therefore, if the project uses onsite groundwater, the Santa Maria Water Basin would be further overdrafted and impacts would be Class I, significant and unavoidable. However, if the project uses State Water through a water line, extension impacts would be Class III, *less than significant.*	The following mitigation measures related to water conservation are required if the project is unable to be served by water from the City of Santa Maria. If the project is served by City municipal water, these mitigation measures are recommended to further reduce residual impacts on water demand. It should be noted that, in addition to water conservation measures required herein, the proposed project could be subject to additional water conservation measures as required by the City of Santa Maria. **PS-1(a) Interior Water Conservation.** Interior water conservation measures, as required by the State of California, shall be incorporated into onsite facilities. These include, but are not limited to: • Installation of low flow toilets • Installation of water heating system and pipe insulation to reduce water used before water reaches equipment or fixtures • Installation of self-closing faucets in all lavatories. **PS-1(b) Exterior Water Conservation.** Exterior water conservation features, as recommended by the State Department of Water Resources, shall be incorporated into onsite development. These include, but are not limited to: • Landscaping of common areas with draught tolerant plants; • Minimizing the use of turf by limiting it to lawn dependent uses; and • Wherever turf is used, installing warm season grasses. **PS-1(c) ~~Reclaimed~~ Recycled Water.** Onsite development shall, to the extent feasible, use ~~reclaimed~~ **recycled** water for irrigation of landscaping. **PS-1(d) Landscaping.** Landscaped areas onsite shall use vegetation that will eventually naturalize and require minimal irrigation.	The above water conservation measures, in addition to any City of Santa Maria-imposed measures, would reduce water demand for the proposed project to the degree feasible. If water is obtained from the City, significant impacts to water supply would not occur, although the construction of a water line extension to serve the site would result in potential construction-related impacts discussed below, as well as potential growth inducing impacts as discussed in Section 6.0, Growth Inducing Impacts. However, if water is not obtained from the City or there were a shortage in the State Water Project supply due to drought or other supply problems, the mitigation measures would not reduce the impact to the Santa Maria groundwater basin to a less than significant level, and this impact would remain significant and unavoidable. Extension of water lines to the project site could result in residual construction-related environmental impacts. However, the closest water line is located ~~directly north of the project site along Betteravia Road~~ **at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site**. Disturbance associated with extension of this line would therefore occur within the existing Betteravia right-of-way and the project site itself. Disturbance of the project site is addressed throughout this document, and construction activities in the existing developed, and previously disturbed Betteravia right-of-way, would not be expected to result in any significant impacts. As a result, physical impacts associated with water line extension have been addressed, and no significant residual impacts are anticipated.
Impact PS-2 Buildout of the proposed project would result in a net increase of an estimated 177,690 gallons per day (gpd) of effluent to the City of Santa Maria Wastewater Treatment Plant	The following mitigation measure related to infrastructure is required. **PS-2(a) Sewer Line Extension.** A new sewer line extension shall be constructed to serve the proposed project. **If sewer service is provided by the City of Santa Maria, the project shall**	Extension of a new sewer line would provide wastewater service to the project. Extension of sewer lines to the project site could result in residual environmental impacts. A new line for the City Wastewater Treatment Plant would be expected to be installed beneath new and existing roads. This

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
or Laguna County Sanitation District (LCSD) Wastewater Treatment Plant. Although this increase is within the available capacity of both facilities, a sewer line extension would be required and impacts would be Class II, *significant but mitigable.*	**pay its fair share to fund extension of a waterline along Black Road. If sewer service is provided by the LCSD, T**~~t~~he size of the line shall be based only on the demands of the project.	may create temporary traffic disruption on affected roadways, but would otherwise minimize environmental impacts associated with construction of new sewer lines. A new line for the LCSD would similarly be installed beneath proposed new and existing roads and/or existing LCSD easements. The potential growth inducing impacts of the sewer line extension are discussed in Section 6.0, *Growth Inducing Impacts.*
Impact PS-3 The proposed project would not increase response times for the County Fire Department. However, the proposed 546,767 square foot facility may result in an increased probability for structural fires. This is a Class II, *significant but mitigable*, impact.	The following mitigation measures are required to ensure that all components of the proposed project adhere to Fire Department standards. **PS-3(a) Fire Hazard Building Requirements.** The final site plan shall incorporate standard building practices set forth by the Santa Barbara County Fire Department (Santa Barbara County Code, Chapter 10, Article XII, High Fire Hazard Areas) and Uniform Building Code including, but not limited to, conditions listed as follows: • Prior to erection of combustible materials, fire hydrants capable of supplying the required flow for fire protection shall be provided to all buildings, and located in areas that will provide proper fire protection for all existing and proposed structures. The hydrants shall be of the type approved by the Fire Department and appropriate to the water availability serving the property. The fire hydrants and mains shall be installed in accordance with the standards established in and by the Uniform Fire Code, the National Fire Protection Association and the American Water Works Association, and supply a minimum of 1,250 gallons per minute under normal flow pressure (20 psi minimum). • Prior to the erection of combustible materials, the fire protection water system shall be installed, tested, and approved by the Fire Department to assure compliance with the standards expressed herein. • Prior to rough framing sign-off, all structures shall be protected by an approved, automatic fire sprinkler system. The system shall be supervised via a dedicated phone line to an approved alarm monitoring service and shall be installed in accordance with NFPA Pamphlet 13. • Prior to occupancy clearance, portable fire extinguisher(s) are to be installed in new buildings in accordance with Santa Barbara	The above mitigation measures would reduce impacts with respect to fire protection services to a less than significant level.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	County Fire Department regulations. • Prior to occupancy clearance, standard fire prevention messages issued by the state shall be posted in key use areas and along the perimeter of the jail facility. The locations of posted areas shall be determined in consultation with the County Fire Department. • During project construction, all internal combustion machines shall be equipped with spark arrestors. **PS-3(b) Fire Management and Emergency Response Plan.** The Sheriff's Department shall develop a Fire Management and Emergency Response plan for the jail facility in consultation with the County Fire Department to ensure that all fire prevention equipment is properly maintained and periodically inspected by the County Fire Department.	
Impact PS-4 The proposed project would generate an estimated 1,634 tons of solid waste per year. This amount exceeds the 196 tons per year threshold. This is a Class I, *significant and unavoidable,* impact to solid waste disposal capacity.	The following mitigation measure is required to reduce waste generation to the extent feasible. **PS-4(a) Solid Waste Management Plan.** The Sheriff's Department shall develop and implement a Solid Waste Management Plan to be reviewed and approved by County Public Works Resource Recovery and Waste Management Division, Planning and Development, and Health Sanitation Service. The plan shall include provisions for the following to reduce waste generation: • Implementation of a bi-annual monitoring program to ensure a 35% to 50% minimum participation rate in overall waste disposal, using source reduction, recycling, and/or composting programs. The monitoring program shall include a detailed report on the programs implemented and documented on (i.e., receipts) of the amounts diverted where applicable or, in the case of source reduction programs, an estimate of the amount diverted. • Development of a plan for accessible collection of materials on a regular basis. • Provision of space and/or bins for storage of recyclable materials within the project site appropriate for institutional use. • Establishment of a recyclable material pickup area appropriate for institutional use. • Development of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of	Even with implementation of the above mitigation measure, waste generated by the proposed project would exceed County thresholds. Therefore, solid waste impacts would remain Class I, *significant and unavoidable*. It should again be noted, however, that a certain proportion of the waste generated onsite would not be new to the County since the project would involve the transfer of current jail inmates from the overcrowded South County Jail to the New County Jail facility.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	the solid waste disposed by the project. For example, the SRP may include a description of how a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content can meet source reduction goals. • Implementation of a program to purchase materials that have recycled content (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content. • Excess construction materials shall be separated for reuse/recycling for proper disposal (e.g. concrete and asphalt). Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. • Implementation of a green waste-composting program.	
TRANSPORTATION/CIRCULATION		
Impact T-1 Development of Phase I of the project would add 1,454 ADT and 121 P.M. peak hour trips to the area roadway network. However, because study area intersections would continue to operate at acceptable levels, Phase I impacts would be Class III, *less than significant.*	None required.	Impacts to the roadway network would be less than significant without mitigation.
Impact T-2 Development of the project would generate up to 232 peak hour trips entering and exiting the project site. Impacts relating to site access would be Class II, *significant but mitigable.*	The following mitigation measures are required to reduce site access impacts. **T-2(a) Black Road Site Access.** Black Road shall be widened in the vicinity of the primary access driveway to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a northbound left-turn lane. **T-2(b) Betteravia Road Site Access.** Betteravia Road shall be widened in the vicinity of the primary access and truck court driveways to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a westbound left-turn lane.	The widening of portions of the fronting roadways associated with this mitigation measure would improve the safety of turning movements for vehicles entering and leaving the site. However, roadway widening along the Black Road entrance would displace a limited amount of ruderal habitat and a portion of the drainage ditch. Neither of these areas are environmentally sensitive habitat, as discussed in Section 4.4, *Biological Resources.* No significant secondary impacts to biological resources would occur as a result of this widening. The level of service analysis (calculations contained in the Technical Appendix of the Traffic Study contained in Appendix B) shows that the Black Road/Project Driveway intersection would operate at LOS B during the peak hour with proposed improvements and stop-sign control for

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
		traffic outbound from the site. The level of service analysis shows that the Betteravia Road/Project Driveway intersections would operate at LOS A during the peak hour with proposed improvements and stop-sign control for traffic outbound from the site.
Impact T-3 Full buildout of the project (Phases I and II) would add 2,772 ADT and 282 PM peak hour trips on the study area network under. Levels of service would remain within the acceptable range under cumulative + project conditions for all but one intersection. This intersection, the Betteravia-Blosser Road Intersection, is scheduled for improvement in the City's Capital Improvement Program, and is anticipated to occur regardless of whether the new jail facility is constructed. If full-buildout of the jail facility were to precede this programmed improvement, traffic impacts associated with cumulative conditions would be Class II, *significant but mitigable*.	The City of Santa Maria has programmed improvements at the Betteravia Road/Blosser Road intersection that would provide acceptable operations. In addition, the following mitigation measure is required to reduce cumulative impacts: **T-3(a) Intersection Improvements Required prior to Development of Phase II.** Construction of Phase II of the proposed facility improvements shall not occur until after the improvements to the Betteravia Road/Blosser Road intersection identified in the City of Santa Maria's Capital Improvement Program are implemented, or other improvements that are recommended in an updated traffic study and that would eliminate significant cumulative impacts to circulation are implemented. Alternatively, if the Betteravia/Blosser Road intersection improvements are not made, but other improvements identified to eliminate significant circulation impacts, the Sheriff's Department shall pay the applicable traffic fees required by the County of Santa Barbara to offset its cumulative traffic conditions.	Implementation of the above mitigation measures would reduce cumulative impacts to less than significant levels.
Impact T-4 Traffic generated by the proposed project would not exceed thresholds identified in the Congestion Management Plan (CMP) developed by the Santa Barbara County Association of Governments. Impacts associated with the CMP would be considered Class III, *less than significant.*	No mitigation is required.	Impacts associated with the Congestion Management Plan are less than significant without mitigation.
AIR QUALITY		
Impact AQ-1 Project construction would generate temporary increases in localized air pollutant emissions. The SBCAPCD does not consider air quality impacts associated with construction-related emissions significant since such emissions are temporary. However,	Although air quality impacts during project construction would not exceed significance thresholds, the APCD requires dust mitigation measures for all discretionary construction activities (SBCAPCD's Scope and Content of Air Quality Sections in Environmental Documents, July 2007). The following mitigation measures would reduce the amount of dust generated by construction activities and minimize the amount of dust that drifts onto adjacent agricultural uses.	Construction impacts are not considered significant because of their temporary nature. Impacts would be less than significant without mitigation.

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Impact	Mitigation Measures	Significance After Mitigation
SBCAPCD requires mitigation of construction impacts to minimize emissions of fugitive dust. Therefore, construction-related emissions are considered Class II, *significant but mitigable.*	**AQ-1(a) Construction Dust Control Program.** A Construction Dust Control Program shall be developed for the project that includes measures designed to reduce particulate matter emissions from project construction. The plan shall include, but not be limited to, the following measures: • Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will require two daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speeds exceed 15 mph. • On-site vehicle speeds shall be reduced to 15 mph or less. • Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads. • If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material off-site or into the site shall be tarped from the point of origin. • After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed. • Construction contractors shall designate a monitor for the dust control program. The monitor's work schedule would include holiday and weekend periods when work may not be in progress. • Prior to land use clearance, the Sheriff's Department shall include, as a note on a separate informational sheet to be recorded with any map, the aforementioned dust control requirements. All requirements shall be shown on grading and building plans. **AQ-1(b) Ozone Precursor Control Program.** An Ozone Precursor Control Program shall be developed for the project that includes measures designed to reduce ozone precursor (NOX and ROC) emissions from project construction. The plan shall include, but not be limited to, the following measures: • Heavy-duty diesel-powered construction equipment manufactured after 1996 (with	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	federally mandated "clean" diesel engines) should be utilized wherever feasible. • The engine size of construction equipment shall be the minimum practical size. • The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. • Construction equipment shall be maintained in tune per the manufacturer's specifications. • Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines. • Catalytic converters shall be installed on gasoline-powered equipment. • Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed. • Diesel powered equipment should be replaced by electric equipment whenever feasible. • Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.	
Impact AQ-2 Operational air pollutant emissions associated with the proposed jail facility would not exceed County significance thresholds. Operational impacts are therefore considered Class III, *less than significant.*	The proposed project would not generate operational emissions exceeding County thresholds, therefore no mitigation is required.	Impacts would be less than significant without mitigation.
Impact AQ-3 The proposed project would contribute only a small fraction of emissions to the 2010 Planning Emission Inventory Forecast for Santa Barbara County. Based on SBAPCD's guidelines, non-residential projects are considered consistent with the 2007 CAP if they incorporate appropriate transportation control measures (TCMs). Therefore, impacts associated with CAP consistency would be considered Class II,	Incorporation of the following measures would achieve consistency with the CAP. **AQ-3(a) Transportation Demand Management Program.** The applicant shall develop and operate an Employer-based Transportation Demand Management Program per Clean Air Plan. **AQ-3(b) Commuter Public Transit Service.** The Sheriff's Department shall work with Santa Maria Area Transit (SMAT) to develop bus routes that serve the jail facility. If feasible, the applicant shall provide direct pedestrian access from bus stops to the most heavily used buildings on-site and shall provide bus shelters that are visible and well lit, with appropriate landscaping.	The proposed project would be generally consistent with the 2007 Clean Air Plan. Incorporation of the above mitigation measures would ensure consistency.

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Impact	Mitigation Measures	Significance After Mitigation
significant but mitigable.		
Impact AQ-4 The project site is located adjacent to agricultural uses, which could create odor impacts. These uses may periodically subject future inmates and employees to objectionable odors, but agricultural operations are protected by County ordinance. Therefore, impacts would be Class III, *less than significant,* level.	No mitigation is required.	Potential impacts related to objectionable odors would be less than significant.
BIOLOGICAL RESOURCES		
Impact BIO-1 Development of the proposed project would eliminate or disturb agricultural fields and associated ruderal areas. It is possible that the project may also affect several eucalyptus trees and a drainage ditch that has elements of central (Lucian) coastal scrub, wetland, and non-native grassland habitats. However, because none of these habitats are protected, such impacts would be Class III, *less than significant.*	No mitigation is required to address impacts to these habitat types. However, these habitat types could potentially support special status plant and animal species. Potential impacts to special status animal species would require mitigation, as discussed under Impacts BIO-2, BIO-3, and BIO-4.	Impacts would be less than significant without mitigation.
Impact BIO-2 Project implementation could adversely affect the federally threatened California red-legged frog through mortality during grading activities, eliminate upland habitat used for movement and winter refuge, decrease dispersal between known populations, and impact water quality of off-site breeding habitats. This would be a Class II, *significant but mitigable,* impact.	**BIO-2(a) CRLF Avoidance, Mitigation and Minimization Measures**. The following minimum mitigation measures are required to reduce impacts to individual CRLF and their habitat. Additional measures may be required by the USFWS. • At least three months prior to the onset of activities, the Sheriff's Department shall submit the name(s) and credentials of biologists who will conduct the following activities to the U.S. Fish and Wildlife Service and County for approval. No project activities shall begin until proponents have received written approval from the U.S. Fish and Wildlife Service that the biologist(s) is/are qualified to conduct the work. The Sheriff's Department shall also contact the U.S. Fish and Wildlife Service to determine an appropriate site in which to relocate California red-legged frogs, if found in the work area. • The work area shall be surrounded by a solid temporary exclusion fence (such as silt	Implementation of the above mitigation measures would reduce the effects on the CRLF to a less than significant level.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	fence) that shall buried into the ground and extend at least 3 feet above the ground to exclude CRLF from the work area. The fence shall be installed in June of the year prior to the start of construction. During any construction conducted between July 2 through May 2, the fence shall be inspected daily to ensure that it is functioning properly to exclude CRLF from the work area. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence). • To minimize the potential for direct impacts to dispersing individuals, initial ground disturbing activities shall be completed during the period May 1 through July 1. The initiation of any subsequent ground disturbing activity or construction during July 2 through May 2, the period when California red-legged frogs are potentially dispersing or utilizing upland areas, shall be preceded by two night surveys of the work area. The purpose of these surveys is to determine whether any CRLF have bypassed the exclusion fencing into the work area. Surveys shall be conducted on two separate nights within 48 hours prior to the start of work activities. If California red-legged frogs are present they shall be moved out of the work area by an approved biologist following the methods described below. The approved biologist will maintain detailed records of all translocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site. • Captured California red-legged frogs will be placed immediately into plastic zip lock bags dampened with untreated water and released in designated relocation areas no more than one hour after capture. • Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog and its habitat, the importance of the California red-legged frog and its habitat, the specific measures that are being implemented to conserve the California red-legged frog as they relate to the project, and the boundaries within which the project may	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	be accomplished. • During all initial ground disturbing activities, an approved biologist shall be on-site to recover any California red-legged frogs that may be found at that time. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the USFWS shall be consulted immediately. Any dead California red-legged frogs must be reported immediately to the U.S. Fish and Wildlife Service and deposited in an approved museum, such as the Santa Barbara Museum of Natural History or the Museum of Systematics and Ecology at the University of California, Santa Barbara. • An approved biologist shall be present at the work site until such time as all removal of California red-legged frogs, instruction of workers, and initial ground disturbance have been completed. After this time, the Sheriff's Department shall designate a person to monitor compliance of all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and is qualified to identify California red-legged frogs. The monitor and the approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by U.S. Fish and Wildlife Service during review of the proposed action. If work is stopped, the County shall be notified immediately to determine the appropriate course of action. • An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15. • During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas. • The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside wetland areas. • All refueling, maintenance, and staging of equipment and vehicles will occur at least 100 feet from riparian or aquatic habitats,	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor will check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be designated, and all workers must be briefed on the provisions of this plan. • Temporarily impacted areas will be recontoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material will be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping. • Best management practices will be implemented during and after project implementation to control sedimentation. • Water will not be impounded in a manner that may attract California red-legged frogs. • California Natural Diversity Database forms shall be completed and sent to the California Department of Fish and Game for all California red-legged frogs observed during the project. **BIO-2(b) Pesticide Compliance.** Use of pesticides shall be in compliance with all local, state and federal regulations. This is necessary to prevent primary or secondary poisoning of CRLF. A landscape management plan is to be developed that will identify operational procedures to be employed to maintain a healthy landscape with minimum application of fertilizers and pesticides. • Design and implement an approved Integrated Pest Management Plan (IPMP) for the proposed project. This would minimize the risk to aquatic habitats from improper pesticide and fertilizer use. Once a landscape architect is selected, the IPMP plan will be prepared and provided to the USFWS and P&D for review and comment. • No rodent control, pesticides, or herbicides shall be used in any drainage features that drain toward the south of the property toward CRLF aquatic habitat. **BIO-2(c) CRLF Movement Pathway.** The project shall be designed to include a pathway for movement of CRLF through the property along a north-south axis and appropriate fencing that	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	would allow CRLF access to the movement pathway. The movement pathway and fencing shall include the following specifications: • The movement pathway shall be at least 150 wide and shall be designed to allow CRLF through the property along a north-south axis. The movement pathway can be planted with native plant species, or with turf grass or other types of landscaping that would be suitable for CRLF movement. Driveways and paved areas could be present in the corridor. It is anticipated that a perimeter movement pathway would be compatible with facility plans and required agricultural buffers; however, other designs that meet the goal of maintaining CRLF dispersal would be considered. • Fencing shall be designed to allow CRLF access to the movement pathway. If perimeter fencing is used on the outside edge of the movement pathway, it shall consist of a material such as chain link with openings of at least 1 ¾", that would allow passage of CRLF. **BIO-2(d) Habitat Buffers.** The project shall be designed to avoid permanent impacts to buffer areas adjacent to CRLF aquatic (breeding) and riparian (nonbreeding or upland) habitat, as shown on Figure 4.4-2. No structures or other types of development shall occur in these buffer areas. The planned movement pathway and CRLF-permeable fencing can occur within the buffer areas.	
Impact BIO-3 Project implementation could adversely affect the federally endangered California tiger salamander through mortality during grading activities, elimination of upland habitat used for movement and winter refuge, decrease of dispersal between known populations, and impacts to water quality of off-site breeding habitats. This would be a Class II, *significant but mitigable,* impact.	The following mitigation measures are required to reduce project related impacts to CTS to a less than significant level: **BIO-3(a) CTS Avoidance, Mitigation and Minimization Measures.** The following minimum mitigation measures are required to reduce impacts to individual CTS and their habitat. Additional measures may be required by the USFWS. • At least three months prior to the onset of activities, the Sheriff's Department shall submit the name(s) and credentials of biologists who will conduct the following activities to the U.S. Fish and Wildlife Service and County for approval. No project activities shall begin until proponents have received written approval from the U.S. Fish and Wildlife Service that the biologist(s) is/are qualified to conduct the work. The Sheriff's Department shall also contact the U.S. Fish	Implementation of the above mitigation measures would reduce impacts to the CTS to a less than significant level.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	and Wildlife Service to determine an appropriate site in which to relocate California tiger salamanders, if found in the work area. • A salvage and relocation program shall be designed and implemented by an approved biologist to avoid and minimize take of individuals in upland refuges during construction. Relocation of CTS in upland areas shall be conducted between one month and two weeks prior to the start of construction using fiber optic scopes and hand excavation. Captured CTS shall be placed immediately into plastic zip lock bags containing moist soil and inflated with air, and released to the relocation site no more than one hour after capture. The Sheriff's Department shall coordinate with the USFWS to determine the best method to salvage and relocate CTS. The approved biologist will maintain detailed records of all relocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site. • As detailed above for the CRLF, the work area shall be surrounded by a solid temporary exclusion fence (such as silt fence) that shall buried into the ground and extend at least 3 feet above the ground to exclude CTS from the work area. The fence shall be installed in June of the year prior to the start of construction. During any construction conducted between October 15 and March 15, the fence shall be inspected daily to ensure that it is functioning properly to exclude CTS from the work area. In addition, the approved biologist will conduct daily surveys during this time period for CTS that may have emerged from burrows within the project site and become trapped along the fence line. Any CTS found within the work area shall be relocated as described above. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence). • Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CTS and its habitat, the importance of the CTS and its habitat, the specific measures that are being	

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Impact	Mitigation Measures	Significance After Mitigation
	implemented to conserve the CTS as they relate to the project, and the boundaries within which the project may be accomplished. • During all initial ground disturbing activities, an approved biologist shall be on-site to recover any CTS that may be found at that time. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the USFWS shall be consulted immediately. Any dead CTS must be reported immediately to the U.S. Fish and Wildlife Service and deposited in an approved museum, such as the Santa Barbara Museum of Natural History or the Museum of Systematics and Ecology at the University of California, Santa Barbara. • An approved biologist shall be present at the work site until such time as all removal of CTS, instruction of workers, and initial ground disturbance have been completed. After this time, the Sheriff's Department shall designate a person to monitor the on-site compliance with all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and in the identification of the CTS. The monitor and the approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by U.S. Fish and Wildlife Service during review of the proposed action. If work is stopped the County shall be notified immediately to determine the appropriate course of action. • An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15. • During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas. • The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside wetland areas. • All refueling, maintenance, and staging of equipment and vehicles will occur at least	

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Impact	Mitigation Measures	Significance After Mitigation
	100 feet from riparian or aquatic habitats, and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor will check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be designated, and all workers must be briefed on the provisions of this plan. • Temporarily impacted areas will be recontoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material will be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping. • Best management practices will be implemented during and after project implementation to control sedimentation. • California Natural Diversity Database forms shall be completed and sent to the California Department of Fish and Game for all CTS observed during the project. **BIO-3(b) CTS Movement Pathway.** The project shall be designed to include a corridor for movement of CTS through the property, and appropriate fencing that would allow CTS access to the movement pathway. The movement pathway and fencing shall include the following specifications: • The movement pathway shall be a minimum of 150 feet wide and designed to allow CTS to disperse through the property in a north-south direction. The movement pathway can be planted with turf grass or contain other types of landscaping that would be suitable for CTS movement. • Fencing shall be designed to allow CTS access to the movement pathway. If perimeter fencing is used on the outside edge of the movement pathway, it shall consist of a material such as chain link with openings of at least 1 ¾", that would allow passage of CTS.	
Impact BIO-4 Development of the proposed project would reduce wildlife population sizes and available wildlife habitat, including those of special status animal species not listed as threatened or	Because of the potential for the proposed project to cause impacts to wildlife in general, mitigation measures will be required to reduce project impacts to a less than significant level. The following mitigation measures, in concert with the mitigation measures under impacts BIO-2 and BIO-3 would reduce project impacts to wildlife to a less than significant level.	Implementation of the above mitigation measures would reduce impacts to wildlife to a less than significant level.

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Impact	Mitigation Measures	Significance After Mitigation
endangered. The loss of wildlife habitat would be a Class II, *significant but mitigable,* impact.	**BIO-4(a) Pre-construction Bird Survey.** To minimize impacts to nesting bird species and raptors, including special status species and species protected by the Migratory Bird Treaty Act, all initial ground disturbing activities and tree removal shall be limited to the time period between September 1 and February 1. If initial project specific site disturbance, grading, and tree removal cannot be conducted during this time period, pre-construction surveys for active nests and roosting turkey vultures and raptors within the limits of the project shall be conducted by a qualified biologist who has been approved by P&D. Surveys shall be conducted two weeks prior to any construction activities. If no active nests or roosts are located, ground disturbing/construction activities can proceed. If active nests or roosts are located, then all construction work must be conducted outside a non-disturbance buffer zone at a distance established by P&D in consultation with the CDFG. No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the approved qualified biologist. The approved biologist shall conduct monitoring of the nest until all young have fledged. Roost sites used by turkey vultures or raptors shall be protected or replaced. **BIO-4(b)Landscaping Requirements.** The Sheriff's Department shall submit a landscape plan to P&D that details the plant species to be used. The plan shall contain only those species that are not considered invasive. A list of California invasive plant species can be found at: http://www.cal-ipc.org/ip/inventory/index.php. **BIO-4(c) American Badger Avoidance**. The mitigation measures below are recommended to determine whether badgers are present in the area and to prevent badgers from being injured or killed during construction activities. For construction activities conducted between March 1 and June 30: • A pre-construction survey for active badger dens shall be conducted one month prior to any ground disturbing activities that would take place between March 1 and June 30. The survey shall be conducted by a County approved biologist. In order to avoid potential direct impacts to adults and nursing young, no grading shall occur within 50 feet of an active badger den as determined by an approved biologist.	

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Impact	Mitigation Measures	Significance After Mitigation
	Construction activities during July 1 and March 2 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers: • A County-approved biologist shall conduct a biological survey of the entire project site between 2 and 4 weeks prior to the start of construction. The survey shall cover the entire area proposed for development. Surveys shall focus on both old and new den sites. If dens are too long to see the end, a fiber optic scope (or other acceptable method) shall be used to assess the presence of badgers. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction. • Badgers shall be discouraged from using currently active dens prior to the grading of the site by partially blocking the entrance of the den with sticks, debris and soil for 3 to 5 days. Access to the den shall be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use. • The County-approved biologist shall be present during the initial clearing and grading activity. If additional badger dens are found, all work shall cease until the biologist can complete measures described above for inactive and active dens. Once the badger dens have been excavated, work on the site may resume. **BIO-4(d)Western Spadefoot Avoidance, Capture, and Relocation:** The temporary solid exclusion fence required for the CRLF and CTS will also function to exclude western spadefoot. As detailed above, the fence shall be installed in the month of June prior to the start of construction, and shall encircle the entire work area. Suitable habitat adjacent to the project site shall be designated for release sites. The following measures shall be implemented to avoid or reduce impacts to western spadefoots: • If work is to start in the summer or fall (July 1 through November 30) following the June exclusion fence installation, spadefoots that are estivating in small mammal burrows shall be relocated away from the work area. A	

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Impact	Mitigation Measures	Significance After Mitigation
	County-approved biologist shall survey all small mammal burrows within the project using a fiber optic scope and then hand excavate burrows. • If work is to start after November 30, a County-approved biologist shall conduct night surveys on each night that there is precipitation to relocate individuals that emerge from burrows within the work site. Surveys are to continue throughout the rainy season until the start of work. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence). • Captured spadefoots shall be placed in zip lock bags containing moist soil and inflated with air, and released at the entrance of small mammal burrows outside of the work area no more than one hour following capture. • A County-approved biologist shall be on-site during initial grading activities to relocate any spadefoots that are unearthed during excavation. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum. **BIO-4(e) California Legless Lizard Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the California legless lizard within the limits of grading. Suitable habitat adjacent to the project site shall be designated for release sites. Surveys shall be conducted by a County-approved biologist, and shall include the following minimum requirements: • Raking surveys shall be conducted on a weekly basis from 1 February through May 31 prior to the start of construction. These surveys shall entail raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed, to a minimum depth of eight inches. These surveys shall be conducted in the drainage ditch or any suitable ruderal areas.	

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Impact	Mitigation Measures	Significance After Mitigation
	• Searches for California legless lizards under cover objects such as plywood, carpet, and other debris shall be conducted on a monthly basis within the project area. • Captured lizards shall be placed immediately into containers containing sand and kept at a constant cool temperature. Lizards shall be released in designated relocation areas no more than one hour after capture. • During all initial grading activities, a qualified biologist shall be on-site to recover any California legless lizards that may be excavated/unearthed with native material. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum. **BIO-4(f) California Horned Lizard Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the California horned lizard within the limits of grading. Designated areas of suitable habitat shall be identified adjacent to the project site for release sites. Surveys shall be conducted by a County-approved biologist, and shall include the following minimum requirements: • Prior to the initiation of construction, surveys shall be conducted for the California horned lizard. If construction activities are to take place within the activity period of the California horned lizard (April to October), pre-construction visual surveys shall be conducted weekly beginning two months prior to initial ground disturbing activities. All lizards found within the project footprint shall be captured and released into designated relocation areas approved by the City and a qualified biologist. • Captured lizards shall be placed immediately into containers containing sand and kept at a constant cool temperature. Lizards shall be released in designated relocation areas no more than one hour after capture. • During all initial grading activities, a qualified biologist shall be on-site to recover any California horned lizard that may be	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	excavated/unearthed with native material. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum. **BIO-4(g)Southern Pacific Pond Turtle Avoidance, Capture and Relocation:** The temporary solid exclusion fence required for the CRLF and CTS will also function to exclude southern Pacific pond turtles. As detailed above, the fence shall be installed in the month of June prior to the start of construction, and shall encircle the entire work area. The following measures shall be implemented to avoid or minimize impacts to southern Pacific pond turtles: • An exclusion fence constructed out of three-foot tall silt fence shall be installed around the perimeter of the work site and keyed into the ground to exclude southwestern pond turtles from the construction activities. This fence shall be installed during the month of June, prior to the start of construction. The timing of installation should allow for hatchlings to have emigrated to aquatic sites, and should prevent adult females from entering the area to establish new nests. The area within the exclusion fence should then be surveyed by a County-approved biologist for the southern Pacific pond turtle on a daily basis for the first two weeks, and weekly thereafter until the start of construction. If any southern Pacific pond turtles are found, they shall be moved out of the exclusion area by a qualified biologist and relocated to the nearest aquatic site with suitable habitat. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence). • A biologist shall survey all areas of the work site two weeks before the start of site grading or other ground disturbing activities. The survey should include raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed to a minimum depth of five inches. These surveys shall be conducted within the drainage ditch. The	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	approved biologist shall be allowed sufficient time to relocate southern Pacific pond turtle before work activities begin. • During all initial grading activities, a qualified biologist shall walk alongside the excavating equipment to recover any southern Pacific pond turtles that may be uncovered. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the animals shall be turned over to a California Department of Fish and Game-approved specialist until they are in a condition to be released into the designated release area. Dead southern Pacific pond turtle shall be deposited at a vertebrate museum such as the Santa Barbara Natural History Museum or the University of California Museum of Systematics and Ecology. **BIO-4(h)Two-striped Garter Snake Avoidance, Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the two-striped garter snake within the limits of grading. Designated areas of suitable habitat shall be identified adjacent to the project site for release sites. A County-approved biologist shall conduct surveys. During all initial ground disturbing activities, a qualified biologist shall be on-site to recover any two-striped garter snakes that may be excavated from underground refugia. If the animals are in good health, they shall be relocated immediately to a designated release area. If they are injured or killed, the animals shall be deposited at a suitable vertebrate museum, such as the University of California Santa Barbara Museum of Systematics and Ecology or the Santa Barbara Museum of Natural History. **BIO-4(i) Worker Education.** Before any construction activities begin, a biologist shall conduct a training session for all construction personnel. At a minimum, the training should include a description of each of the special status animal species listed above. The training shall include habitat requirements, regulatory status, the measures that are being implemented to conserve the species as they relate to the project, and the boundaries within which the project may be accomplished. A worker education handout containing this information shall be distributed to participants, and a sign-in sheet completed. The County and appropriate resource agency personnel shall be notified of the date and time the training is scheduled so	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	they may attend. The County-approved biologist or appointed biological monitor shall complete California Natural Diversity Database Forms for any special status species seen during survey and monitoring work. The forms shall be submitted to the CDFG and copies provided to the County.	
CULTURAL RESOURCES		
Impact CR-1 There are no known cultural resources on the property. However, construction of the proposed jail facility could adversely affect unknown cultural resources on the project site. This is a Class II, significant but mitigable, impact.	The following measure is required to avoid potential impacts to as yet undiscovered cultural resources that could be present onsite. **CR-1(a) Work Cessation.** If unanticipated archaeological resource remains are encountered during any land modification activities, the applicable laws, policies and procedures established under CEQA, and implemented under the County of Santa Barbara planning guidelines, shall be followed. In this event, ground disturbing activities in the area shall cease, and the County shall be notified at once to assess the nature, and extent and significance of any cultural remains.	Implementation of the above measure would reduce impacts associated with the potential to unearth unknown resources during grading and construction to a less than significant level.
NOISE		
Impact N-1 Project construction could intermittently generate high noise levels on and adjacent to the project site. However, project construction would not take place within 1,600 feet of sensitive receptors, nor would it generate noise levels above County thresholds. Therefore, construction noise impacts are Class III, *less than significant.*	No mitigation measures are required.	Impacts relating to temporary construction noise are anticipated to be less than significant.
Impact N-2 Project traffic is anticipated to result in noise level increases along roadways in the project vicinity. However, because traffic-related increases in noise fall below the County's threshold on all studied segments, impacts would be Class III, *less than significant.*	No mitigation measures are required.	The proposed project would not create significant traffic noise impacts.
Impact N-3 Because of the long distances between the project site and noise-sensitive land uses, noise associated with onsite activities would not be audible to the nearest	No mitigation measures are required.	Impacts would be less than significant.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
sensitive receptors and would not exceed County thresholds. Impacts associated with onsite noise generation would be Class III, *less than significant.*		
LAND USE		
Impact LU-1 Onsite construction activity would create temporary construction impacts, particularly generation of noise and fugitive dust that could be detrimental to adjacent agricultural activities. Impacts would be Class II, *significant but mitigable*.	Mitigation measures AQ-1(a) (Construction Dust Control Program) and AQ-1(b) (Ozone Precursor Control Program) in Section 4.3, Air Quality, would reduce the generation of fugitive dust.	Mitigation measures AQ-1(a) and AQ-1(b) would limit excessive dust generation that would otherwise have a potential impact on nearby agriculture. Temporary land use impacts would be less than significant with mitigation.
Impact LU-2 Operation of the jail, including inmate incarceration, transportation and release, as well as operation of the buildings and facilities themselves, has the potential to conflict with residential uses in the vicinity of the jail site. However, project design and standard operational procedures would minimize the potential for compatibility conflicts. Impacts would therefore be Class III, *less than significant.*	No mitigation is required.	Impacts would be less than significant without mitigation
Impact LU-3 The project site is within Zone II, Safety Area 3 (Airport Safety Area, General Airport Traffic Pattern Zone) of the Santa Maria Public Airport. However, due to the ample distance between the project site and flight paths, the potential for conflicts between airport and jail operations would be Class III, *less than significant.*	No mitigation is required.	Impacts would be less than significant without mitigation
AGRICULTURAL RESOURCES		
Impact AG-1 The proposed project would convert approximately 50 acres of irrigated cropland to non-agricultural use. The agricultural suitability of the project site is above the County's significance	No feasible measures are available that would mitigate impacts to conversion of agricultural lands on the project site.	Impacts would be significant and unavoidable

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
threshold; therefore, conversion of the site would be a Class I, *significant and unavoidable*, impact.		
Impact AG-2 Operation of the proposed project could restrict the application of pesticides on adjacent agricultural properties. The impact to adjacent offsite agricultural operations is Class II, *significant but mitigable.*	The following mitigation measure is required to address potential compatibility conflicts between the proposed jail facility and adjacent agricultural operations. **AG-2(a) Agricultural Buffers**. All project components shall be designed with the provision of buffers adjacent to agricultural land, thereby limiting the potential for pesticide restriction. Buffers shall be established in consultation with the Agricultural Commissioner's Office. Building areas and areas where people congregate outdoors, including for recreation areas, shall be set back from adjacent agriculturally designated parcels in accordance with Agricultural Commissioner's Office recommendations, including the remainder of the project parcels after the proposed 50-acre lot split.	Implementation of the above mitigation measure would reduce impacts to a less than significant level.
ENERGY		
Impact E-1 Implementation of the proposed project would reduce motor vehicle fuel consumption by reducing prisoner transfers between the North County Courthouse and Santa Barbara Jail Facility. This is considered a Class IV, *beneficial* effect.	No mitigation measures are required for this beneficial impact. In addition, measures AQ-3(a) and AQ-3(b), in Section 4.3 *Air Quality*, would further reduce fuel consumption related to operation of the proposed project.	This impact would be beneficial, and as such does not require mitigation.
Impact E-2 Implementation of the proposed project would increase natural gas consumption on the project site by about 31.49 million cubic feet per year. However, because future demand is within the capabilities of the Southern California Gas Company, impacts to natural gas are considered Class III, *less than significant.*	Mitigation is not required as significant impacts have not been identified. The following energy conservation measures, developed from the County's Energy Element (1994), are recommended as possible strategies to reduce the natural gas consumption of the proposed project, and increase the use of renewable energy sources. **E-2(a) Structure Orientation.** Structures shall be oriented to facilitate the use of passive solar energy. **E-2(b) Installation of Solar Energy Collectors.** Prior to occupancy, each building shall include plans to install at least one solar energy collector. **E-2(c) On-demand Water Heaters.** Prior to occupancy, buildings shall be installed with re-circulating, point of use, or on-demand water heater(s).	Although the availability of natural gas is not considered a significant concern for the project, implementation of the above mitigation measures would reduce on-site natural gas consumption to the degree feasible.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
Impact E-3 Project implementation would increase on-site electricity consumption by about 11.86 million kWh per year. However, because existing facilities are adequate to serve on-site development, impacts to electricity are considered Class III, *less than significant.*	Mitigation is required as significant impacts have not been identified. Nevertheless, the following measures are recommended to minimize the consumption of non-renewable energy resources. **E-3(a) Solar Energy Collectors.** The County Sheriff's Department shall investigate federal grants and other programs that will be used to initiate sales of solar energy systems for applicability to the site facilities. **E-3(b) Design of Landscaping.** Landscaping, including the types of trees planted and their location in relation to the structure can keep buildings cooler on warm days and warmer on cool days. On-site landscaping shall be designed so as to provide natural cooling and minimize the costs associated with upkeep by reducing the need for maintenance and reducing the need for motorized lawn care equipment. **E-3(c) Building Orientation**. All on-site buildings shall be designed and oriented so as to maximize the use of sunlight for daytime lighting.	Although the availability of electricity is not considered a significant concern, implementation of the above mitigation measures would reduce electricity consumption and reduce the costs associated with consumption of electricity.
AESTHETICS		
Impact AES-1 Buildout of the proposed project would alter the predominantly rural aesthetic character of the project site. This is considered a Class I, *significant and unavoidable* impact.	The following measures would be required to minimize the potential aesthetic impacts associated with the proposed jail facility. **AES-1(a) Architectural Design Review**. The project shall be reviewed and approved by the North County Board of Architectural Review (NBAR) to help ensure that visual impact of the structures is minimized and that the project incorporates design features that maximize the proposed development's compatibility with the site and surrounding area. The proposed landscape plans and signs shall also be reviewed by the NBAR. **AES-1(b) Landscape Plan.** A qualified Landscape Architect shall prepare a Landscape Plan for each project phase at such time as a final site plan is developed. This plan shall help screen structures from public view and, if possible, blend the proposed development into the surrounding area. Native plants shall be incorporated to the extent feasible. Where consistent with security needs, substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers shall be used. The existing eucalyptus trees located on the southern portion of the site's eastern border shall be retained and maintained, or if removed, replaced with	While the recommended mitigation measures would minimize the project's visual impact, they do not significantly reduce the apparent size, bulk, and scale of the proposed new facilities, nor do they effectively address potential changes in visual character. Hence, the level of significance would remain significant and unavoidable (Class I).

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	equivalent vegetative screening of an appropriate species. **AES-1(c) Equipment Screening.** Roof-top equipment such as heating and cooling units on all project components shall be screened from public view. **AES-1(d) Undergrounding of Utilities.** All utilities serving the project shall be placed underground, in accordance with the regulations of the California Public Utilities Commission.	
Impact AES-2 The proposed jail facility has the potential to alter public views from Betteravia and Black Roads and nearby public viewing areas. Development on the project would partially obstruct views of scenic resources such as the Solomon Hills, Casmalia Hills, and Sierra Madre Mountains, and intrude into the skyline; therefore the alteration of public views is a Class I, *significant and unavoidable* impact.	No measures are available to mitigate the impact to scenic views. Implementation of Measure AES-1(b) above, will provide vegetative screening of the facility to the extent feasible; however, landscaping used to screen the structures from public view may result in a slight increase in blockage of scenic views. The extent of the proposed screening's contribution to this impact would be substantially less that the blockage presented by the proposed buildings, but this screening would potentially contribute to this significant impact.	Impacts to scenic resources would be considered significant and unavoidable.
Impact AES-3 Security and parking lot lighting associated with the proposed project, as well as lighting along the access roads, could produce light and glare that would extend the area of night lighting. This could adversely affect day and nighttime views in the area. This would be a Class II *significant but mitigable,* impact.	The following mitigation measure is required to reduce the potentially adverse effects of excessive lighting. **AES-3(a) Lighting Plan.** Any exterior night lighting installed as part of the proposed jail facility shall be of low intensity, low glare, full cut-off design, have minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels to minimize visibility from Betteravia and Black Roads. The lighting plan shall minimize glare to the surrounding parcels to the extent feasible, while being consistent with jail security requirements.	The recommended mitigation measures would minimize the project's lighting and glare impacts to the extent feasible. Additionally, given the lack of sensitive receptors to light and glare impacts in close proximity to the site, the project's light and glare impacts would be less than significant after mitigation.
HAZARDOUS MATERIALS/RISK OF UPSET		
Impact HAZ-1 The site assessment noted an abandoned dry oil well on or near the site. The well was abandoned in 1976, to current abandonment standards. Nevertheless, since a portion of the proposed facility's buildings would be located over this abandoned well, venting or other measures may be	The following mitigation measure is required to ensure safe development in proximity to this well. **HAZ-1(a) Oil Well Safety Measures.** Prior to approval of land use permits for grading or construction, the Sheriff's Department shall consult with DOGGR and County Petroleum Office officials to determine if vent structure or other safety mechanisms would be required. Any such measures, if deemed necessary, shall be reviewed and approved by DOGGR, and then implemented by the Sheriff's Department.	The mitigation measure would ensure that any required safety measures are undertaken if necessary. With incorporation of this mitigation measure, impacts related to oil well hazards would be less than significant.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
required to minimize hazards from gas release. The impact to hazards posed by the well is Class II, *significant but mitigable*.		
Impact HAZ-2 The site assessment noted an abandoned dry oil well on or near the site. Potential contamination from the drilling of this well may be present. Any such contamination would potentially be encountered during grading activities associated with the construction of the new facility. No other evidence of potential contamination or any other recognized environmental conditions was noted, but the site has been used for agriculture, and there is some risk of residual pesticide contamination. Because of the potential for soil contamination associated with this oil well and past agricultural use, impacts relating to soil and groundwater contamination are Class II, *significant but mitigable*.	**HAZ-2(a) Soil Sampling.** The precise location of the abandoned dry hole oil well shall be determined, and a limited subsurface investigation shall be conducted in the area of this former oil well to determine whether any residual oil is impacting the on-site soil. Surface soil shall also be analyzed for residual pesticide concentrations that may exceed the residential and industrial Preliminary Remedial Goals (PRGs), as established by the Environmental Protection Agency (EPA) Region 9. If contaminants exceeding regulatory action levels are identified, they shall be remediated in accordance with the requirements of the appropriate regulatory oversight agency.	The mitigation measure would ensure that any contamination encountered is properly assessed and remediated, if necessary. Impacts related to soil and groundwater contamination would be less than significant with this mitigation.
Impact HAZ-3 The project site lies adjacent to agricultural uses that include row crops. These agricultural operations could expose jail facility staff and inmates to potentially harmful chemicals associated with row crop cultivation. Impacts would be Class II, *significant but mitigable.*	In addition to enforcement of applicable regulations pertaining to pesticide application, Mitigation Measure AG-2(a) in Section 4.8 *Agricultural Resources*, would reduce the hazard to project inmates, personnel and visitors from agricultural chemicals, by requiring a buffer between onsite facilities and agricultural activity on adjacent properties. No additional mitigation is required.	Potential risks to persons at the jail facility would be reduced through enforcement of applicable regulations pertaining to pesticide application and implementation of mitigation measure AG-2(a), which requires incorporation of buffers between jail facilities and adjacent agricultural uses. Impacts would be less than significant after mitigation.
GEOLOGY/DRAINAGE		
Impact GD-1 During construction, the site surface would be disrupted and potentially become subject to erosion, with potential temporary impacts to surface water quality. This impact would be Class II, *significant but mitigable.*	The following mitigation measure addresses the above requirement for construction sites of over five acres. **GD-1 Storm Water Pollution Prevention Plan (SWPPP).** A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the project site. The SWPPP shall include specific BMPs to control the discharge of material from	Implementation of the above mitigation measure and BMPs would reduce grading-related impacts to surface water to a less than significant level.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	the site and into Betteravia Lakes. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets, and soil stabilizers. Additional BMPs should be implemented for any fuel storage or fuel handling that could occur on-site during construction.	
Impact GD-2 The project site is subject to moderate ground shaking, which has the potential to cause fill material to settle, destabilize slopes, and cause physical damage to structures, property, utilities, road access, and humans. This impact would be Class II, *significant but mitigable.*	To reduce the potential impacts relating to moderate ground shaking, the following measure is required. **GD-2(a) Geotechnical Study.** Prior to construction of individual structures, a site-specific, comprehensive geotechnical study shall be prepared. Any recommended measures to minimize risks due to groundshaking specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements.	Through proper engineering in accordance with Measures GD-2, hazards of moderate ground shaking would be reduced to a less than significant level.
Impact GD-3 The project site is subject to low to moderate liquefaction risk. Potential impacts associated with liquefaction would be Class II, *significant but mitigable.*	The potential for liquefiable soils would be analyzed in the geotechnical study as required by Mitigation Measure GD-2(a). Any recommended measures to minimize risks due to liquefaction and other building limitations specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements. Typical design parameters for structures on soils with potential for liquefaction could include one or more of the following techniques, as determined by a registered geotechnical engineer: • Specialized design of foundations by a structural engineer; • Removal or treatment of liquefiable soils to reduce the potential for liquefaction; • Drainage to lower the groundwater table to below the level of liquefiable soil; • In-situ densification of soils or other alterations to the ground characteristics; or • Other alterations to the ground characteristics. No other mitigation measures are required with respect to liquefiable soils.	Through proper design and/or avoidance of hazardous soils in accordance with Measure GD-2(a), the potential effects relating to liquefaction would be reduced to a less than significant level.
Impact GD-4 Grading associated with the project would not include any cut slopes greater than 15 feet in height or exceeding a grade of 1.5 horizontal to 1 vertical or slopes of greater than 20 degrees. Impacts relating to slope stability are therefore considered Class III, *less than significant.*	Prior to site grading for all individual structures, plans will be reviewed by the Planning and Development Department to confirm consistency with the County Threshold Guidelines and the Uniform Building Code (UBC) pertaining to cut and fill. No mitigation measures other than this standard County procedure would be required.	With appropriate project review, a standard County requirement, impacts relating to grading and slope stability would be less than significant.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
Impact GD-5 The project site has moderate potential for damage due to compressible/collapsible soils. The potential impact relating to compressible/ collapsible soils would be Class II, *significant but mitigable.*	Collapsible/compressible soils would be analyzed in the geotechnical study as required by Mitigation Measure GD-2(a). Any recommended measures to minimize risks due to compressible/collapsible soils specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements. Suitable measures to reduce collapsible/compressible soil impacts could include one or more of the following techniques, as determined by a qualified geotechnical engineer: • Excavation and recompaction of on-site or imported soils • Treatment of existing soils by mixing a chemical grout into the soils prior to recompaction; or foundation design that can accommodate certain amounts of differential settlement such as post-tensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the Uniform Building Code(UBC) No other mitigation measures are required with respect to compressible/collapsible soils.	Through proper design in accordance with Measure GD-2(a), the potential effects of compressible/collapsible soils would be reduced to a less than significant level.
Impact GD-6 Project buildout may increase storm water discharge as compared to the existing agricultural use of the site, thereby potentially increasing the risk of flooding and mobilization of any contaminants entrained in runoff on downstream properties. Potential impacts associated with inundation downstream would be Class II, *significant but mitigable.*	To mitigate the increased runoff from the site, the following mitigation measure is required. **GD-6(a) Detention Basins.** To control peak flows from the project site, one or more detention basins with the following specifications shall be developed onsite: • A volume of 0.10 acre-feet per developed acre. • Interior side slopes no steeper than 4 to 1 (horizontal to vertical); • A gravity bleeder line that reduces stormwater runoff from a 25-year period developed condition to 0.07 cubic feet per second per acre; and • An adequate emergency overflow must be provided. The detention basin(s) must be designed to prevent excessive discharge of contaminated runoff into downstream surface waters and to incorporate appropriate mosquito management techniques. It shall be sited to avoid impacts to any important biological habitats, either on-site or off-site. **GD-6(b) Best Management Practices.** A combination of structural and non-structural Best	With implementation of Measure GD-6(a-f), impacts associated with downstream flooding and any associated contaminant loading would be less than significant.

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, etc,) shall be installed to effectively prevent the entry of pollutants from the jail site into the storm drain system during and after development. These components may include: • Storm drain filters/ inserts, inline clarifiers, or oil separators installed in the project area storm drain inlets and/or paved areas. The filters/inserts shall be maintained in working order. • Permanent biofilter/bioswale system constructed to treat storm water runoff from the jail site. The biofilter/bioswale system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the retention time of water and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofilter. Invasive plants shall not be used in the biofilter. Biofilters shall not replace existing native riparian vegetation unless otherwise approved by P&D. **GD-6(c) Outlet Structure Energy Dissipaters.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. **GD-6(d) Storm Drain Labeling.** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). The information shall be provided in English and Spanish. **GD-6(e) Long-Term Maintenance.** The applicant shall be responsible for the long-term maintenance of the water quality conditions of approval included within this section.	

Table ES-1 Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
	GD-6(f) Parking Lot Cleaning Program. A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: weekly removal of litter; immediate cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a monthly basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly.	
Impact GD-7 The County Safety Element rates the site as being within a potential local drainage problem area. However, implementation of appropriate drainage system improvements as would be required by the County Flood Control Engineer would reduce the risk of flooding to a Class III, *less than significant* level.	Inclusion of appropriate drainage system improvements for project development as required by the County Flood Control Engineer would reduce flooding impacts to a less than significant level. Additional mitigation would not be required.	With implementation of standard County requirements, the flood hazard at the site would be less than significant.
Impact GD-8 The proposed project would increase the amount of impervious surface, which could incrementally reduce groundwater recharge as compared with existing activities. While the reduction in groundwater recharge would be relatively small due to the percolation limitations associated with onsite soils, the impact of the project on groundwater recharge is considered Class II, *significant but mitigable.*	Construction of one or more detention basins as required by Mitigation Measure GD-6(a) would collect water runoff from the impermeable surfaces, with some of the collected water eventually percolating to the groundwater basin. Implementation of Mitigation Measure AES-1(c) Landscaping Plan, from Section 4.10, Aesthetics, would minimize the amount of impermeable surface onsite. In addition, the following measure is recommended to ensure maximum percolation through soils on-site. **GD-8(a) Graded Slopes.** For each phase of the project, slopes shall be graded to minimize surface water runoff and direct this runoff to the detention basin(s) (as required by Mitigation Measure GD-6(a)).	Implementation of the recommended mitigation measures would reduce impacts to the Santa Maria groundwater basin to a less than significant level.
GROWTH INDUCING IMPACTS		
Implementation of the project would have the potential to open up areas between the site and other developed areas in Santa Maria by extending water and wastewater infrastructure through currently undeveloped lands (see Section 4.1, Public Services, for further discussion of this issue). This is a Class II, *significant but mitigable* effect.	The following mitigation measure would reduce the potentially significant physical effects associated with growth that the proposed project could indirectly induce by limiting the availability of sewer and water infrastructure necessary for urban development: **GI-1(a) Infrastructure Extensions**. Water and sewer infrastructure extensions that serve the proposed project shall be sized to meet only the demands of the project itself.	The recommended mitigation measure would reduce the potential growth inducing impacts of infrastructure extensions to a less than significant level.

1.0 INTRODUCTION

This document is a Subsequent Environmental Impact Report (SEIR) that examines the potential effects of constructing a correctional facility and ancillary uses on an approximately 50-acre site in northern Santa Barbara County. The project background and the legal basis for preparing an SEIR are described below.

The County of Santa Barbara certified a Final EIR (SCH #97111042) on the New County Jail Facility on October 13, 1998. The 1998 EIR focused on an approximately 100-acre site about 0.5 miles to the south of the currently proposed site. The 1998 site was located on the west side of Black Road approximately 0.5 miles south of the intersection of Black Road and Betteravia Road. The 1998 EIR included an analysis of several other potential sites in the general vicinity of the original site, but the currently proposed site was not one of these alternatives.

The Sheriff's Department has now identified a new site as the preferred location for the project. This 50-acre site was not identified as an alternative site in the 1998 Final EIR, which is located at the southwest corner of the intersection of Black and Betteravia Roads. The 1998 site was approximately 0.5 mile south of this intersection. The proposed jail and ancillary facilities will require approximately 50 acres, which will comprise the entire site.

The purpose of this SEIR is to provide a "project level" analysis of the new site that supplements the original analysis. To that end, this SEIR examines each of the issues considered in the original EIR in adequate depth to allow County decision makers to understand the environmental implications of constructing a correctional facility on the new site. This SEIR, together with the original EIR, forms the environmental review for the project, as required by the California Environmental Quality Act (CEQA). The original Final EIR is available for review at the Santa Barbara County Planning and Development Department, located at 624 W. Foster Road in Santa Maria.

1.1 PROJECT BACKGROUND

The decision to build a jail to serve the north County came in part as the result of a court order to relieve overcrowded conditions in the existing County jail, located at 4436 Calle Real in southern Santa Barbara County. The current project site is one of several possible locations originally identified as part of an extensive site selection process that began in 1993. That process and the site selection criteria are described in detail in the original Final EIR that was certified in 1998.

1.2 PURPOSE AND LEGAL AUTHORITY

The acquisition of property by Santa Barbara County requires the discretionary approval of the Board of Supervisors. Therefore, the proposed purchase of property for the future jail facility is subject to the requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines*, the purpose of this EIR is to serve as an informational document that:

> *...will inform public agency decision-makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.*

As discussed above, this document is a **Subsequent EIR** pursuant to Section 15162 of the *CEQA Guidelines*. An SEIR is appropriate when "substantial changes are proposed in the project which will require major revisions of the previous EIR."

This EIR is to serve as an informational document for the public and County of Santa Barbara decision-makers. The process will culminate with Planning Commission and Board of Supervisors hearings to consider certification of a Final SEIR, as well as a decision whether to acquire property for the proposed New County Jail Facility project and approve the necessary General Plan amendment and re-zone to allow future construction of the proposed facility.

1.3 SCOPE AND CONTENT

In accordance with the *CEQA Guidelines*, a Notice of Preparation (NOP) was distributed for review by affected agencies and the public on November 21, 2007. The NOP and responses to the NOP are presented in Appendix A of this report.

This SEIR addresses the issues determined to be potentially significant in the Final EIR that was certified in 1998, responses to the NOP, and scoping discussions among the public, consulting staff, and the County. The issues addressed in this EIR include:

- *Public Services*
  - *Water*
  - *Sewer*
  - *Fire Protection*
  - *Solid Waste*
- *Transportation and Circulation*
- *Air Quality*
- *Biological Resources*
- *Archaeological Resources*
- *Noise*
- *Land Use*
- *Agricultural Resources*
- *Energy*
- *Aesthetics/Visual Resources*
- *Toxics (Human Health and Safety)*
- *Geology/Drainage*

This SEIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in the *CEQA Guidelines*. In addition, the SEIR recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects.

In preparing the SEIR, use was made of pertinent County policies and guidelines, existing EIRs and background documents prepared by the County, and documents that guide land use in the neighboring City of Santa Maria. A full reference list is contained in Section 8.0 of this SEIR.

The level of detail contained throughout this SEIR is consistent with the requirements of CEQA and applicable court decisions. The *CEQA Guidelines* provide the standard of adequacy on which this document is based. The Guidelines state:

> *An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure. (Section 15151).*

1.4 LEAD, RESPONSIBLE AND TRUSTEE AGENCIES

The *CEQA Guidelines* define "lead," "responsible" and "trustee" agencies. The County of Santa Barbara is the lead agency for the project because it has the principal responsibility for approving the proposed project. Discretionary approval of the project (acquisition of the project site) is vested with the County of Santa Barbara Board of Supervisors.

A "responsible agency" refers to public agencies other than the "lead agency" that have discretionary approval over the project. The Santa Barbara County Air Pollution Control District would be a responsible agency for review and permitting of any stand-by emergency generator powered by natural gas or diesel fuel.

A "trustee agency" refers to a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people of the State of California. The CDFG has jurisdiction over biological resources, including waters of the State and rare and endangered plant species, which may be affected by project development, and is, therefore, a trustee agency.

1.5 ENVIRONMENTAL REVIEW PROCESS

The environmental impact review process, as required under CEQA, is outlined below. The steps are presented in sequential order.

1. **Notice of Preparation (NOP).** Immediately after deciding that an EIR is required, the lead agency must file a NOP soliciting input on the EIR scope to "responsible," "trustee," and involved federal agencies; to the State Clearinghouse, if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk's office for 30 days.
2. **Draft Environmental Impact Report.** The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing and unavoidable impacts); f) alternatives; g) mitigation measures; and h) irreversible changes.

3. **Public Notice and Review.** A lead agency must prepare a Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092). The lead agency must send a copy of its Notice to anyone requesting it (*CEQA Guidelines* Section 15087). Additionally, public notice of DEIR availability must be given through at least one of the following procedures: (a) publication in a newspaper of general circulation; (b) posting on and off of the project site; or (c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the Draft EIR from responsible and trustee agencies, and adjacent cities and counties (Public Resources Code Sections 21104 and 21253). The minimum public review period for a Draft EIR is 30 days. When a DEIR is sent to the State Clearinghouse for review, the public review period must be 45 days unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091).
4. **Final EIR.** A Final EIR must include: (a) the DEIR; (b) copies of comments received during public review; (c) a list of persons and entities commenting; and (d) responses to comments.
5. **Final EIR Certification.** Prior to approving a project, the lead agency must certify that: (a) the Final EIR has been completed in compliance with CEQA; (b) the Final EIR was presented to the decision-making body of the lead agency and that the lead agency considered the information in the Final EIR; and c) the Final EIR reflects the lead agency's independent judgment and analysis (*CEQA Guidelines* Section 15090).
6. **Lead Agency Decision.** A lead agency may: (a) disapprove a project because of its significant environmental effects; (b) require changes to a project to reduce or avoid significant environmental effects; or (c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).
7. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: (a) the project has been changed to avoid or substantially reduce the magnitude of the impact; (b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or (c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible *(CEQA Guidelines* Section 15091). If an agency approves a project with unavoidably significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision.
8. **Mitigation Monitoring/Reporting Program.** When a lead agency makes findings on significant effects identified in a Final EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.

9. **Notice of Determination.** The lead agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges (Public Resources Code Section 21167[c]).

2.0 PROJECT DESCRIPTION

The proposed project is similar to that described in the original Final EIR on the New County Jail project that was certified by the County of Santa Barbara in 1998. It involves the development of approximately 50 acres in northern Santa Barbara County for a detention facility and ancillary facilities. The new jail facility would serve the North County area, provide additional detention capacity, and reduce the reliance on facilities located in Santa Barbara and Goleta. The site, which is privately owned, would need to be purchased by the County. Several permits would be required prior to development. These are described in Section 2.7. The specific characteristics of the project, including the project applicant, proposed structures, and project objectives, are described below.

2.1 PROJECT APPLICANT

Santa Barbara County Sheriff's Department
812 A West Foster Road
Santa Maria, California 93455-3623

2.2 CURRENT PROPERTY OWNER

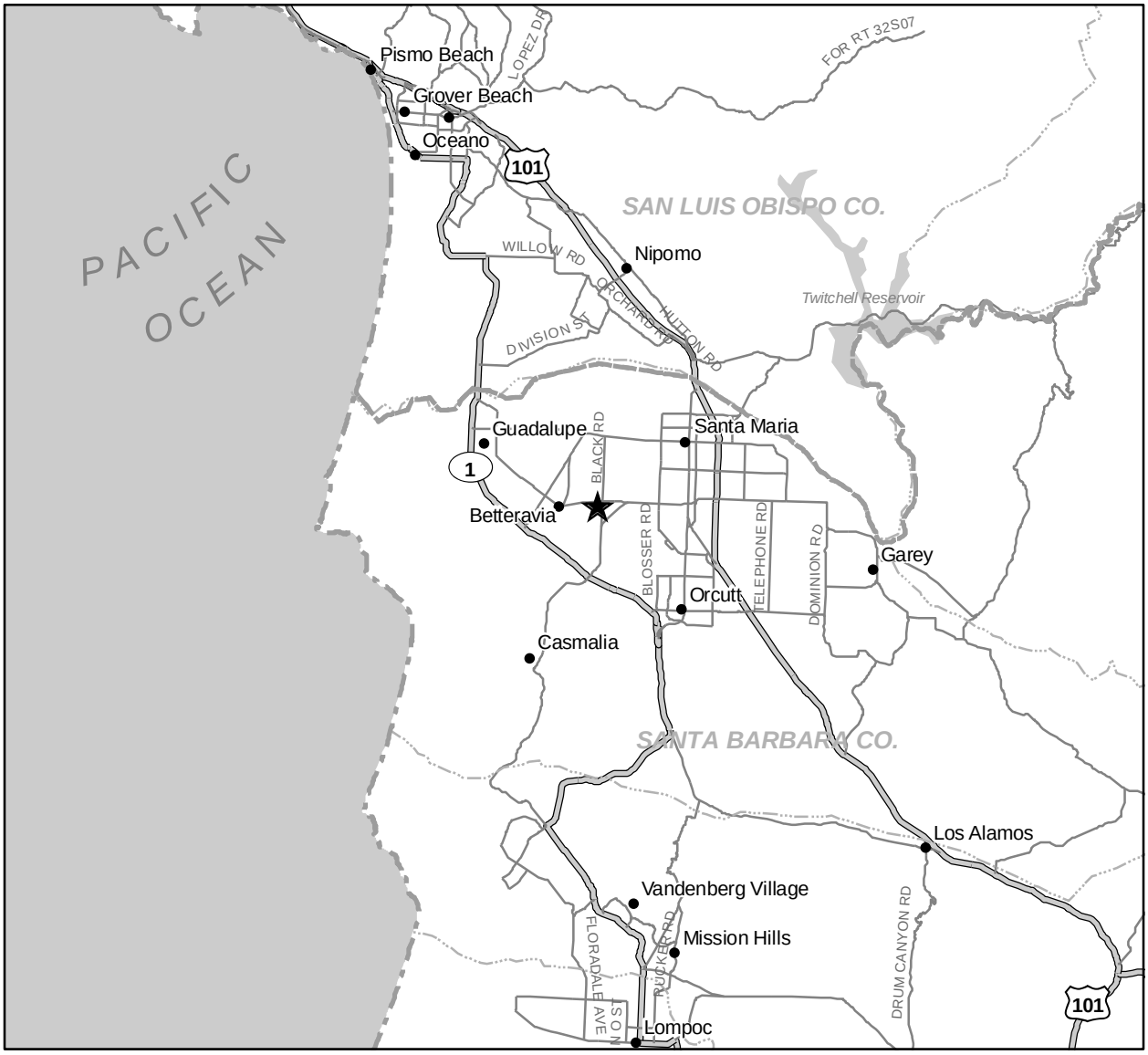
Agland Venture Capital Group, Inc., a California Corporation
2820 West Betteravia Road
Santa Maria, CA 93458

2.3 PROJECT LOCATION

The 50-acre project site, which includes portions of APNs 113-210-004 and 113-210-013, is located at the southwest corner of Black and Betteravia Roads within the unincorporated Santa Barbara County adjacent to and immediately southwest of a portion of the City of Santa Maria, and approximately 1 mile west and southwest of other portions of the city that are along Mahoney Road. The site is also approximately 2 miles northeast of State Route 1 and approximately 2 miles northwest of the Santa Maria Airport. The site's northern boundary is adjacent to Betteravia Road, and the site's eastern boundary is along Black Road. Figure 2-1 shows the regional location of the project site, while Figure 2-2 shows the site within its local context.

2.4 EXISTING SITE CHARACTERISTICS

The project site is currently being used for agricultural purposes and is located in the predominantly agricultural lands west of the City of Santa Maria. It is immediately west of the small undeveloped subdivision in industrial zoning at the southeast corner of Black and Betteravia Roads and at its closest point, approximately 1.1 miles north-northwest of the Tanglewood Residential Development and associated neighborhood commercial Tanglewood Market on Black Road. Broccoli production is conducted on the site, and an unnamed drainage feature runs generally in an east-west direction to the south of the site.



0 2.5 5 7.5 10 Miles

N

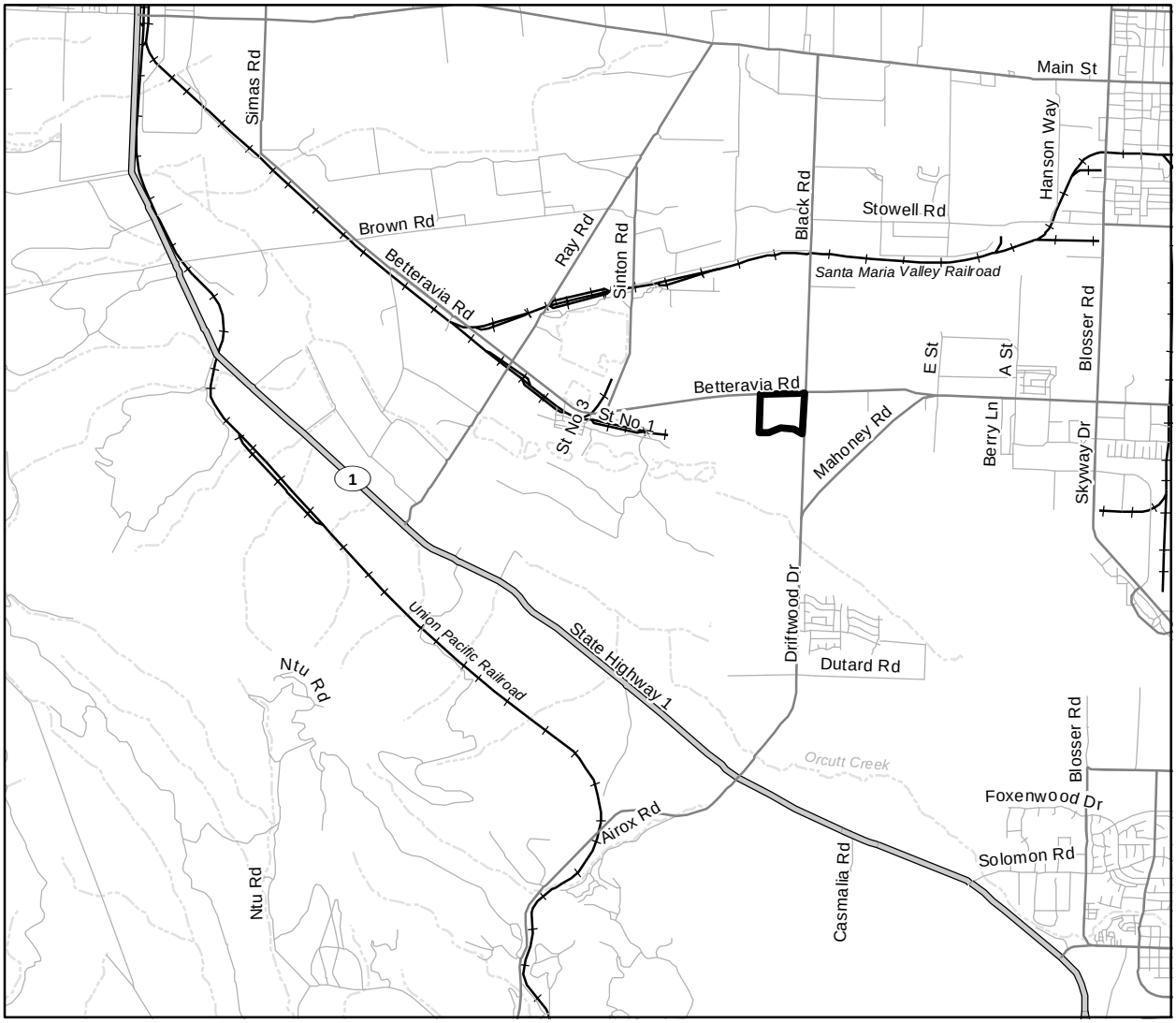
★ Project Location



Source: US Bureau of the Census TIGER 2000 data.

Regional Location

Figure 2-1



Source: US Bureau of the Census TIGER 2000 data.

Vicinity Map

Figure 2-2

The site has direct access from Betteravia and Black Roads, which define the northerly and easterly boundaries of the subject property, respectively. The project site currently is entirely in active broccoli cultivation except for a ~3500 square foot State Water Turnout facility near the northeast corner of the site along Black Road.

The site is designated A-II (Rural Agriculture, 40-acre minimum) under the County's Comprehensive Plan, and is zoned M-2 (General Industry) under the County's Land Use and Development Code (LUDC). Table 2-1 summarizes the existing land use and regulatory characteristics of the site.

Table 2-1 Existing Site Information

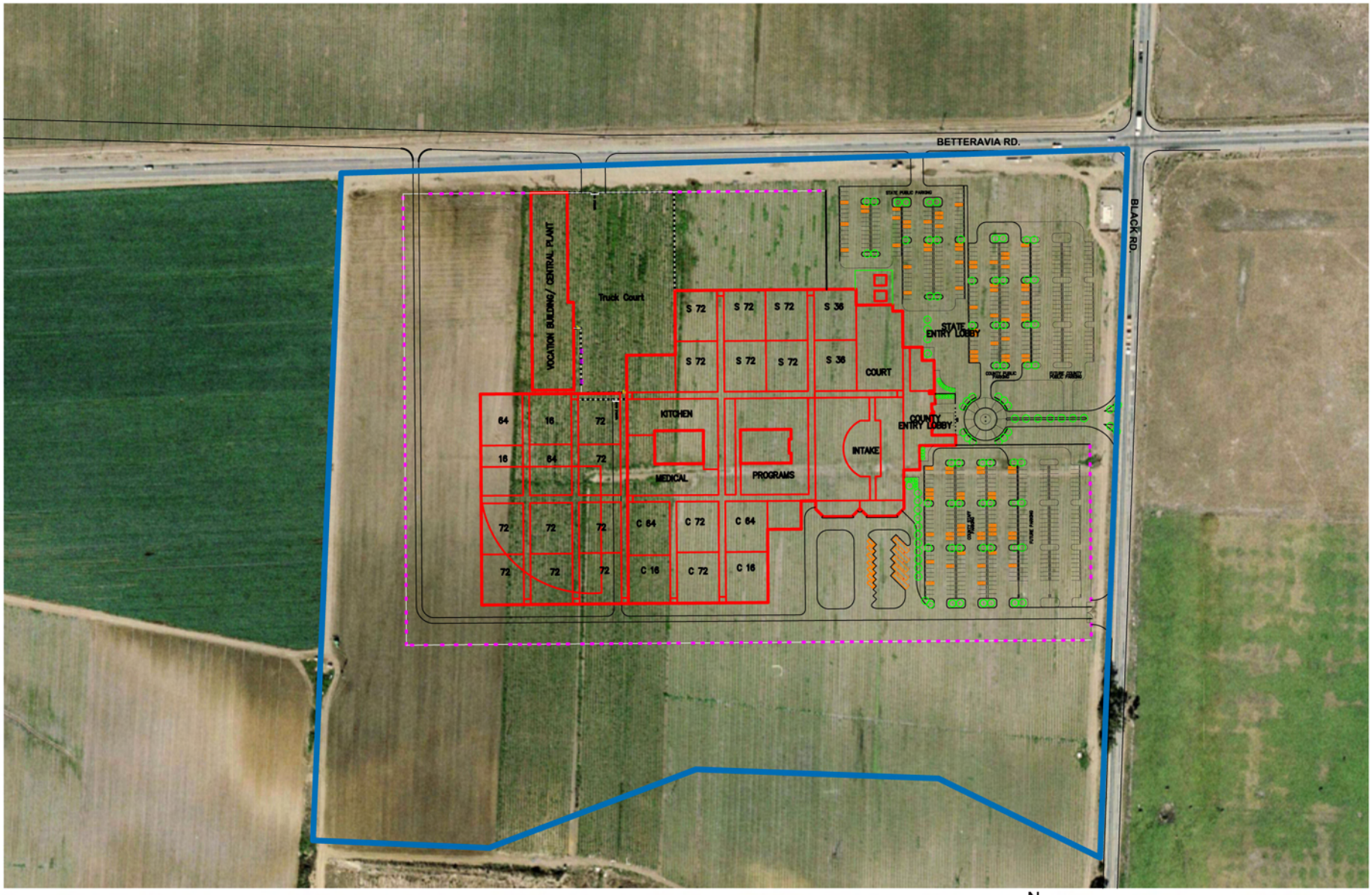
Site Characteristic	Description
APNs	Portions of 113-210-004 and 113-210-013
Existing Comprehensive Plan Designation	A-II (Agriculture, 40-acre minimum)
Existing Zoning	M-2 (General Industry)
Site Size	50 acres
Existing Land Use	Irrigated cropland for broccoli cultivation
Surrounding Land Use	***North:*** Betteravia Road and then open land with a vernal pool complex ***South:*** Row crops and an unnamed drainage ***East:*** Black Road, an undeveloped subdivision zoned industrial, and then industrial uses ***West:*** Cropland, and along Betteravia Road, sporadic service commercial and industrial uses including the inactive Holly Sugar Mill
Access	Access to the project site is currently from farm roads off Black and Betteravia Roads. A limited network of dirt roads has been developed on the project site.

2.5 PROJECT CHARACTERISTICS

The Santa Barbara County Sheriff's Department is proposing to acquire approximately 50 acres of property for the construction and operation of an 808- to 1,520-bed detention facility. The site may ultimately support other County public safety facilities as well. These may include a public safety training facility (which could include police and fire facilities), an indoor firing range (lead free), and an emergency vehicle operation course. An aerial view of the project site and preliminary site plan is shown on Figure 2-3. The preliminary site plan shows the facility as being sited in the northeast portion of the parcel. A more detailed view of the preliminary site plan is shown on Figure 2-4, and conceptual project elevations are shown on Figure 2-5.

a. Project Components. The project would be similar to that studied in the original EIR on the project with two major exceptions: (1) the initial phase for the jail has been increased from 200 to 808 beds with support space for full buildout, with a subsequent phase potentially adding another 712 beds (1,520 total beds as compared to the 800 total beds originally contemplated); and (2) the County fire station, Sheriff's substation, day care center, and arraignment and juvenile courts that were originally contemplated have been removed from consideration. The specific components of the current proposal are described as follows.

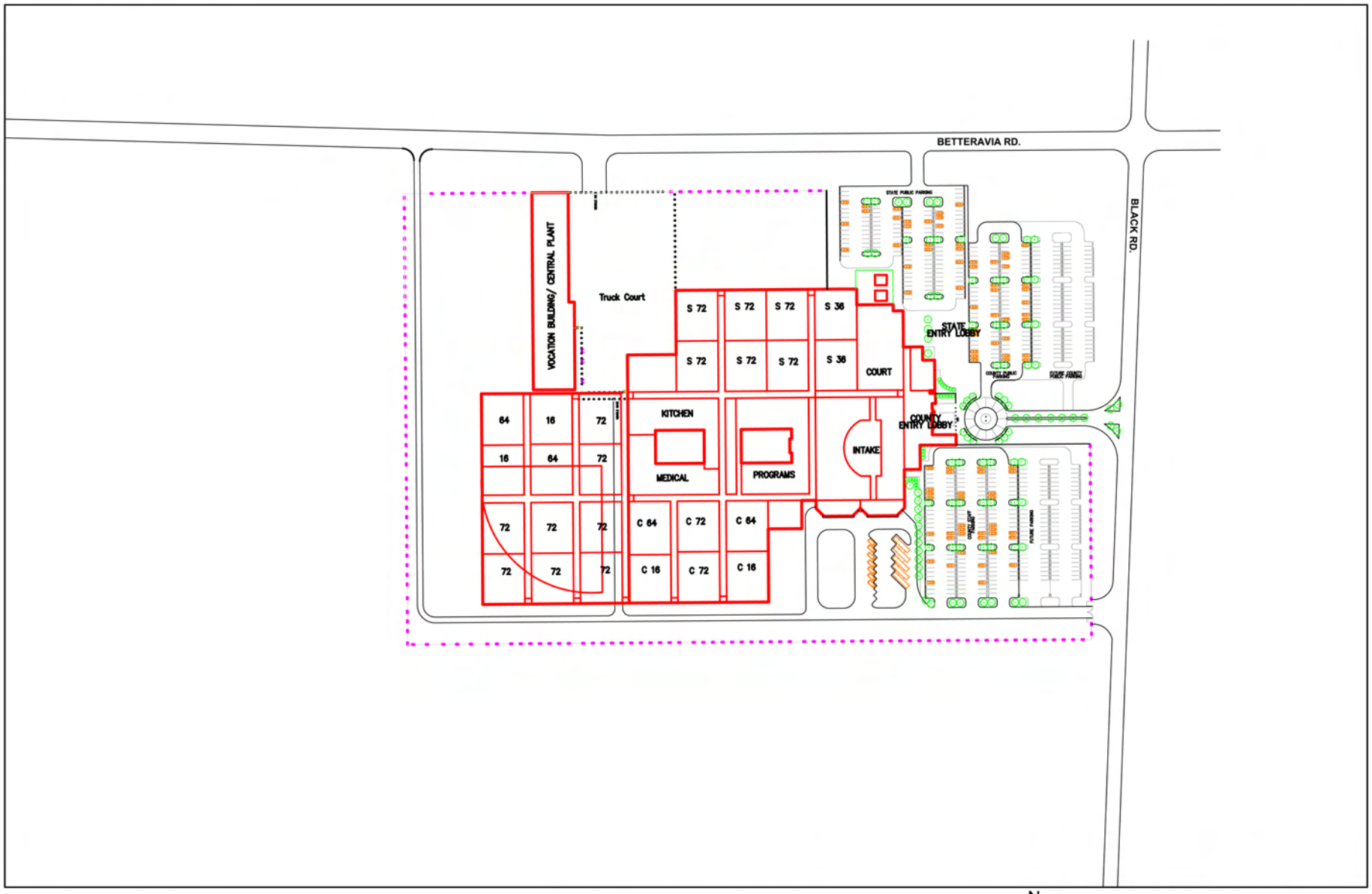
For the purpose of the EIR, construction is assumed to occur in two broad phases. Phase 1 would include the first 808 beds of a combined County jail and State reentry facility as well as



Source: AirPhoto USA, 2004 and Rosser International, 2007.

Aerial View of Site Plan

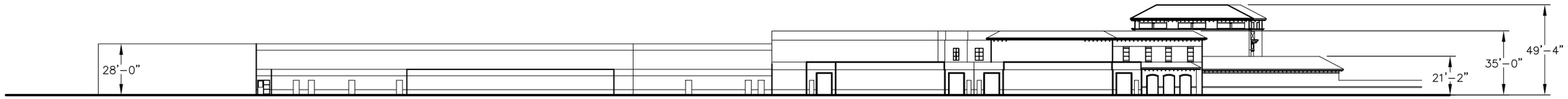
Figure 2-3



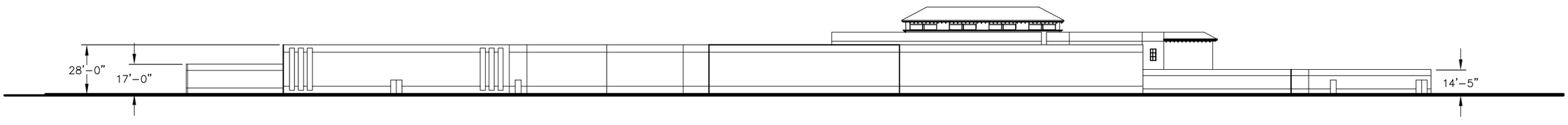
Source: Rosser International, 2007.

Proposed Site Plan

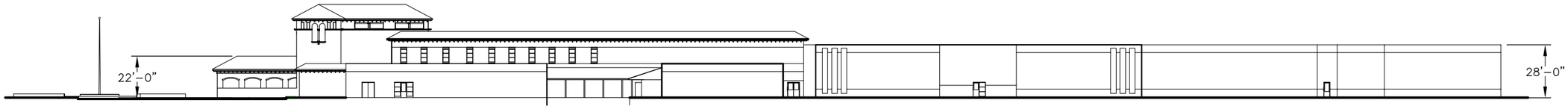
Figure 2-4



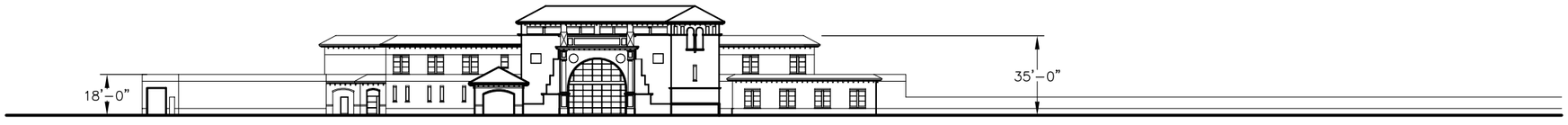
South Side Elevation - Sallyport Entrance



West Side Elevation - Housing Units



North Side Elevation - Loading Dock



East Side Elevation - Main Entrance

0 30 60 Feet

Conceptual Jail Facility Elevations

Figure 2-5

Source: Lenvik & Minor Architects, October 2005

supporting medical, administrative, warehouse, food service, classroom, vocation, courtroom, and law enforcement uses. A baseball field or other sports field would also be part of Phase 1. This initial phase of the project would include an estimated 391,663 square feet of building area. It is expected to be completed over a period of approximately one to three years, but could take up to approximately five years. Supplemental planning is occurring that may result in an additional 4,480 square feet for a live-in work furlough program within the facility. This additional building area would not change the proposed footprint of the existing structure.

Future expansions would consist of adding beds for the jail facility as needed and as funding becomes available. New cells would be added in the southeast portion of the facility and would displace the ball field, which would be reconstructed elsewhere on the site. The timing of future expansions has not been determined, but it is anticipated that this phase would involve the construction of an additional 712 beds, with up to 155,104 square feet of new facilities, including the live-in work furlough floor space. Future expansions may also add a public safety training facility (which could include police and fire facilities), an indoor firing range (lead free), and an emergency vehicle operations course. For purpose of analysis, future expansions are assumed to occur in a single phase.

Total building area at full buildout of the site would be about 546,767 square feet. Table 2-2 summarizes the building area for facilities that would be constructed on the project site, by project component. Figures 2-3 and 2-4 depict Phase 1 and the new beds associated with Phase 2. Other Phase 2 improvements are not shown, but would be located elsewhere on the site. It is anticipated that full site development may take 20 years or more.

Table 2-2 Summary of the Proposed Project Building Area

Proposed Use	Approximate Area (square feet)
Inmate Housing	164,477
Inmate Support	104,235
Kitchen, Laundry, Medical	42,796
Program Space	42,892
Mechanical/Circulation	37,263
Initial Facility Construction	**391,663**
Future Expansion	155,104
Total Buildout	**546,767**

Source: Notice of Preparation, North County Jail, Project No. 07EIR-00000-00003, 07GPA-00000-00011, November 2007.

b. Project Design and Employment. The jail is anticipated to initially include 808 beds. As funding becomes available, it could be expanded to include as many as 1,520 beds. The jail would be a mostly one- and two- story structure, with most walls no higher than 32 feet. A taller central building element extending to a height of approximately 45 feet would be located at the main entrance area. The relatively flat site would allow the entire footprint of the main floor to be at a consistent level. Some grading would be required to provide proper drainage away from the building.

Most of the roofs would be flat and therefore not visible. The walls of the building would be plastered an off-white color and would be predominantly flat with very little adornment. Along the east side of the building, where the public entry occurs and public views would be focused, there would be more architectural character, including red clay tile roofs, steel windows and details typical of a Mission-style design. There would be public patios and a courtyard including trellis forms to provide sun and wind protection. The service yard would be screened from view. Trees would be provided in the parking lots for sun shading. Staff parking would be located in separate areas away from the public lots. Exercise yards would be located in the interior of the complex. The primary project design would not include guard towers. The adjacent ball field may be monitored by a guard tower, depending upon final design requirements.

Landscaping would be provided, but for security reasons would not be installed adjacent to security fencing. Exterior lighting for the facility and parking lots would be similar to lighting typically provided in a well-lit parking lot, although downward directed lighting of the minimum wattage to meet security needs would be utilized. Chain-link security fencing would be provided around specific buildings and parking areas. The facility has been designed so that the exterior wall of the building is the primary security barrier. A maintenance fence would provide control of pedestrian access to the site.

The Sheriff's Department has developed estimates of onsite employment. The first phase of the facility is projected to employ a total of about 375 persons, of whom up to about 218 may work onsite on any given day (including both day shift and night shift employees). Possible future expansions are projected to add up to about 69 employees, all of who may work onsite on any given day. At full buildout, the facility would employ up to about 444 persons and a total of about 287 employees may be present onsite on the typical workday (including both day and night shift employees).

Table 2-3 shows estimates of the number of employees projected to be onsite on a typical day during both the daytime and nighttime shifts. At the completion of Phase I, an estimated 175 employees would typically be onsite during daytime hours and 43 employees would be onsite during the night shift. At full buildout, an estimated 222 employees would typically be onsite during the day shift and 65 employees would be onsite at night. It is assumed that 12-hour shifts similar to those in place at the South County Jail would be used. Shift hours would probably be 6 a.m. to 6 p.m.

As a reentry facility, there would be about 50 employees and or community volunteers providing various educational, vocational and drug & alcohol counseling services throughout the day. These services will be offered out of a limited Programming space so these persons would not all be arriving and leaving at the same time, but at various times throughout the day according to a Programming Schedule.

The primary site access would be via a driveway on Black Road. Secondary access would be provided by a driveway on Betteravia Road.

Table 2-3 Estimated Employees Onsite During the Typical Day

Proposed Use	Employees					
	Phase I (808-Bed Jail Facility)		Expansions (712 Additional Beds)		Total (Phases I & Expansions)	
	Day	*Night*	*Day*	*Night*	*Day*	*Night*
Custody Operations	43	28	15	15	58	43
Custody Administration	13	1	8	0	21	1
Classification	5	2	2	2	7	4
Custody Records	6	4	2	2	8	6
Transportation	12	1	2	0	14	1
Auxiliary Services/Laundry	8	1	2	0	10	1
Food Services	9	0	3	0	12	0
Inmate Services	51	0	2	0	53	0
Jail Maintenance	5	0	1	0	6	0
Medical	12	6	3	3	15	9
Mental Health	5	0	1	0	6	0
General Services	6	0	0	0	6	0
Courts	0	0	6	0	6	0
Totals	**175**	**43**	**47**	**22**	**222**	**65**

Source: Santa Barbara County Sheriff's Department, November 2007.

2.6 PROJECT OBJECTIVES

The project objectives are similar to those outlined in the 1998 Final EIR for the New County Jail project and are as stated below.

- ***Comply with Court Order to Reduce Overcrowding at South County Jail.*** *The project is proposed pursuant to a court order that requires expanded facilities to alleviate crowding at the existing South County Jail. That facility has a rated capacity of 617 inmates, but currently houses an average population of 751. The ability to house inmates in a new 808 to 1,520 bed New County Jail would reduce existing overcrowding at the South County facility. There is currently a "cap" on the number of male and female inmates in the South County Jail. These court orders limit the number of male inmates housed at the South County Jail to 605 and the number of females to 101. As a result of the court orders, thousands of inmates have been released early. In 2004, a total of 1,898 inmates received early releases.*

- ***Reduce Trips Associated with Inmate Transfers.*** *The New County Jail would reduce the need to transfer inmates from Main County Jail located in Santa Barbara to North County criminal courts for arraignments and other appearances. Currently, the only overnight detention in the North County is a 38-bed holding facility located in Santa Maria. In 2004, for example, 27,771 inmate transfers (51% of all court transports) were between the Main Jail and North County courts. This amounts to about 30 bus/van trips per week. The construction of the initial 808 beds of the New County Jail would be expected to eliminate about three quarters of these trips, or about 23 trips per week. Upon full buildout of the 1,520-bed facility, virtually all bus trips between the South and North County facilities would be eliminated.*

2.7 REQUIRED APPROVALS

Acquisition of the project site would require authorization by the County Board of Supervisors. Prior to site acquisition, the Planning Commission would need to make a determination relative to General Plan consistency pursuant to Government Code 65402. The case number for this determination is 07GOV-00000-00007.

If the Sheriff's Department purchases the project site, the Comprehensive Plan Land Use designation ~~and zoning~~ for the site would need to be changed to "Institution/Government Facility" prior to development of the jail and other project components. Th**is**~~ese~~ required approval **is a** ~~s are~~ discretionary action~~s~~ under the jurisdiction of the County Board of Supervisors. As part of the consideration, the Final SEIR for the project would need to be certified. The project would also be reviewed by the North County Board of Architectural Review. In addition, the County would be required to obtain an outside users service agreement to provide water service from the City of Santa Maria for the project. Annexation to the Santa Maria Wastewater Treatment Plant District or the Laguna County Sanitation District would also be required.

3.0 ENVIRONMENTAL SETTING

This section describes the general environmental setting in the vicinity of the project site. Specific descriptions of the setting in each of the environmental issue areas being studied in this EIR can be found in the relevant chapters of Section 4.0, *Environmental Impact Analysis*.

3.1 REGIONAL SETTING

The project site is located in the Santa Maria Valley, a roughly east-west trending valley in northern Santa Barbara County. The Valley is bounded by the Nipomo Mesa and Sierra Madre Mountains on the north and east, by the Solomon Hills and Casmalia Hills on the south, and by the Guadalupe Dunes and Pacific Ocean on the west.

The Valley is primarily a flat coastal plan whose native vegetation consists largely of coastal dune sage; the edges of the valley are characterized by rolling hills with oak woodlands, native and nonnative grasses, and chaparral. Much of the area is rural in nature, characterized by such uses as grazing, crude oil production, open space, and cultivated agriculture, which is the dominant land use due to the valley's fertile alluvial soils and exceptional climate for crop production.

The City of Santa Maria and unincorporated community of Orcutt immediately south of Santa Maria make up the largest urban center in the valley. The City of Santa Maria has recently expanded its City Limits westward to Mahoney Road and portions of Betteravia Road, which will lead to increased urbanization in the area just east of the proposed New County Jail site. In addition to agricultural uses in this area, manufacturing uses, particularly those associated with commercial agricultural operations, and residential development are located or planned near the site. Residential developments in the vicinity include the existing Tanglewood Residential Development to the south of the site, and the proposed Mahoney Ranch South Development, to the southeast of the site. Other smaller urbanized areas in the Santa Maria Valley include the City of Guadalupe and the unincorporated communities of Garey and Sisquoc.

Important water features in the Santa Maria Valley include Twitchell Reservoir, Betteravia Lakes (also known as Guadalupe Lake), the Santa Maria River, and Orcutt/Solomon and Pine Canyon Creeks. The Santa Maria River is the principal drainage for the valley. It is formed at the confluence of the Cuyama and Sisquoc Rivers and ultimately drains into the Pacific Ocean near the Santa Barbara County/San Luis Obispo County border.

The Santa Maria Valley's Mediterranean climate is characterized by warm, dry summers and cool, damp winters with occasional rainy periods. Annual average rainfall is about 12 inches, nearly all of which occurs between November and April. Light to moderate sea breezes generally predominate during the day, while land breezes from the east dominate during night and early morning hours.

3.2 SITE SPECIFIC SETTING

The project site is located at the southwest corner of Black and Betteravia Roads, adjacent to and immediately southwest of a portion of the City of Santa Maria, and approximately 1 mile west and southwest of other portions of the City that are along Mahoney Road. The site is approximately 2 miles northeast of State Route 1.

The site has direct access from Betteravia and Black Roads, which define the northerly and easterly boundaries of the subject property, respectively. The subject site is a roughly rectangular area of 50 acres. The majority of the site is relatively flat and slopes gently from northeast to the southwest. Steeper gradients occur on the southern portions of the site. To the south of the site is an ephemeral drainage that conveys flow west to the Betteravia Lakes during periods of or following heavy rains. The site is in active broccoli cultivation, and has been regularly tilled.

The surrounding area is primarily characterized by agricultural activity, including both cultivated agriculture and grazing land, with some agriculturally-related industrial operations primarily located along Betteravia Road. The Betteravia Lakes, a system of freshwater lakes/marshes within the Betteravia watershed, are located approximately one mile west of the site. The lake beds are currently farmed much of the year. The lakes are part of the industrially-zoned area west of the site associated with the now-closed Holly Sugar plant. The nearest residence is a single-family dwelling just over ½-mile west of the site; the nearest urban use is the Tanglewood Residential Development, located about 1.1 miles to the south on the east side of Black Road. Santa Maria Airport is located about 2 miles to the southeast.

3.3 CUMULATIVE DEVELOPMENT IN THE SANTA MARIA VALLEY

The cumulative analysis in this EIR considers projects that are tracked by the City of Santa Maria and the County of Santa Barbara for the Orcutt-Santa Maria area. Projects contained in these lists include developments currently under construction, in plan check, approved by the decision makers, and active discretionary permit applications pending consideration by decision makers. Table 3-1 contains a summary of the cumulative growth potential in the Santa Maria and Orcutt areas. A detailed list of projects used for the cumulative analysis is included in the Technical Appendix of the traffic and circulation study prepared for this EIR (ATE, 2007), which is included as Appendix B. Nearby proposed projects in addition to growth included in the traffic model include the approximate 1,400-unit Mahoney Ranch Specific Plan on vacant land in Santa Maria, the 175,000 square foot A-Street Business Center, the 156,000 square foot Driscoll Strawberry processing facility, and the 291-unit Rose Garden Village, and up to 200 housing units associated with the Rancho Maria Golf Course, approximately 2.5 miles south of the site along Highway 1.

Table 3-1 Cumulative Growth Potential in the Santa Maria-Orcutt Area

Land Use	City of Santa Maria				Orcutt Area Projects	Total
	Under Construction /Permit Issued	In Plancheck	Approved by Planning Commission	Pending Planning Commission Review		
Residences*	671 DU	--	987 DU	1,058 DU	2,085 DU	4,801 DU
Public Facilities	88,899 SF	--	43,206 SF	294,454 SF	--	426,559 SF
Recreation & Parks	--	--	--	--	93,720 SF	93,720 SF
Office	19,672 SF	36,647 SF	10,166 SF	78,476 SF	--	144,961 SF
Restaurant	--	--	10,578 SF	18,371 SF	--	28,949 SF
Commercial	19,314 SF	136,148 SF	39,731 SF	293,718 SF	759,346 SF	1,248,257 SF
Warehouse	53,349 SF	33,430 SF	20,232 SF	21,200 SF	--	128,211 SF
Industrial	187,119 SF	224,993 SF	142,479 SF	13,000 SF	--	567,591 SF

** Includes single-family residences, mobile homes, condominiums, apartments, and special needs residences.*
DU = dwelling units; SF = square feet; Sources: Santa Barbara County, January 3, 2007; City of Santa Maria, October 31, 2007.

4.0 ENVIRONMENTAL IMPACT ANALYSIS

This section discusses the specific issue areas that were identified through the previous environmental review and NOP process as having the potential to experience significant effects. "Significant effect" is defined by the *State CEQA Guidelines* §15382 as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

The assessment of each issue area begins with a discussion of the setting relevant to that issue area. Following the setting is a discussion of the project's impacts relative to the issue area. Within the impact analysis, the first subsection identifies the methodologies used and the "significance thresholds," which are those criteria adopted by the County, other agencies, universally recognized, or developed specifically for this analysis to determine whether potential impacts are significant. The next subsection describes each impact of the proposed project, mitigation measures for significant impacts, and the level of significance after mitigation. Each impact under consideration for an issue area is separately listed in bold text, with the discussion of the impact and its significance following. Each bolded impact listing also contains a statement of the significance determination for the environmental impact as follows:

> ***Class I, Significant and Unavoidable:*** *An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved.*
>
> ***Class II, Significant but Mitigable:*** *An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings to be made.*
>
> ***Class III, Not Significant:*** *An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.*
>
> ***Class IV, Beneficial:*** *An impact that would reduce existing environmental problems or hazards.*

Following each environmental impact discussion is a listing of recommended mitigation measures (if required) and the residual effects or level of significance remaining after the implementation of the measures. The impact analysis concludes with a discussion of cumulative effects, which evaluates the impacts associated with the proposed project in conjunction with other future development in the area.

4.1 PUBLIC SERVICES

4.1.1 Setting

a. Water. The project site is located just outside the incorporated City of Santa Maria. In general, areas in unincorporated Santa Barbara County utilize groundwater from the Santa Maria Ground Water Basin via onsite wells. The City of Santa Maria currently receives water from local groundwater sources, the Santa Maria Groundwater Basin, Twitchell Reservoir and the State Water Project (SWP). The majority of Santa Maria's water is received from the State Water Project (City of Santa Maria Urban Water Management Plan, 2005).

The Santa Maria Groundwater Basin was at full capacity in 1918, containing about three million acre-feet of usable water. The Santa Maria Groundwater Basin is recharged naturally through stream seepage, percolation of rainfall, and subsurface inflow from the surrounding watershed. Accelerated development of irrigated agriculture following World War I has resulted in depletion of approximately two-thirds of the basin's capacity (Urban Water Management Plan, 2005). Agriculture and petroleum production presently consume approximately 80-85% of the water used in the Santa Maria Valley.

The current demand for groundwater in the Santa Maria Valley is estimated at 100,000 acre-feet per year (AFY) (2004 County of Santa Barbara Groundwater Report, Santa Maria Basin). However, a portion of this demand is satisfied through purchase of SWP water and the net demand after purchase of this supplemental water is estimated at 87,500 AFY (2005 County of Santa Barbara Groundwater Report, Santa Maria Basin). Users of the 100,000 AFY demand include two cities, unincorporated urban areas, agriculture, and petroleum production.

The safe yield of the Santa Maria Groundwater Basin is approximately 120,000 AFY, and it is estimated that approximately 40,000 AFY of this water is returned to the aquifer following use (i.e., agricultural water that moves past the root zone and down through the soil to the aquifer, detention basin storage and recharge). Therefore, the net safe yield pumpage after returns is estimated at approximately 80,000 AFY (Appendix D in 2005 County of Santa Barbara Groundwater Report, Santa Maria Basin).

The above referenced estimates are taken from a 2001 Santa Maria Basin water supply study that evaluated basin storage from historical water levels within the basin as documented at monitoring wells for the period of time between 1943 and 2001 (2005 County of Santa Barbara Groundwater Report, Executive Summary). The 2001 Santa Maria Basin water supply study was based on the change in aquifer storage over this 67-year period and indicated an overdraft estimate of approximately 2,368 AFY in excess of safe yield (2005 County of Santa Barbara Groundwater Report, Santa Maria Basin). The 2,368 AFY overdraft estimate is considered questionable due to varying methodologies for evaluation of groundwater resources and the degree of accuracy associated with evaluation methodology.

Litigation regarding whether the basin is in an overdraft condition was initiated in 1997 and is ongoing. The court ruled that based on a preponderance of evidence in the case *Santa Maria Valley Water Conservation District v. the City of Santa Maria et al.* that the Santa Maria groundwater basin in not currently in a state of overdraft with respect to perennial yield (2004 County of Santa Barbara Groundwater Report, Executive Summary). However, no safe yield has yet been established with

regard to these proceedings and additional determinations regarding safe yield, rights of water users, and development of a management process may be forthcoming (2005 County of Santa Barbara Groundwater Report, Santa Maria Basin).

The City of Santa Maria holds 17,280 AFY of entitlement from the SWP and anticipates current use at approximately 13,706 AFY (Urban Water Management Plan, 2005). SWP water is ~~delivered directly~~ **blended with well water and treated before being distributed** to water customers in the City of Santa Maria and is the primary source of water for the area. The State Water Project reduces the overall supply deficit for this region of the County, including the deficit for the City of Santa Maria.

No City of Santa Maria or SWP water lines currently extend to the project site. ~~A connection to the City water supply is available along Betteravia Road directly north of the subject property via a 42" pipe (Chisam 2000). Other connections may be made available as the City develops near the future E Street to the east of the project site.~~ **Although a 42" State Water aqueduct is located along Black Road east of the project site, this waterline is not available for tie in. The closest City waterline currently available is at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site.** Because the project site is located outside the incorporated city boundaries, the City would provide water service through an outside user's agreement.

b. Wastewater. Wastewater from the project site could be treated at either the City of Santa Maria Wastewater Treatment Plant or the Laguna County Sanitation District (LCSD) Wastewater Treatment Plant. Due to its proximity to the City of Santa Maria and topographic gradient, the project would most easily be served by the City Wastewater Treatment Plant, located west of Black Road and south of Highway 166. The treatment plant currently has a permitted capacity of 9.5 million gallons per day (mgd), and processes an average daily flow of 8.7 mgd (Brad Hagemann, PE, City of Santa Maria Utilities Department, Telephone Communication, December 14, 2007). The project site is located approximately 1.8 miles south of the treatment plant.

The closest City sewer line is located approximately two miles northeast of the project site at the intersection of A Street and West Stowell Road (Brad Hagemann, PE, City of Santa Maria Utilities Department, Telephone Communication, December 14, 2007). Service to the site would necessitate the extension of a collection line to the plant, and the provision of a pump station. Similar to water service, the City would provide sewer service to the site through an outside user's agreement.

The Laguna County Sanitation District (LCSD) could also potentially serve the project, as the project site is within the jurisdiction of Santa Barbara County. The LCSD Treatment Plant is currently rated for 3.7 million gallons per day (mgd), with current daily flows of approximately 2.4 mgd (LCSD Website). The closest County sewer line to the project site serves the Tanglewood residential development, approximately 1.1 miles south of the project site (LCSD Staff, personal communication, December 13, 2007). A 15-inch sewer line currently connects the Tanglewood development to the LCSD treatment plant.

c. Fire Protection. The Santa Barbara County Fire Department (SBCFD) provides fire protection for all areas not protected by a city, special district, state, or federal agency. There are three County fire stations and one volunteer fire station that serve the project area: SBCFD Stations 21, 22, and 23, and the Orcutt Volunteer Fire Department. SBCFD Stations 21, 22, and 23

provide primary fire protection service for the unincorporated Santa Maria area and the community of Orcutt, with additional service provided by the Orcutt Volunteer Fire Department. Station 21, located at the Santa Maria Airport, is the closest station to the project site. The project site is not currently served by water lines and does not have the standard fire flow of 1,250 gallons per minute for urban development. The County of Santa Barbara designates the site as having a high fire hazard (County of Santa Barbara, 2004).

d. Solid Waste. Health Sanitation Services (HSS) has a contract with the City of Santa Maria and County of Santa Barbara for solid waste collection and disposal, including recyclable materials, for most of northern Santa Barbara County. HSS would therefore be expected to serve the project. Solid waste generated in the area is disposed of at the City of Santa Maria Landfill, which is estimated to reach capacity in 2018 (California Integrated Waste Management Board, SWIS Database, 2007). The City of Santa Maria and County of Santa Barbara are currently working together to find viable solid waste disposal options to meet future needs, including a potential new integrated waste management facility on the Los Flores Ranch south of the City of Santa Maria.

In 1989, the California Legislature enacted the California Integrated Waste Management Act (AB 939 and SB 1322), which established aggressive waste diversion mandates for local government. The law required each city and county to divert 25% of its waste from landfills by 1995, and 50% of its waste by the year 2000. In addition, the law required every city and county to prepare a Source Reduction and Recycling Element (SRRE), and each county to prepare a Countywide Integrated Waste Management Plan and Countywide Siting Element. Santa Barbara County adopted a SRRE in February 1992. To meet the goals of the SRRE, the County has adopted thresholds and mitigation measures to reduce solid waste generation from new development projects.

4.1.2 Impact Analysis

a. Methodology and Significance Thresholds.

Methodology. Water demand and wastewater generation factors were taken from Metcalf & Eddy, Inc., Wastewater Engineering: Treatment, Disposal, and Reuse, Third Edition, 1991. Solid waste generation rates were obtained from Santa Barbara County Public Works Department and Thresholds Manual. Infrastructure for water and landfill capacity was also evaluated for adequacy.

Thresholds. The County of Santa Barbara has developed thresholds of significance for groundwater basins that are in a state of overdraft. The current threshold for the Santa Maria Basin is 25 AFY (County of Santa Barbara, August 1998). Therefore, any new projects that would require the extraction of more than 25 AFY would create a significant impact to water supply. It should be noted, however, that this rate does not consider the availability of water from the State Water Project (SWP).

Impacts to wastewater treatment capabilities would be potentially significant if the jail project results in the need for: (1) the extension of new sewer lines; (2) expanded treatment facilities; or (3) new disposal facilities. On a cumulative basis, the United States Environmental Protection Agency (EPA) and the RWQCB have a threshold for overall facilities capacity. EPA and the RWQCB recommend a 75% capacity "check point," at which time the wastewater agency is

advised to establish a schedule for necessary treatment plant and disposal facility upgrades and submit this schedule when average daily flow exceed 75% of the design capacity of the existing facilities.

Based upon standards provided by the Santa Barbara County Fire Department, impacts related to fire safety would be considered significant if the project resulted in the following:

- *Increased response times for the Santa Barbara County Fire Department. Current response time standard is* ***5*** ~~*6*~~ *minutes for urban areas. Response times may be longer in rural areas.*
- *Inadequate water supply or pressure to fight fires. Water supply thresholds include a requirement of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual.*
- *Inadequate structural fire safety features. Structures over 1,800 square feet in any portion of the Fire Department's response area must have, at the minimum, a system of internal fire sprinklers.*
- *Non-compliance with NFPA standard 299. Access road thresholds should be 24 feet minimum width, unobstructed by parking (assumed to be an eight-foot width required for each parking lane). Cul-de-sac diameters must be at least 80 feet in diameter, and maximum road grades are required to be 10%.*

The threshold for solid waste is taken from the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* (2003). Projects that would generate more than 196 tons per year of solid waste are considered to have a significant impact. The 196 tons per year threshold is based on 5% of the expected annual percentage increase in the total average solid waste generation for Santa Barbara County from 1990 to 2005.

b. Project Impacts and Mitigation Measures.

Impact PS-1 **At buildout, the proposed project would demand an estimated 207.6 acre-feet of water per year (AFY), which is 67.6 AFY more than current agricultural uses onsite. This exceeds the County's 25 AFY threshold. Therefore, if the project uses onsite groundwater, the Santa Maria Water Basin would be further overdrafted and impacts would be Class I,** ***significant and unavoidable*****. However, if the project uses State Water through a water line, extension impacts would be Class III,** ***less than significant*****.**

Phase I of the project would demand an estimated 111.2 AFY of water and future expansions of the project would require approximately 96.4 AFY, for a total use of 207.6 AFY for both phases (see Table 4.1-1). This represents approximately 8.8% of the current overdraft estimate (2,368 AFY).

Table 4.1-1 Project Water Demand

Demand Source	Number of Persons	Demand Factor (GPD/person)[a]	Demand (GPD)	Demand (AFY [b])
PHASE I				
Inmates	808	120	96,960	108.6
Employees	230	10	2,300	2.6
Subtotal Phase I			**99,260**	**111.2**
FUTURE EXPANSIONS				
Inmates	712	120	85,440	95.7
Employees	59	10	590	0.7
Subtotal Future Expansions			**86,030**	**96.4**
Total Water Demand at Buildout			**185,290**	**207.6**

GPD = gallons per day AFY = acre-feet per year
[a] *Water demand factors from Metcalf & Eddy, Inc., Wastewater Engineering: Treatment, Disposal, and Reuse, 3rd Edition, 1991.*
[b] *One acre-foot equals 325,850 gallons.*

The project site is currently planted with broccoli and is irrigated using groundwater. Broccoli crops are rotated an average of twice per year, with each crop rotation requiring irrigation throughout the growing cycle (*Santa Barbara County Environmental Thresholds and Guidelines Manual*, Table 9). Broccoli is projected to require approximately 1.4 acre-feet per acre per rotation (*Santa Barbara County Environmental Thresholds and Guidelines Manual*, Table 9). The current practice of two broccoli crop rotations per year on the project site would require approximately 2.4 AFY per acre, or 140 AFY on the approximately 50-acre site. The proposed project would result in water demands of 207.6 AFY, for a net demand increase of approximately 67.6 AFY. This exceeds the 25 AFY County threshold by 42.6 AFY.

Although the project would exceed water demand thresholds, the City of Santa Maria's SWP entitlement could provide adequate supplies of water without the use of groundwater. If water is obtained from the City of Santa Maria via an outside user's agreement, the project would not affect the groundwater basin, and impacts to overdrafted water basins would be less than significant. No City of Santa Maria water lines currently extend to the project site. ~~A connection to the City water supply is available along Betteravia Road directly north of the subject property via a 42" pipe (Chisam 2000). Other connections may be made available as the City develops near the future E Street to the east of the project site.~~ **Although a 42" State Water aqueduct is located along Black Road east of the project site, this waterline is not available for tie in. The closest City waterline currently available is at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site.** Because the project site is located outside the incorporated City boundaries, the City would provide water service through an outside user's agreement.

Assuming that the project is served by water from the City of Santa Maria, a new water line would be extended along the Betteravia Road right-of-way. The plans for this water line extension would be reviewed by Public Works and Planning and Development prior to issuance of building permits, and inspected during installation and prior to start of service. The project would also need to adhere to the Santa Maria Municipal Code, which requires that new projects reduce the impact on water demand by implementing the following measures:

- *Use low flow water fixtures where feasible and maintain fixtures in accordance with Chapter 8-10.32(a), and*

- *Landscape in accordance with the "Specific Landscape Design Standards" contained in Chapter 12-44. Drought resistant landscaping should be used, as appropriate (12-44.04.v).*

Mitigation Measures. The following mitigation measures related to water conservation are required if the project is unable to be served by water from the City of Santa Maria. If the project is served by City municipal water, these mitigation measures are recommended to further reduce residual impacts on water demand. It should be noted that, in addition to water conservation measures required herein, the proposed project could be subject to additional water conservation measures as required by the City of Santa Maria.

PS-1(a) **Interior Water Conservation.** Interior water conservation measures, as required by the State of California, shall be incorporated into onsite facilities. These include, but are not limited to:

- *Installation of low flow toilets*
- *Installation of water heating system and pipe insulation to reduce water used before water reaches equipment or fixtures*
- *Installation of self-closing faucets in all lavatories*

Plan Requirements and Timing: Building plans containing interior water conservation measures, as required by the State of California, shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

MONITORING: Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that the interior water conservation measures are included in the plans. Public Works Department shall inspect structures at buildout to ensure interior water conservation measures are implemented.

PS-1(b) **Exterior Water Conservation.** Exterior water conservation features, as recommended by the State Department of Water Resources, shall be incorporated into onsite development. These include, but are not limited to:

- *Landscaping of common areas with draught tolerant plants;*
- *Minimizing the use of turf by limiting it to lawn dependent uses; and*
- *Wherever turf is used, installing warm season grasses.*

Plan Requirements and Timing: Building plans containing exterior water conservation measures, as recommended by the State Department of Water Resources, shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

MONITORING: Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that the exterior water conservation measures are included in the plans. Public Works Department shall inspect the project site at buildout to ensure exterior water conservation measures are implemented.

PS-1(c) **~~Reclaimed~~ Recycled Water.** Onsite development shall, to the extent feasible, use ~~reclaimed~~ **recycled** water for irrigation of landscaping.

Plan Requirements and Timing: If ~~reclaimed~~ **recycled** water is available for landscaping, building plans containing ~~reclaimed~~ **recycled** water delivery infrastructure shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

MONITORING: In areas where ~~reclaimed~~ **recycled** water is available for landscaping, Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that ~~reclaimed~~ **recycled** water infrastructure is included in the plans.

PS-1(d) **Landscaping.** Landscaped areas onsite shall use vegetation that will eventually naturalize and require minimal irrigation.

Plan Requirements and Timing: Landscaping plans shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

MONITORING: Public Works Department shall inspect landscaping plans prior to approval of a Land Use Permit to verify that the plans include vegetation that will eventually naturalize and require minimal irrigation. Public Works Department shall inspect the project site one year after buildout to ensure said landscaping has been implemented.

Significance After Mitigation. The above water conservation measures, in addition to any City of Santa Maria-imposed measures, would reduce water demand for the proposed project to the degree feasible. If water is obtained from the City, significant impacts to water supply would not occur, although the construction of a water line extension to serve the site would result in potential construction-related impacts discussed below, as well as potential growth inducing impacts as discussed in Section 6.0, *Growth Inducing Impacts*. However, if water is not obtained from the City or there were a shortage in the State Water Project supply due to drought or other supply problems, the mitigation measures would not reduce the impact to the Santa Maria groundwater basin to a less than significant level, and this impact would remain significant and unavoidable.

Extension of water lines to the project site could result in residual construction-related environmental impacts. However, the closest water line is located ~~directly north of the project site along Betteravia Road~~ **at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site**. Disturbance associated with extension of this line would therefore occur within the existing Betteravia right-of-way and the project site itself. Disturbance of the project site is addressed throughout this document, and construction activities in the existing developed, and previously disturbed Betteravia right-of-way, would not be expected to result in any significant impacts. As a result, physical impacts associated with water line extension have been addressed, and no significant residual impacts are anticipated.

Impact PS-2 Buildout of the proposed project would result in a net increase of an estimated 177,690 gallons per day (gpd) of effluent to the City of Santa Maria Wastewater Treatment Plant or Laguna County Sanitation District (LCSD) Wastewater Treatment Plant. Although this increase is within the available capacity of both facilities, a sewer line extension would be required and impacts would be Class II, *significant but mitigable.*

Table 4.1-2 shows estimated wastewater generation associated with Phase I and full project buildout. Phase I of the proposed project would generate an estimated 95,220 gallons per day (gpd) (0.095 mgd) of wastewater. Future facility expansions would generate an estimated 82,470 gpd (0.82 mgd), bringing total wastewater generation to 177,690 gpd (0.18 mgd) at project buildout.

Table 4.1-2 Project Wastewater Generation

Demand Source	Number of Persons	Generation Factor (GPD/person [a])	Demand (GPD)
PHASE I			
Inmates	808	115	92,920
Employees	230	10	2,300
Subtotal Phase I			**95,220**
FUTURE EXPANSIONS			
Inmates	712	115	81,880
Employees	59	10	590
Subtotal Future Expansions			**82,470**
Total Water Demand at Buildout			**177,690**

GPD = gallons per day
[a] *Wastewater demand factors from Metcalf & Eddy, Inc., Wastewater Engineering: Treatment, Disposal, and Reuse, Third Edition, 1991.*

Both the City of Santa Maria Wastewater Treatment Plant and LCSD have the ability and capacity to treat effluent from the project at their nearby facilities. The City of Santa Maria Wastewater Treatment plant has a permitted capacity of 9.5 mgd, and currently processes an average of 8.7 mgd. The LCSD Treatment Plant is currently rated for 3.7 mgd, with current daily flows of approximately 2.4 mgd. Wastewater generation associated with the proposed project therefore represents an estimated 22.5% of the City's available capacity (0.8 mgd) and 14% of the County's available capacity (1.3 mgd). ~~Due to its proximity to the City of Santa Maria and topographic gradient, the project would most easily be served by the City Wastewater Treatment~~

~~Plant. Similar to water service, the City would provide sewer service to the site through an outside user's agreement.~~

The project site does not currently have City of Santa Maria or County wastewater service. Conveyance of project-generated wastewater to a treatment plant would require extension of an existing sewer line. The closest City sewer line is located approximately two miles northeast of the project site at the intersection of A Street and West Stowell Road (Brad Hagemann, PE, City of Santa Maria Utilities Department, personal communication, December 14, 2007). Service to the site **through the City** would necessitate the extension of a collection line to the plant and the provision of a pump station. **Similar to water service, the City would provide sewer service to the site through an outside user's agreement.** The closest ~~County~~ **District** sewer line to the project site is for the Tanglewood residential development, approximately 1.1 miles south of the project site (LCSD Staff, personal communication, December 13, 2007). **Service to the site through the LCSD would also necessitate the extension of a collection line to the plant and the provision of a pump station.**

Mitigation Measures. The following mitigation measure related to infrastructure is required.

PS-2(a) **Sewer Line Extension.** A new sewer line extension shall be constructed to serve the proposed project. **If sewer service is provided by the City of Santa Maria, the project shall pay its fair share to fund extension of a sewer line along Black Road. If sewer service is provided by the LCSD, T**~~**t**~~he size of the line shall be based only on the demands of the project.

Plan Requirements and Timing: Plans for line development and any further environmental review shall be reviewed by Public Works and Planning and Development prior to issuance of building permits.

MONITORING: Prior to issuance of building permits for individual project components, Public Works shall review and approve planned sewer line improvements, if any. Sewer lines shall be inspected by Public Works for conformance with approved plans.

Significance After Mitigation. Extension of a new sewer line would provide wastewater service to the project. Extension of sewer lines to the project site could result in residual environmental impacts. A new line for the City Wastewater Treatment Plant would be expected to be installed beneath new and existing roads. This may create temporary traffic disruption on affected roadways, but would otherwise minimize environmental impacts associated with construction of new sewer lines. A new line for the LCSD would similarly be installed beneath proposed new and existing roads and/or existing LCSD easements. The potential growth inducing impacts of the sewer line extension are discussed in Section 6.0, *Growth Inducing Impacts*.

Impact PS-3 **The proposed project would not increase response times for the County Fire Department. However, the proposed 546,767 square foot facility may result in an increased probability for structural fires. This is a Class II, *significant but mitigable*, impact.**

Buildout of Phase I of the jail facility would add 391,663 square feet of building area. Future expansions of the project would add an additional 155,104 square feet. The total area added by the project, 546,767 square feet, would increase the possibility of structural fires compared to existing conditions. Fire Station 21 would primarily provide fire protection services for the jail facility. The site is ~~within~~ **outside of** the standard five-minute response time from this station. ~~Therefore, impacts related to response time to emergency calls at the project site would not be significant. Service demand created by the project is expected to be within the capability of the County Fire Department.~~ **In addition, ~~T~~the** County of Santa Barbara designates the site as having a high fire hazard (County of Santa Barbara, 2004). Therefore, impacts would be potentially significant~~.~~**. However,** ~~though~~ fire hazard reduction measures, including setbacks from the property line and landscaping, would reduce the hazard from wildfires and structural fires to a less than significant level**, thereby reducing impacts related to response times**. Water supply to the site for fire flow and sprinklers would need to be incorporated into overall plans for project water supply as required by County Fire Code. All project construction would comply with the state and federal fire codes including internal fire sprinklers included in all structures.

Mitigation Measures. The following mitigation measures are required to ensure that all components of the proposed project adhere to Fire Department standards.

PS-3(a) Fire Hazard Building Requirements. The final site plan shall incorporate standard building practices set forth by the Santa Barbara County Fire Department (Santa Barbara County Code, Chapter 10, Article XII, High Fire Hazard Areas) and Uniform Building Code including, but not limited to, conditions listed as follows:

- *Prior to erection of combustible materials, fire hydrants capable of supplying the required flow for fire protection shall be provided to all buildings, and located in areas that will provide proper fire protection for all existing and proposed structures. The hydrants shall be of the type approved by the Fire Department and appropriate to the water availability serving the property. The fire hydrants and mains shall be installed in accordance with the standards established in and by the Uniform Fire Code, the National Fire Protection Association and the American Water Works Association, and supply a minimum of 1,250 gallons per minute under normal flow pressure (20 psi minimum).*
- *Prior to the erection of combustible materials, the fire protection water system shall be installed, tested, and approved by the Fire Department to assure compliance with the standards expressed herein.*
- *Prior to rough framing sign-off, all structures shall be protected by an approved, automatic fire sprinkler system. The system shall be supervised via a dedicated phone line to an approved alarm monitoring service and shall be installed in accordance with NFPA Pamphlet 13.*
- *Prior to occupancy clearance, portable fire extinguisher(s) are to be installed in new buildings in accordance with Santa Barbara County Fire Department regulations.*
- *Prior to occupancy clearance, standard fire prevention messages issued by the state shall be posted in key use areas and along the perimeter of the*

jail facility. The locations of posted areas shall be determined in consultation with the County Fire Department.

- *During project construction, all internal combustion machines shall be equipped with spark arrestors.*

Plan Requirements and Timing: The fire protection design requirements shall be denoted on building and grading plans as appropriate prior to approval of any Land Use Permits for grading and shall be implemented during project construction. Santa Barbara County Fire Department shall review plans to ensure compliance prior to occupancy clearance.

MONITORING: Santa Barbara County Fire Department shall ensure compliance prior to occupancy clearance. Permit Compliance shall verify compliance prior to signing off on occupancy clearance.

PS-3(b) **Fire Management and Emergency Response Plan.** The Sheriff's Department shall develop a Fire Management and Emergency Response plan for the jail facility in consultation with the County Fire Department to ensure that all fire prevention equipment is properly maintained and periodically inspected by the County Fire Department.

Plan Requirements and Timing: The Fire Management and Emergency Response Plan shall be reviewed and approved by the County Fire Department and Planning and Development prior to approval of any Land Use Permits.

MONITORING: Santa Barbara County Fire Department and Permit Compliance shall ensure compliance prior to occupancy clearance. The Santa Barbara County Fire Department shall conduct inspections on the jail facility on a regular basis to ensure compliance.

Significance After Mitigation. The above mitigation measures would reduce impacts with respect to fire protection services to a less than significant level.

Impact PS-4 **The proposed project would generate an estimated 1,634 tons of solid waste per year. This amount exceeds the 196 tons per year threshold. This is a Class I, *significant and unavoidable,* impact to solid waste disposal capacity.**

Table 4.1-3 shows estimates of the proposed project's solid waste generation. Phase I of the project is estimated to generate 984 tons per year and future expansions are estimated to generate 650 tons per year. Buildout of the entire project would generate approximately 1,634 tons of solid waste per year, or about 4.5 tons per day. This exceeds the County's 196 tons-per-year threshold by 1,438 tons. An estimated 1,387 tons, or 84.9%, of the waste would be generated by the proposed 1,520 beds of residential jail development. The remaining 247 tons, or 15.1%, would be generated by the other onsite facilities.

Table 4.1-3 Project Annual Solid Waste Generation

Facility	Building Area (SF)	Annual Solid Waste Generation Rates (tons/1000 SF[a])	Annual Solid Waste Generation (tons)
PHASE I			
Inmate Housing (808 beds)	164,477	5 lbs/day/bed	737.3
Inmate Support	104,235	1.3	135.5
Kitchen, Laundry, Medical	42,796	1.3	55.6
Program Space	42,892	1.3	55.8
Mechanical/Circulation	37,263	0	0
Subtotal Phase I			**984.2**
FUTURE EXPANSIONS			
Inmate Housing (712 beds)	155,104	5 lbs/day/bed	649.7
Subtotal Future Expansions			**649.7**
Total at Buildout			**1,633.9**

[a] *Rates from Santa Barbara County Public Works Department and Thresholds Manual, 2003.*

The proposed project would be subject to County waste reduction and recycling requirements. Implementation of an effective recycling program can attain up to a 50% reduction in the solid waste stream. Given an 817 tons/year (50%) reduction, the threshold would still be exceeded by 621 tons/year. Therefore, the impact to landfill capacity would be significant and unavoidable even if County diversion goals were met.

It should be noted, however, that a certain proportion of the waste generated onsite would not be new to the County. Rather, the transfer of inmates from the overcrowded South County Jail to the proposed New County Jail facility would simply change the source of existing waste generation. In addition, while incarcerated, inmates would not contribute to the solid waste stream outside of the jail facility.

The Santa Maria Landfill is expected to operate until 2018 (California Integrated Waste Management Board, SWIS Database, 2007). The City of Santa Maria and County of Santa Barbara are currently working together to find viable solid waste disposal options to meet future needs, including a potential new integrated waste management facility on the Los Flores Ranch south of the City of Santa Maria.

Mitigation Measures. The following mitigation measure is required to reduce waste generation to the extent feasible.

PS-4(a) **Solid Waste Management Plan.** The Sheriff's Department shall develop and implement a Solid Waste Management Plan to be reviewed and approved by County Public Works Resource Recovery and Waste Management Division, Planning and Development, and Health Sanitation Service. The plan shall include provisions for the following to reduce waste generation:

- *Implementation of a bi-annual monitoring program to ensure a 35% to 50% minimum participation rate in overall waste disposal, using source*

reduction, recycling, and/or composting programs. The monitoring program shall include a detailed report on the programs implemented and documented on (i.e., receipts) of the amounts diverted where applicable or, in the case of source reduction programs, an estimate of the amount diverted.

- *Development of a plan for accessible collection of materials on a regular basis.*
- *Provision of space and/or bins for storage of recyclable materials within the project site appropriate for institutional use.*
- *Establishment of a recyclable material pickup area appropriate for institutional use.*
- *Development of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content can meet source reduction goals.*
- *Implementation of a program to purchase materials that have recycled content (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content.*
- *Excess construction materials shall be separated for reuse/recycling for proper disposal (e.g. concrete and asphalt). Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.*
- *Implementation of a green waste-composting program.*

Plan Requirements and Timing: The Sheriff's Department shall submit a Solid Waste Management Program to Planning and Development and Public Works Resource Recovery and Waste Management Division for review and approval prior to implementation of Phase I development.

MONITORING: Planning and Development and Public Works shall review and approve the Solid Waste Management Program prior to approval of building permits. Permit Compliance shall inspect the site for implementation of the SWMP.

Significance After Mitigation. Even with implementation of the above mitigation measure, waste generated by the proposed project would exceed County thresholds. Therefore, solid waste impacts would remain Class I, *significant and unavoidable.* It should again be noted, however, that a certain proportion of the waste generated onsite would not be new to the County since the project would involve the transfer of current jail inmates from the overcrowded South County Jail to the New County Jail facility.

c. Cumulative Impacts.

Water. As discussed previously, the Santa Maria Groundwater Basin is currently in an overdraft condition. Cumulative buildout of the Santa Maria-Orcutt area will increase demands for

water. Connection to the City of Santa Maria for water service would partially offset demands on the groundwater basin. In addition, the project would be required to incorporate water conservation measures as mitigation, which would reduce the project's overall demand. However, the proposed project could incrementally contribute to continued overdraft of the Santa Maria Groundwater Basin, particularly during times of drought when State Water may not be available to the City of Santa Maria. The cumulative impact on the groundwater basin is potentially significant. Refer also to Section 6.0, *Growth Inducing Impacts*, for a discussion of impacts related to infrastructure extension.

Wastewater. Cumulative buildout of the Santa Maria-Orcutt area will generate an increase in wastewater that will require treatment at either the Santa Maria Wastewater Treatment Plant or Laguna County Sanitation District treatment plant. The proposed project would incrementally contribute to this increase. However, both facilities have recently been expanded and are anticipated to accommodate cumulative buildout of the area. Therefore, cumulative impacts to wastewater treatment are anticipated to be less than significant.

Fire. Cumulative buildout of the Santa Maria-Orcutt area will increase demands on fire protection services by adding both residents and a daytime population. Without increases in staffing and facilities correlating to these population increases, potentially significant impacts could occur. The proposed project would incrementally contribute to this impact, although the facility is not likely to generate the same type of demand as residential or commercial development would because internal controls and design features would reduce the potential for fire hazard to occur as it would compromise the security of the jail. Therefore, the project's cumulative contribution to fire fighting services would not be cumulatively considerable.

Solid Waste. Cumulative buildout of the Santa Maria-Orcutt area would increase solid waste generation, thereby reducing the lifespan of solid waste landfills serving the area. The proposed project would incrementally contribute to the cumulative impact to landfill capacity. The project would exceed the 40-ton per year cumulative County threshold for solid waste. Therefore, the project would result in a significant and unavoidable impact to cumulative solid waste generation. However, it should again be noted that 84.9% of the solid waste generated at the facility would come from inmates, and that while incarcerated, these generators are not contributing to the solid waste stream outside of the jail facility.

4.2 TRANSPORTATION/CIRCULATION

The transportation/circulation analysis is based on a traffic and circulation study prepared by Associated Transportation Engineers (ATE) and dated December 2007. The study is included as Appendix B.

4.2.1 Setting

a. Existing Street Network. The project site is served by a network of highways, arterial streets and collector streets, as illustrated in Figure 4.2-1. The following text provides a brief discussion of major components of the study-area street network.

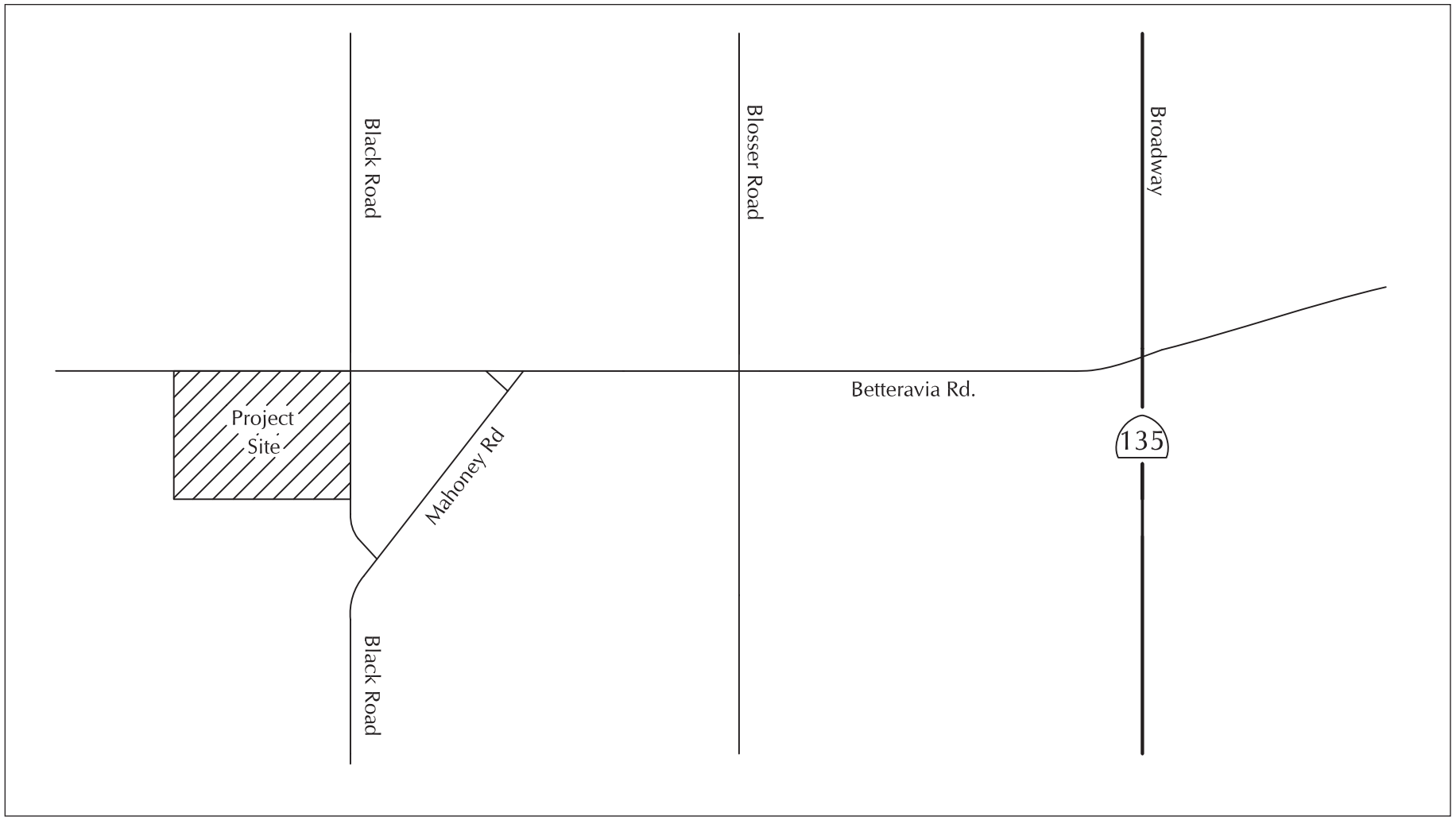
Betteravia Road, located along the project's northern frontage, is an east-west arterial road that serves as the primary route between U.S. Highway 101 and the project site. Primary access to the project site is proposed via one new driveway on Betteravia Road. A secondary driveway is located on Betteravia Road that would access a truck storage area. A fire access road connects to Betteravia Road at the west end of the site. Betteravia Road is an undivided two-lane road between Black Road and "A" Street in the County area. Within the City of Santa Maria, Betteravia Road contains four lanes, with divided and undivided sections, between "A" Street and Broadway; and is a six-lane arterial between Broadway and U.S. Highway 101. The Black Road/Betteravia Road intersection is controlled by an all-way stop. The Mahoney Road/Betteravia Road intersection is controlled by a stop sign on the eastbound approach. Betteravia Road is signalized at the Blosser Road and Broadway intersections.

Black Road, located along the project's eastern frontage, is a two-lane road that extends between Main Street on the north and State Route 1 on the south. Primary access to the project site is proposed via one new driveway on Black Road. A fire access road connects to Black Road at the south end of the site. Within the study area, the Black Road/Betteravia Road and Black Road/Mahoney Road intersections are controlled by stop signs.

Mahoney Road, located east of the project site, is a two-lane arterial road that extends on a northeast-southwest diagonal alignment from Betteravia Road to Black Road. The Mahoney Road/Betteravia Road intersection is irregular in shape and operations. Westbound Betteravia Road traffic is free flow. Eastbound Betteravia Road traffic is required to turn right at a connector road that forms a "T" intersection at Mahoney Road and then stop and turn left onto Mahoney Road to travel eastbound on Betteravia Road.

Blosser Road-Skyway Drive, located east of the project site, is a four-lane north-south arterial that road within the City of Santa Maria. The road extends north of Betteravia Road as Blosser Road and south of Betteravia Road as Skyway Drive. The Blosser Road-Skyway Drive/Betteravia Road intersection is signalized.

Broadway (State Route 135), located east of the project site, extends from U.S. Highway 101 near the northern Santa Maria city limit line to its junction with Route 1 south of Orcutt. This state highway is a four- to six-lane arterial that serves as the primary north-south route through the Santa Maria/Orcutt area. The Broadway/Betteravia Road intersection is signalized.



Existing Street Network and Project Location

Figure 4.2-1

Source: Associated Transportation Engineers, 2007

b. Roadway Operations. The operational characteristics of the County roadway segments within the study area were analyzed based on the County's standard engineering roadway capacities, which are listed in the Technical Appendix for reference. In rating a roadway's operating condition, "Levels of Service" (LOS) A through F are used, with LOS A indicating very good operation and LOS F indicating poor operation (refer to Table 4.2-1). The County of Santa Barbara has established LOS C as the minimum acceptable LOS for roadway operations.

Table 4.2-1 Level of Service Definitions

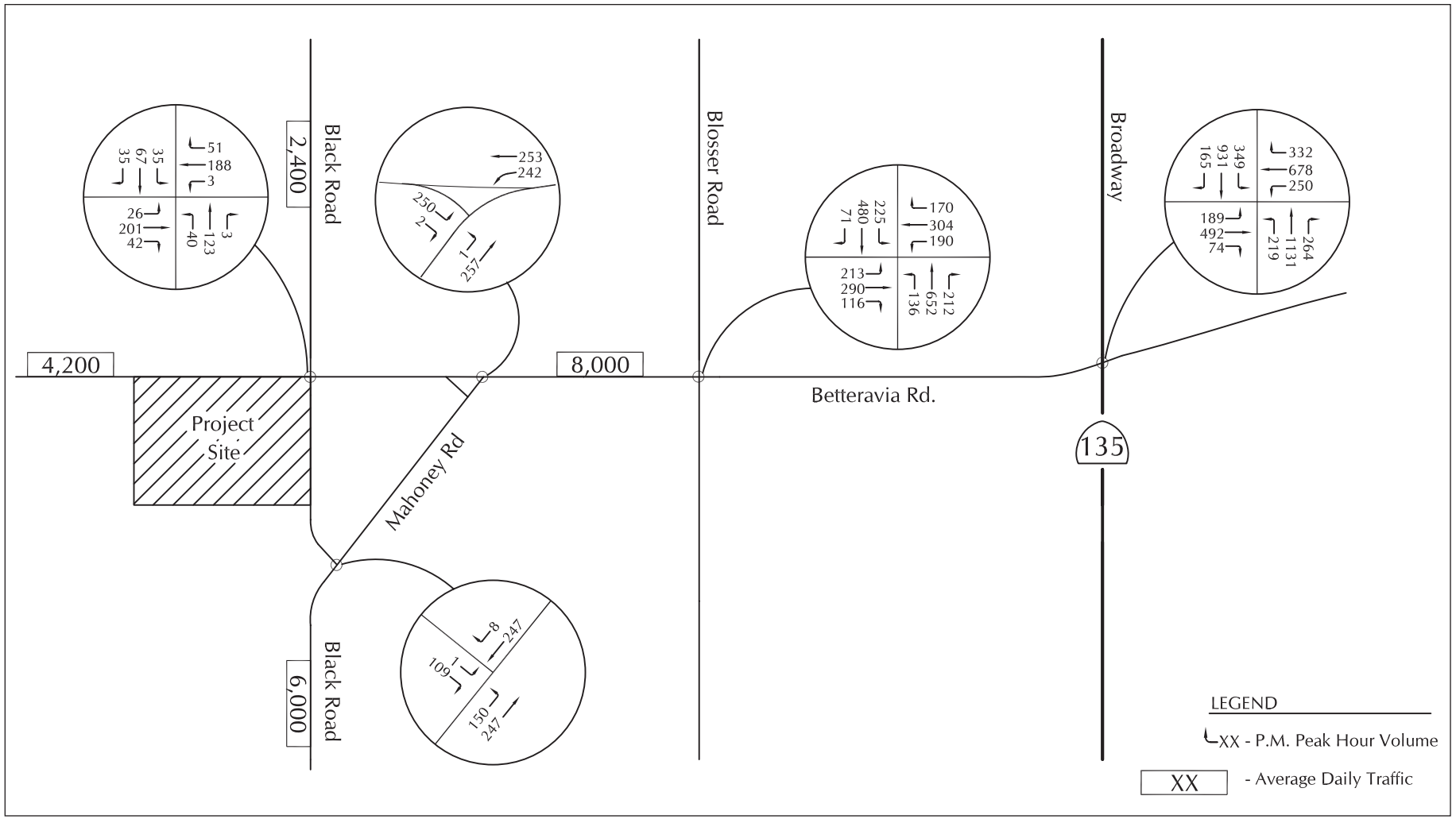
LOS	Definition
A	Low volumes; primarily free flow operations. Density is low and vehicles can freely maneuver within traffic stream. Drivers can maintain their desired speeds with little or no delay.
B	Stable flow with potential for some restriction of operating speeds due to traffic conditions. Maneuvering is only slightly restricted. Stopped delays are not bothersome and drivers are not subject to appreciable tension.
C	Stable operations, however the ability to maneuver is more restricted by the increase in traffic volumes. Relatively satisfactory operating speeds prevail but adverse signal coordination or longer queues cause delays.
D	Approaching unstable traffic flow where small increases in volume could cause substantial delays. Most drivers are restricted in their ability to maneuver and their selection of travel speeds. Comfort and convenience are low but tolerable.
E	Operations characterized by significant approach delays and average travel speeds of one-half to one-third of free flow speed. Flow is unstable and potential for stoppages of brief duration. High signal density, extensive queuing, or signal progression/timing are the typical causes of delays.
F	Forced flow operations with high approach delays at critical signalized intersections. Speeds are reduced substantially and stoppages may occur for short or long periods of time because of downstream congestion.

Existing average daily traffic (ADT) volumes for the County roadway segments within the project vicinity are shown on Figure 4.2-2. Comparison of the volumes and the corresponding design capacity for each roadway shows that all roadways currently operate acceptably in the LOS A-B range.

c. Intersection Operations. Because traffic flow on street networks is most constrained at intersections, traffic studies focus on the operating conditions of critical intersections during peak travel periods. The level of service grading system discussed previously for roadway segments is also used to rate intersection operations. The County of Santa Barbara has established LOS C as the minimum acceptable level for intersection operations, while the City of Santa Maria utilizes a LOS D standard.

Existing P.M. peak hour traffic volumes for the study-area intersections (contained in the Technical Appendix for reference) were obtained from counts conducted in October, 2006 for the traffic study completed by ATE for the Mahoney Ranch Project. Figure 4.2-2 shows the Existing P.M. peak hour traffic volumes at study area intersections.

Levels of service for the signalized study-area intersections were calculated using the Intersection Capacity Utilization (ICU) methodology. Levels of service for the unsignalized intersections were calculated using the methodology outlined in the Highway Capacity Manual (HCM), and are based on the average weighted delay per vehicle at the stop-sign controlled approaches.



Existing Traffic Volumes

Figure 4.2-2

Source: Associated Transportation Engineers, 2007

Table 4.2-2 shows the Existing P.M. peak hour levels of service for the study area intersections. Level of service calculation worksheets are contained in the technical appendix of Appendix B for reference.

Table 4.2-2 Existing P.M. Peak Hour Intersection Operations

Intersection	Jurisdiction	Control	ICU or Delay / LOS
Betteravia Road/Black Road	County	All-Way Stop	10.7 sec./LOS B
Black Road/Mahoney Road	County	One-Way Stop	9.1 sec./LOS A
Betteravia Road/Mahoney Road	County	One-Way Stop	17.8 sec./LOS C
Betteravia Road/Blosser Road	City	Signal	0.73/LOS C
Betteravia Road/Broadway (SR 135)	City	Signal	0.79/LOS C

The data presented in Table 4.2-2 indicate that the study area intersections currently operate at LOS C or better, which is considered acceptable based on City of Santa Maria and County standards.

4.2.2 Impact Analysis

a. Methodology and Thresholds of Significance. The County's CEQA traffic impact thresholds were used to assess the significance of the impacts associated with the traffic generated by the North County Jail Project for those roadways and intersections located within the County. The City of Santa Maria's CEQA thresholds were used to assess project impacts on the intersections located in the City. Both jurisdictions use the Intersection Capacity Utilization (ICU) methodology for calculating level of service for signalized intersections. Furthermore, the County's CEQA thresholds are based on V/C ratios and changes to the V/C ratios based on the ICU calculations. The applicable thresholds are outlined in the following text.

Santa Barbara County Thresholds

- *If the addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the values provided in Table 4.2-3, the impact is considered significant.*

Table 4.2-3 Significant Changes in Levels of Service

Intersection Level of Service (Including Project)	Increase in V/C or Trips Greater Than
LOS A	0.20
LOS B	0.15
LOS C	0.10
LOS D	15 Trips
LOS E	10 Trips
LOS F	5 Trips

- *The project's access to a major road or arterial road would require access that would create an unsafe situation, a new traffic signal or major revisions to an existing traffic signal.*

- *The project adds traffic to a roadway that has design features (e.g., narrow width, road-side ditches, sharp curves, poor sight distance, inadequate pavement structure) that would become a potential safety problem with the addition of project traffic.*

- *Project traffic would utilize a substantial portion of an intersection's capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.80) or lower. Substantial is defined as a minimum change of 0.03 for an intersection which would operate from 0.80 to 0.85, a change of 0.02 for an intersection which would operate from 0.86 to 0.90, or a change of 0.01 for an intersection which would operate greater than 0.90.*

City of Santa Maria Thresholds. The City of Santa Maria considers LOS D acceptable for roadways and intersections, with mitigation required for operations in the LOS E and F ranges.

Traffic Impact Assessment Scenarios. Since the project is to be phased, with Phase I expected to be implemented in approximately 5 years and buildout of the site taking more than 20 years, potential impacts are assessed for two phases. Phase I includes construction of 808 beds. Phase II includes the additional 712 beds and support facilities (e.g., public safety training facility, indoor firing range, emergency vehicle operation course). Given the phasing and timing aspects proposed for the project development, the following traffic scenarios are analyzed:

- *Existing*
- *Existing + Phase I*
- *Cumulative*
- *Cumulative + Phases I & II*

b. Project Impacts and Mitigation Measures.

Trip Generation. Trip generation estimates for the project were developed based on traffic counts conducted at the existing Santa Barbara jail facility in the South County over a week-long period. The traffic counts, which are presented in the Technical Appendix for reference, were correlated to the existing number of inmate beds to develop trip generation rates for the proposed North County Jail facility. Trip generation estimates for the training facilities were developed using rates contained in the Institute of Transportation Engineers (ITE) trip generation report (ITE, 2003) for community colleges. The trip generation estimates for each phase of the project are shown in Table 4.2-4.

The data presented in Table 4.2-4 indicate that Phase I is expected to generate 1,454 ADT and 121 P.M. peak hour trips. Future expansions would generate an additional 1,318 ADT and 111 P.M. peak hour trips, for a total project buildout trip generation of 2,772 ADT and 232 P.M. peak hour trips.

Table 4.2-4 Project Trip Generation

Phases	Size	ADT		P.M. Peak Hour	
		Rate	Trips	Rate	Trips
PHASE I:					
Jail	808 beds	1.8	1,454	0.15	121
PHASE II:					
Jail	712 beds	1.8	1,282	0.15	107
Training Facilities	30 trainees	1.2	36	0.12	4
Subtotal:			***1,318***		***111***
TOTAL			**2,772**		**232**

Source: ATE, December 2007

It is noted that the New County Jail Facility would reduce or eliminate the need to transfer prisoners from the South County Jail to the North County criminal courts for arraignments and other appearances. Currently, the only overnight detention in the North County is a 32-bed holding facility and thus nearly all North County residents detained as part of the law enforcement process must be transported to the South County Jail. It is estimated that the New County Jail Facility would eliminate an average of 20 bus trips per week. However, these trip reductions would not significantly affect the study area transportation facility analyzed in this report.

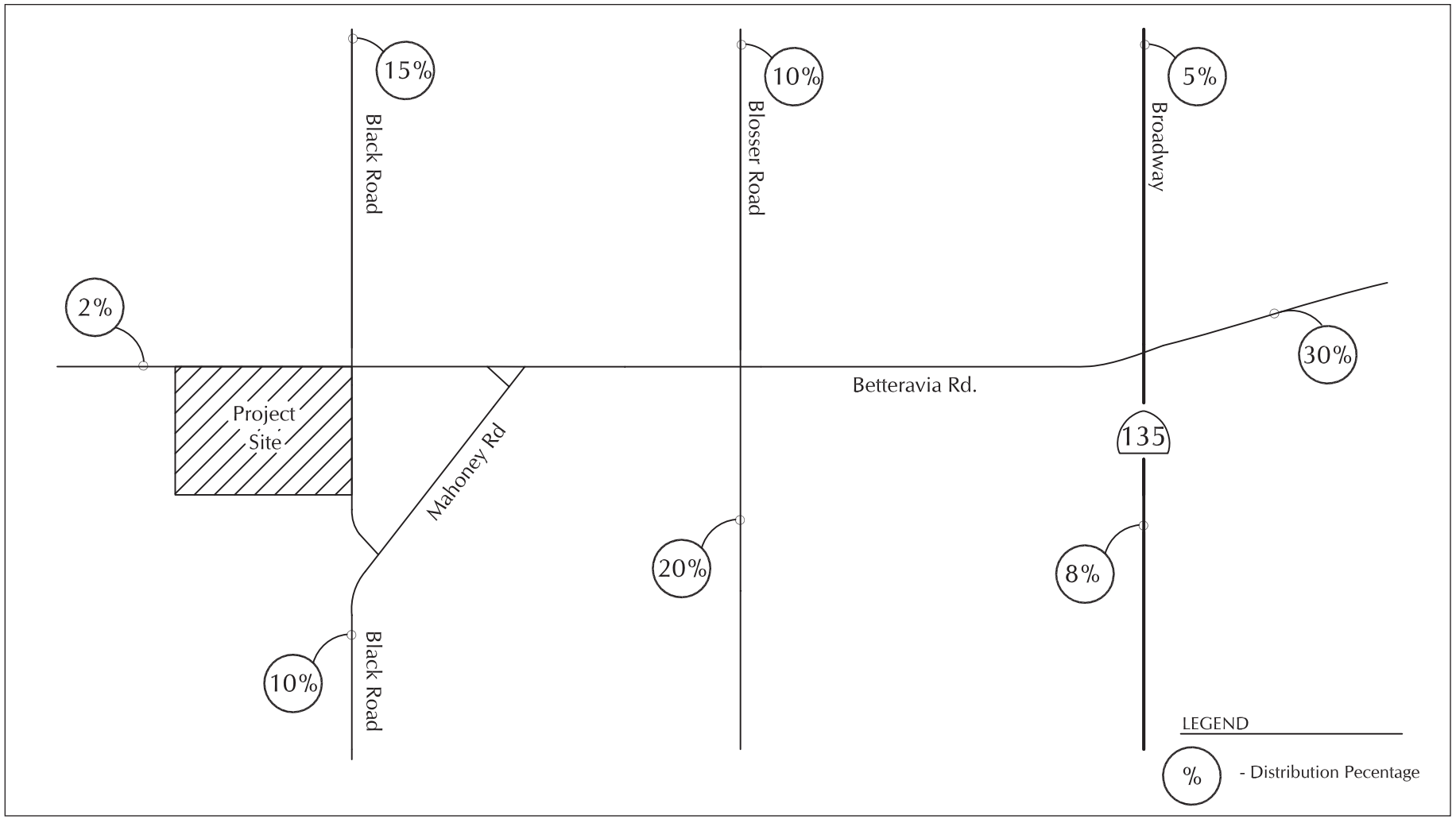
Trip Distribution. Traffic generated by the project was distributed and assigned to the study-area street system based on the proposed location of the project access and knowledge of the existing traffic patterns in the study area and the demographics of the North County region. The distribution data is summarized in Table 4.2-5 and illustrated on Figure 4.2-3. Figure 4.2-4 illustrates the Phase I project-added traffic volumes and Figure 4.2-5 illustrates the project-added traffic volumes for study area roadway segments and intersections associated with full project buildout.

Table 4.2-5 Project Trip Distribution Percentages

Origin/Destination	Direction	Percent
Betteravia Road	East West	30% 2%
Black Road	North South	15% 10%
Blosser Road	North South	10% 20%
Broadway	North South	5% 8%
Total		**100%**

Source: ATE, December 2007.

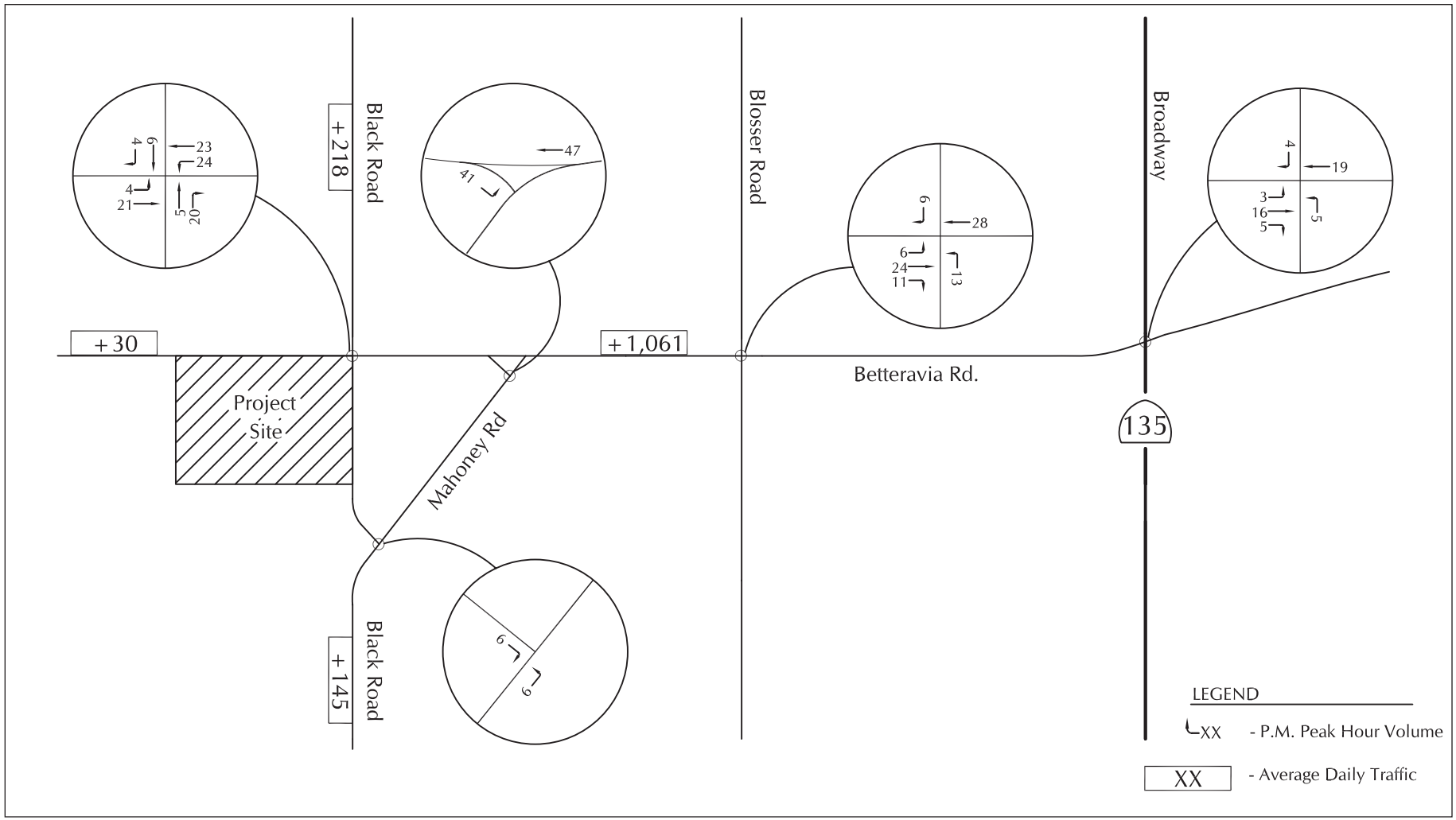
Impact T-1 **Development of Phase I of the project would add 1,454 ADT and 121 P.M. peak hour trips to the area roadway network. However, because study area intersections would continue to operate at acceptable levels, Phase I impacts would be Class III, *less than significant*.**



Project Trip Distribution Percentages

Figure 4.2-3

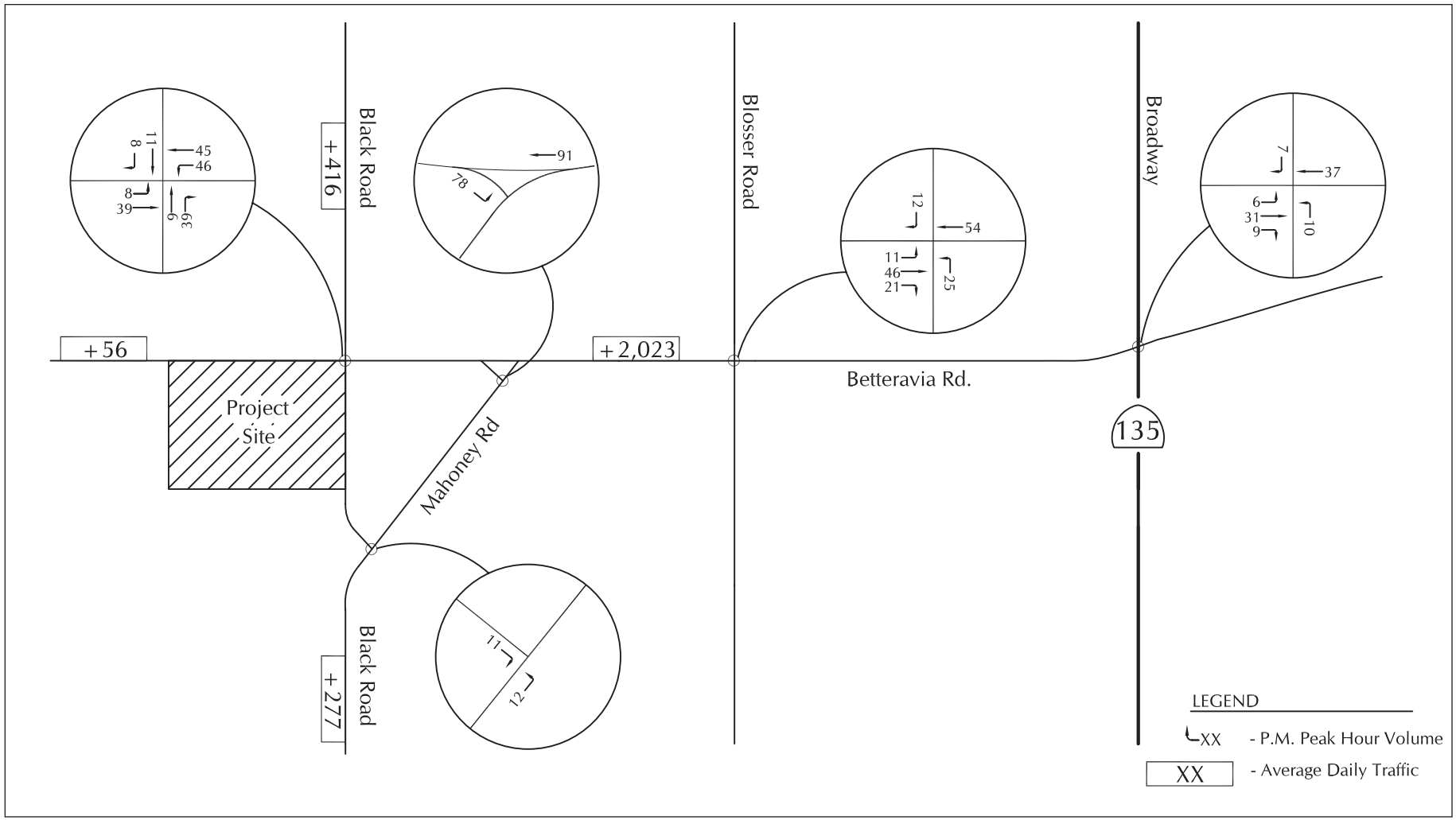
Source: Associated Transportation Engineers, 2007



Project-Added Phase I Traffic Volumes

Figure 4.2-4

Source: Associated Transportation Engineers, 2007



N

NOT TO SCALE

Approximate Project Boundary

Project-Added Phase I + II Traffic Volumes

Figure 4.2-5

Source: Associated Transportation Engineers, 2007

The operational characteristics of the roadway segments within the study area were analyzed assuming the Existing + Phase I traffic volumes, which are shown on Figure 4.2-6. Based on the standard roadway design capacities discussed previously, the roadway segments in the study area would operate acceptably in the LOS A-C range. The addition of project traffic would not significantly impact the roadway segments within the study area.

Levels of service were calculated for the study area intersections assuming the Existing + Phase I ADT forecasts shown on Figure 4.2-6. Table 4.2-6 lists the results of the level of service calculations. Worksheets illustrating the level of service calculations are provided in Appendix B for reference.

Table 4.2-6 Existing + Phase I P.M. Intersection Levels of Service

Intersection	Existing		Existing + Project		Trips Added	Significant Impact?
	ICU/Delay	LOS	ICU/Delay	LOS		
Betteravia Road/Black Road	10.7 sec.	B	11.9 sec.	B	107	No
Black Road/Mahoney Road	9.1 sec.	A	9.1 sec.	A	12	No
Betteravia Road/Mahoney Road	17.8 sec.	C	19.8 sec.	C	88	No
Betteravia Road/Blosser Road	0.73	C	0.74	C	88	No
Betteravia Road/Broadway (SR 135)	0.79	C	0.80	C	52	No

Source: ATE, December 2007

The data presented in Table 4.2-6 indicate that the study area intersections would continue to operate acceptably in the LOS A – C range with the addition of traffic generated by Phase I of the project. The project would not generate any significant impacts based on the City and County impact thresholds.

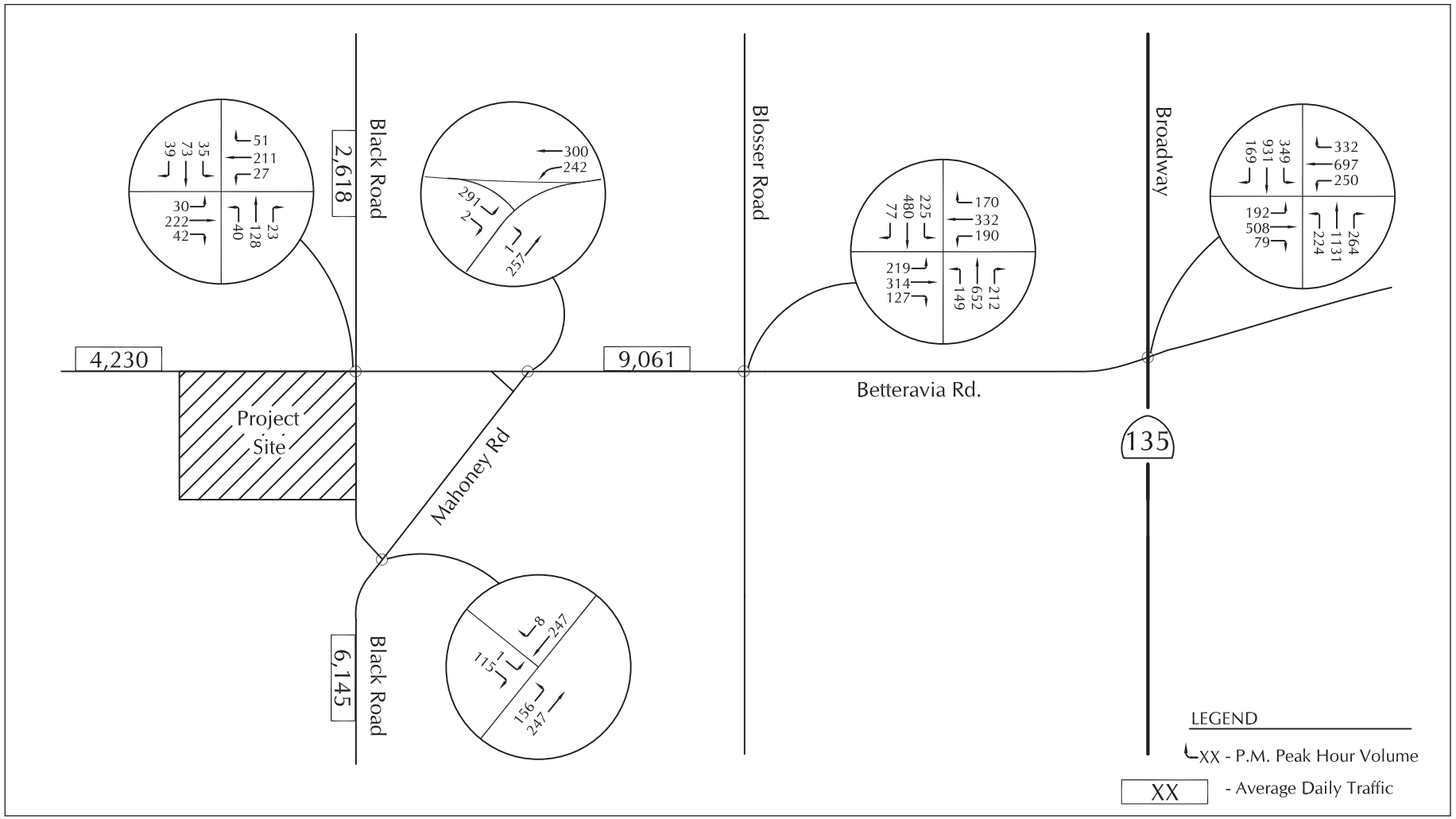
Mitigation Measures. None required.

Significance After Mitigation. Impacts to the roadway network would be less than significant without mitigation.

Impact T-2 Development of the project would generate up to 232 peak hour trips entering and exiting the project site. Impacts relating to site access would be Class II *significant but mitigable*.

As shown on Figure 2-4 (Proposed Site Plan) in Section 2.0, *Project Description*, primary access to the North County Jail facility is proposed via one new driveway on Black Road and one new driveway on Betteravia Road. A secondary driveway is located on Betteravia Road that would access a truck court. A fire access road connects to Black Road at the south end of the site and loops around the site to a connection on Betteravia Road at the west end of the site.

Black Road Driveway. The segment of Black Road adjacent to the main project driveway is a two-lane road that is 22 feet wide. Operations at this access point were assessed using Cumulative + Project (Phase I & II) traffic volumes in order to provide a conservative analysis. Black Road is forecast to carry about 5,200 ADT and 520 peak hour trips adjacent to the project driveway under Cumulative + Project conditions. Given the vehicle speeds (~45-50 mph), the forecast volumes, and the existing roadway configuration (22-foot wide two-lane road), turning



N

NOT TO SCALE

Approximate Project Boundary

Existing + Project (Phase I) Traffic Volumes

Source: *Associated Transportation Engineers, 2007*

Figure 4.2-6

movements at the project driveway would generate a potentially significant impact based on County Threshold B. Threshold B states that the impact would be significant if the project's access to a major road or arterial road would create an unsafe situation, a new traffic signal or major revisions to an existing traffic signal. The project access driveway is proposed in an area where there are no turn lanes.

Betteravia Road Driveways. The segment of Betteravia Road adjacent to the primary access and the truck court driveways is a two-lane road that is 24 feet wide. Betteravia Road is forecast to carry about 6,800 ADT and 680 peak hour trips adjacent to the driveways under Cumulative + Project conditions. Given the vehicle speeds (50-55 mph), the forecast volumes, and the existing roadway configuration (24-foot wide two-lane road), turning movements at the project driveways would generate a potentially significant impact based on County Threshold B since the access driveways are proposed in an area where there are no turn lanes.

Mitigation Measures. The following mitigation measures are required to reduce site access impacts.

T-2(a) **Black Road Site Access.** Black Road shall be widened in the vicinity of the primary access driveway to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a northbound left-turn lane.

Plan Requirements and Timing. Site Access improvements shall be identified on final plans, prior to approval of Land Use Permits for grading by Planning and Development.

MONITORING. Planning and Development and Public Works staff shall ensure construction according to plan.

T-2(b) **Betteravia Road Site Access.** Betteravia Road shall be widened in the vicinity of the primary access and truck court driveways to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a westbound left-turn lane.

Plan Requirements and Timing. Site Access improvements shall be identified on final plans, prior to approval of Land Use Permits for grading by Planning and Development.

MONITORING. Planning and Development and Public Works staff shall ensure construction according to plan.

Significance After Mitigation. The widening of portions of the fronting roadways associated with this mitigation measure would improve the safety of turning movements for vehicles entering and leaving the site. However, roadway widening along the Black Road entrance would displace a limited amount of ruderal habitat and a portion of the drainage ditch. Neither of these areas are environmentally sensitive habitat, as discussed in Section 4.4, *Biological Resources*. No significant secondary impacts to biological resources would occur as a result of this widening.

The level of service analysis (calculations contained in the Technical Appendix of the Traffic Study contained in Appendix B) shows that the Black Road/Project Driveway intersection would operate at LOS B during the peak hour with proposed improvements and stop-sign control for traffic outbound from the site. The level of service analysis shows that the Betteravia Road/Project Driveway intersections would operate at LOS A during the peak hour with proposed improvements and stop-sign control for traffic outbound from the site.

c. Cumulative Impacts and Mitigation Measures. The following text presents the traffic forecasting completed for the Cumulative and Cumulative + Project (Phases I and II) scenarios.

Cumulative Traffic Volumes. The land use and street network changes anticipated within the cumulative time period were incorporated into the Santa Maria Valley Traffic Model to forecast Cumulative traffic volumes. The following text reviews the key land use and street network assumptions used for this analysis.

Land Use. The Cumulative analysis assumes development of the approved and pending projects in the Santa Maria-Orcutt area, which is described in detail in the technical appendix to Appendix B. The land uses for the Mahoney Ranch Specific Plan (proposed immediately south and east of Betteravia Road and Black Road) were included in addition to the listed approved and pending projects, since the Mahoney Ranch Specific Plan is currently being processed by the City of Santa Maria. The Mahoney Ranch Specific Plan includes the development of 1,400 residential units and 65,000 square feet of neighborhood commercial uses.

Street Network Modifications. The traffic model street network analyzed in the Cumulative scenario includes the roadway and intersection improvements anticipated to be completed within the 3-5 year horizon period, which are listed below.

- ***U.S. Highway 101 Six-Lane Project****: U.S. Highway 101 will be widened to six lanes from Santa Maria Way interchange on the south to the northern City limits adjacent to Santa Maria River Bridge. This improvement, which is under construction, will reduce travel on north-south City streets.*
- ***Union Valley Parkway****: Extend the Union Valley Parkway (UVP) as a two-lane facility from U.S. Highway 101 to Blosser Road in the Orcutt area and construct a new interchange at U.S. Highway 101. This improvement will divert traffic from the Santa Maria Way/U.S. Highway 101 interchange to the north and the Clark Avenue/U.S. Highway 101 interchange to the south; as well as shift traffic from other east-west streets in the vicinity of the UVP (Lakeview Road, Foster Road, and Clark Avenue).*
- ***Mahoney Ranch Specific Plan Improvements****: The traffic analyses prepared for the Mahoney Ranch Specific Plan found that major improvements would be required for the street network serving the specific plan area. These improvement include widening Betteravia Road between Mahoney Road and "A" Street to the City's four-lane arterial street standards; widening Mahoney Road between Betteravia Road and Black Road to provide two travel lanes, left-turn channelization at cross-street intersections and driveways, and paved shoulders according to City's arterial street standards; and widening Black Road along the project's frontage to provide two travel lanes, left-turn channelization at cross-street intersections and driveways, and paved shoulders according to City's arterial street standards. Additionally, the Mahoney Ranch Specific*

Plan will be required to reconfigure the Betteravia Road/Mahoney Road intersection to provide a standard signalized configuration or a modern roundabout.

The Santa Maria Valley Traffic Model was rerun with the land use and street network changes outlined above to produce Cumulative traffic volumes. Figures 4.2-7 and 4.2-8 show the Cumulative and Cumulative + Project traffic volumes for the study area roadways and intersections.

Impact T-3 **Full buildout of the project (Phases I and II) would add 2,772 ADT and 282 PM peak hour trips on the study area network under. Levels of service would remain within the acceptable range under cumulative + project conditions for all but one intersection. This intersection, the Betteravia-Blosser Road Intersection, is scheduled for improvement in the City's Capital Improvement Program, and is anticipated to occur regardless of whether the new jail facility is constructed. If full-buildout of the jail facility were to precede this programmed improvement, traffic impacts associated with cumulative conditions would be Class II, *significant but mitigable*.**

As shown in Table 4.2-4 above, future expansions would generate an additional 1,318 ADT and 111 P.M. peak hour trips, for a total project buildout trip generation of 2,772 ADT and 232 P.M. peak hour trips. Levels of service were calculated for the study area intersections assuming the Cumulative and Cumulative + Phases I & II P.M. peak hour traffic forecasts. Table 4.2-7 lists the results of the level of service calculations.

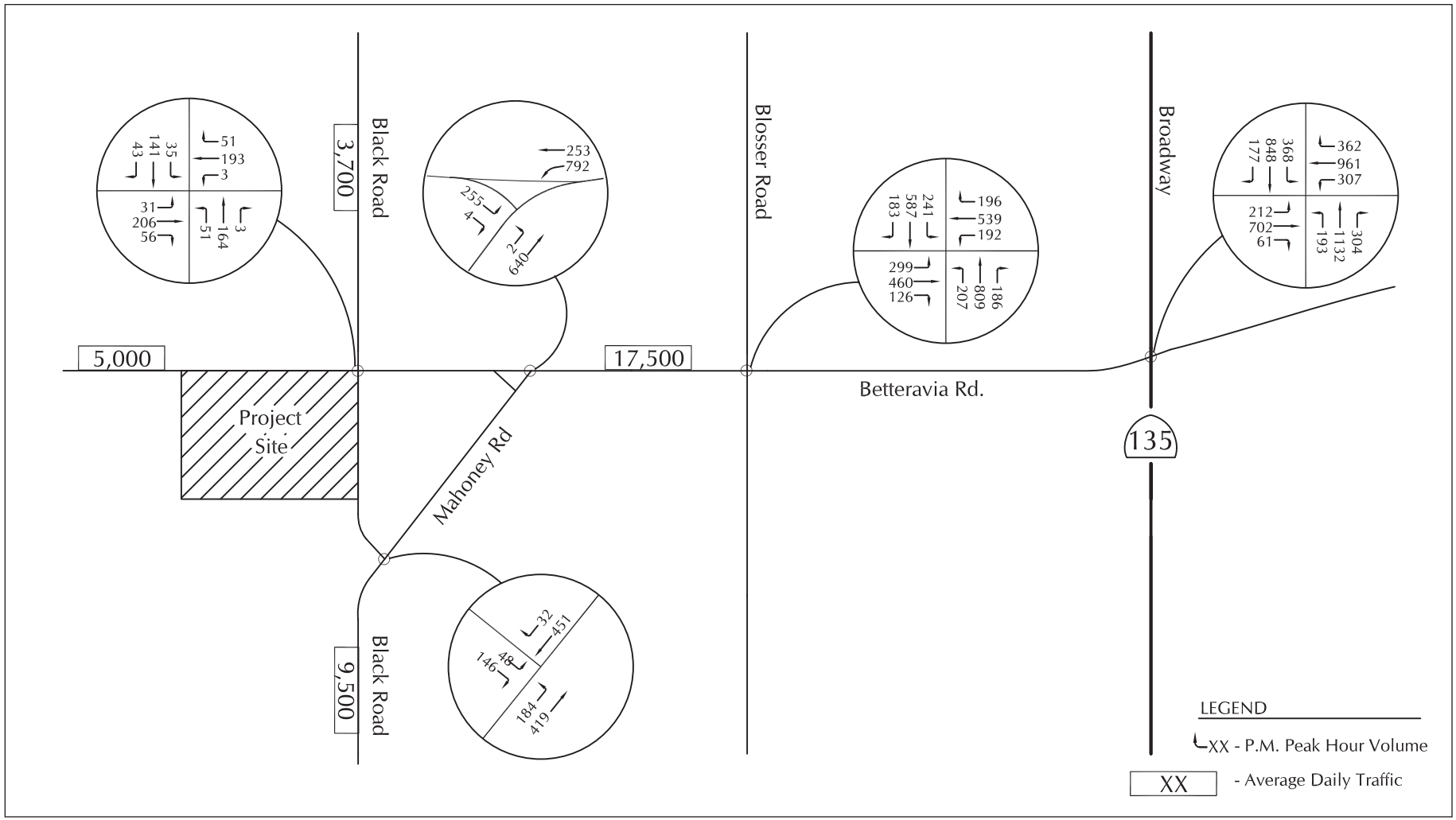
Table 4.2-7 Cumulative + Project (Phases I & II)
P.M. Peak Hour Intersection Operations

Intersection	Cumulative		Cumulative + Project		Change in v/c	Significant Impact?
	ICU/Delay	LOS	ICU/Delay	LOS		
Betteravia Road/Black Road	12.6 sec.	B	17.6 sec.	C	-	No
Black Road/Mahoney Road	18.1 sec.	C	19.1 sec.	C	-	No
Betteravia Road/Mahoney Road[a]	0.45	A	0.45	A	0.00	No
Betteravia Road/Blosser Road	**0.90**	**D**	**0.93**	**E**	**0.02**	**Yes**
Betteravia Road/Broadway (SR135)	0.88	D	0.90	D	0.02	No

Source: ATE, December 2007
(a) LOS assumes intersection improvements required of the Mahoney Ranch Specific Plan (reconfigure and signalize).

The data presented in Table 4.2-7 indicates that the Betteravia Road/Blosser Road intersection is forecast to operate at LOS E under Cumulative + Project conditions, a potentially significant impact assuming the existing lanes provided at the intersection. The other study area intersections within the City of Santa Maria would operate at LOS D or better under Cumulative + Project conditions, which is acceptable based on City standards. The study area intersections within the County area would operate at LOS C or better under Cumulative + Project conditions, which is acceptable based on County standards.

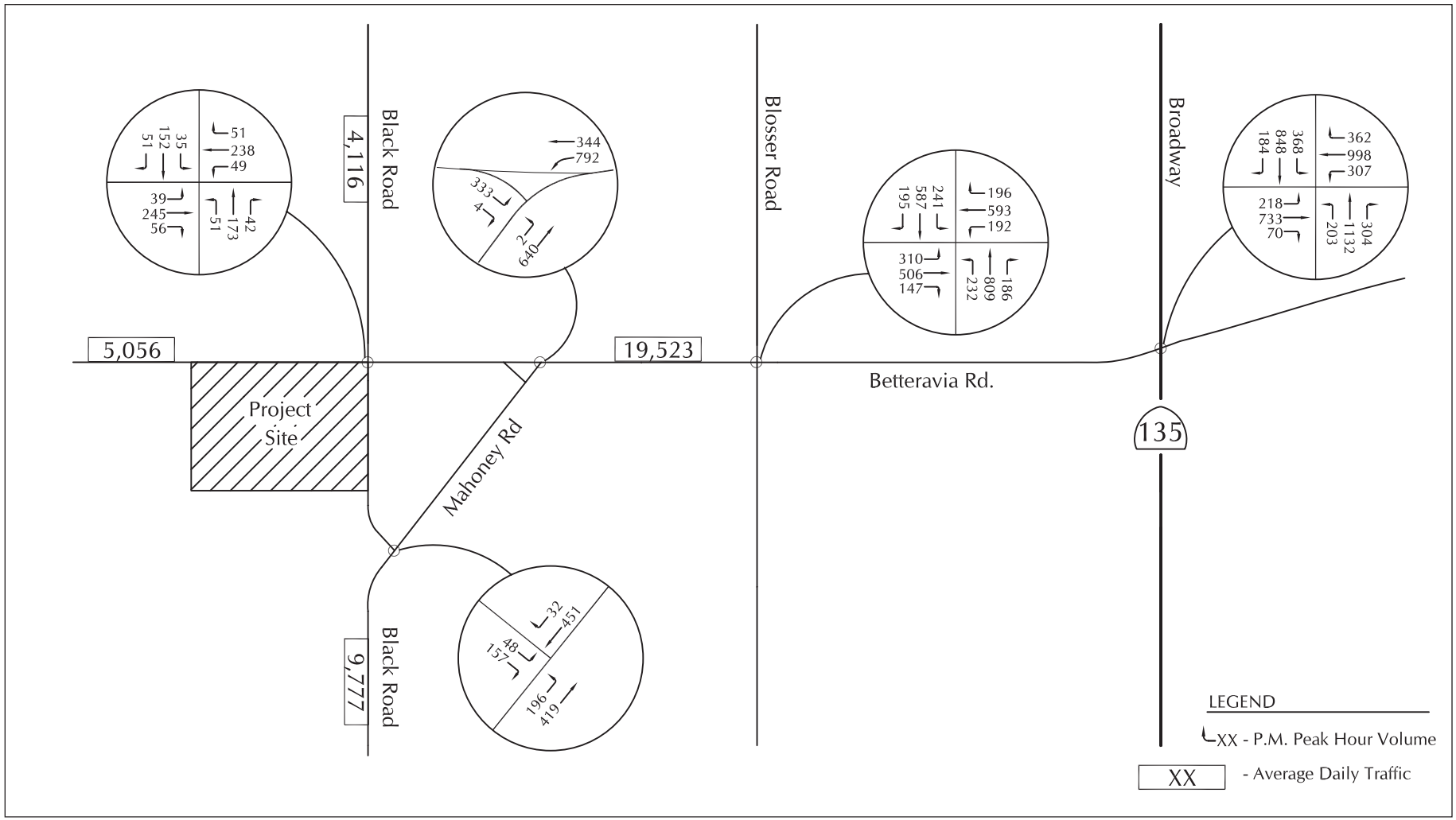
The City of Santa Maria's Capital Improvement Program includes widening the southbound approach of the Betteravia Road/Blosser Road intersection to provide a second left-turn lane as



Cumulative Traffic Volumes

Figure 4.2-7

Source: Associated Transportation Engineers, 2007



Cumulative + Project (Phase I & II) Traffic Volumes

Source: Associated Transportation Engineers, 2007

Figure 4.2-8

well as widening Betteravia Road to six lanes east and west of the intersection. The Betteravia Road widening would result in an additional through lane on the eastbound and westbound approaches at the intersection. These improvements would provide LOS B (ICU 0.67) under Cumulative + Project conditions, thereby mitigating cumulative impacts.

Mitigation Measures. The City of Santa Maria has programmed improvements at the Betteravia Road/Blosser Road intersection that would provide acceptable operations. In addition, the following mitigation measure is required to reduce cumulative impacts:

T-3(a) Intersection Improvements Required prior to Development of Phase II. Construction of Phase II of the proposed facility improvements shall not occur until after the improvements to the Betteravia Road/Blosser Road intersection identified in the City of Santa Maria's Capital Improvement Program are implemented, or other improvements that are recommended in an updated traffic study and that would eliminate significant cumulative impacts to circulation are implemented. Alternatively, if the Betteravia/Blosser Road intersection improvements are not made, but other improvements identified to eliminate significant circulation impacts, the Sheriff's Department shall pay the applicable traffic fees required by the County of Santa Barbara to offset its cumulative traffic conditions.

Plan Requirements and Timing: If the Betteravia Road/Blosser Road intersection improvements are not constructed prior to the planned implementation of Phase II facility improvements, an updated traffic study shall be prepared. Costs shall be reviewed by Public Works prior to approval of land use permits for Phase II of the project.

MONITORING: Planning and Development and Public Works staff shall review any updated traffic study, if such a study is necessary. A Public Works Official shall meet with Sheriff's Department officials to determine cost and ensure participation in the traffic impact fee program, if transportation improvements are not in place to mitigate cumulative + project impacts.

Significance After Mitigation. Implementation of the above mitigation measures would reduce cumulative impacts to less than significant levels.

Impact T-4 **Traffic generated by the proposed project would not exceed thresholds identified in the Congestion Management Plan (CMP) developed by the Santa Barbara County Association of Governments. Impacts associated with the CMP would be considered Class III, *less than significant*.**

The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the Congestion Management Program (CMP)

system. The following text presents the results of the CMP analysis completed for the New County Jail Facility pursuant to the guidelines set forth in the CMP.

1. *For any roadway or intersection operating at LOS A or B, a decrease of two levels of service resulting from the addition of project-generated traffic.*

2. *For any roadway or intersection operating at LOS C, project-added traffic that results in a LOS D or worse.*

3. *For intersections within the CMP system with existing congestion, impacts are significant if project-added peak hour trips are 20 or more for intersections operating at LOS D, 10 or more for LOS E, and 10 or more for LOS F.*

4. *For freeway or highway segments with existing congestion, impacts are significant if project-added peak hour trips are 100 or more for intersections operating at LOS D, 50 or more for LOS E, and 50 or more for LOS F.*

The Broadway (SR 135)/Betteravia Road and Blosser Road/Betteravia Road intersections are located on the CMP network. The data presented in Table 4.12-4 indicate that the CMP intersections are forecast to operate at LOS C or better under Existing + Phase I conditions. The Phase I project would therefore not generate project-specific impacts to the CMP intersections in the area.

The cumulative analyses found that the Betteravia Road/Blosser Road intersection is forecast to operate at LOS E. The project would add more than 20 peak hour trips to this location, thereby generating a potential CMP impact. As previously mentioned, the City's capital improvement plan includes providing a second left-turn lane on the southbound approach and widening Betteravia Road to 6-lanes at the intersection. The intersection is forecast to operate at LOS B with these improvements, thereby mitigating the cumulative impact at this CMP intersection.

Mitigation Measures. No mitigation is required.

Significance After Mitigation. Impacts associated with the Congestion Management Plan are less than significant without mitigation.

CALTRANS FACILITIES

Caltrans District 5 submitted a letter in response to the Notice of Preparation requesting analyses of several intersections that were not identified in the County's scope of work for the project analysis. The intersections were not included in the County's scope of work because the project's traffic additions would be relatively minor.

Table 4.2-8 shows the Existing and Cumulative levels of service for the intersections that Caltrans requested be included in the traffic impact analysis. Levels of service were derived from the traffic study completed for the Mahoney Ranch Specific Plan. The table also shows the number of trips that would be added by Phases I & II of the North County Jail Project and the significance of project-added traffic based on the applicable County and City thresholds.

Table 4.2-8 Caltrans Requested Facilities
P.M. Peak Hour Intersection Operations and Project Impacts

Intersection	ICU/LOS		Phase I & II Project-Added Trips	Impact?
	Existing	Cumulative		
SR 166/Black Rd(a)(b)	NA/LOS C	NA/LOS C	19	NO
SR 1/Black Rd(b)	11.0 Sec/LOS B	14.1 Sec/LOS B	23	NO
U.S. Hwy 101 NB/Betteravia Rd	0.56/LOS A	0.70/LOS B	17	NO
U.S. Hwy 101 SB/Betteravia Rd	0.53/LOS A	0.68/LOS B	34	NO

(a) LOS based on turning movement estimates. See text below for impact discussion.
(b) Unsignalized intersection. LOS based on average delay per vehicle pursuant to HCM.

The data presented in Table 4.2-8 indicate that the intersections identified by Caltrans operate at LOS C or better under Existing and Cumulative conditions. The P.M. peak hour trips that would be added by the North County Jail Project would not generate significant impacts to these intersections based on the County and City CEQA impact thresholds.

P.M. peak hour turning movement counts and delay data were not available for the SR 166/Black Road intersection. This location is a minor intersection located in the County area west of the City of Santa Maria. The intersection is a "T" configuration that is controlled by a stop sign on the Black Road approach. Left-turn channelization is present on SR 166.

P.M. peak hour entering volumes were estimated for the intersection based on Caltrans and County count data. The entering volumes are 1,295 on SR 166 and 95 on Black Road during the P.M. peak hour period. Based on these estimates, the intersection operates at LOS C during the P.M. peak hour. The North County Jail Project would add 19 P.M. peak hour trips to the intersection, which is insignificant based on County thresholds. The County's project-specific threshold requires an increase of 10% to the entering volumes to be deemed potentially significant. The 19 trips that would be added by the North County Jail Project equates to an increase of about 1%.
The intersection is forecast to operate at LOS C under Cumulative conditions, based on the 2% per annum growth factor derived from Caltrans data. The North County Jail Project's addition of 19 trips during the P.M. peak period would be less than significant based on the County's cumulative impact threshold. Intersections that are forecast to operate at LOS C or better meet the County's standard and cumulative impacts are deemed insignificant.

4.3 AIR QUALITY

4.3.1 Setting

The 2007 Clean Air Plan (CAP) for Santa Barbara County describes the air quality setting for the County in detail, including the local climate and meteorology, current and projected air quality, and the regulatory framework for the management of air quality. The 2007 CAP builds on the 2004 CAP and includes updated baseline emissions and air quality information and predictions. The 2007 CAP is incorporated by reference and is available for review at the Santa Barbara County Air Pollution Control District (SBCAPCD) web site, www.sbcapcd.org. The air quality setting for the region is summarized below.

a. Local Climate and Meteorology. The project site is within the South Central Coast Air Basin (SCCAB), which includes all of San Luis Obispo, Santa Barbara, and Ventura counties. The climate of the SCCAB is strongly influenced by its proximity to the Pacific Ocean and the location of the semi-permanent high-pressure cell in the northeastern Pacific. With a Mediterranean-type climate, the project area is characterized by warm, dry summers and cool winters with occasional rainy periods.

Cool, humid marine air causes frequent fog and low clouds along the coast, generally during the night and morning hours in the late spring and early summer months. The project area is subject to a diurnal cycle in which daily onshore winds from the west and northwest are replaced by mild offshore breezes flowing from warm inland valleys during night and early morning hours. This alternating cycle can create a situation where suspended pollutants are swept offshore at night, and then carried back onshore the following day. Dispersion of pollutants is further degraded when the wind velocity for both day and nighttime breezes is low.
The heating of inland valleys creates an onshore airflow that is predominantly from the northwest in the Santa Maria Valley and stronger during the summer. This pattern reverses at night, as the land mass cools, and down-valley and offshore nighttime breezes become prevalent. Occasionally stronger winds are produced by "Santa Ana" winds, which are typically hot, dry northerly winds. Wind speeds associated with Santa Ana conditions are generally 15 to 20 miles per hour (mph), but can reach over 60 mph. In general, winds in northern Santa Barbara County (North County) tend to be stronger and more persistent than those in the southern part of the county, and consequently create better mixing and dispersion of air pollutants.

Two types of temperature inversions (warmer air on top of cooler air) are created in the area: subsidence and radiational. The subsidence inversion is a regional effect created by the Pacific high in which air is heated as it is compressed when it flows from the high-pressure area to the low pressure areas inland. This type of inversion generally forms at about 1,000 to 2,000 feet and can occur throughout the year, but it is most evident during the summer months. Surface inversions are formed by the more rapid cooling of air near the ground during the night, especially during winter. This type of inversion is typically lower (0-500 feet at Vandenberg AFB, for example) and is generally accompanied by stable air. Both types of inversions limit the dispersal of air pollutants within the regional airshed, with the more stable the air (low wind speeds, uniform temperatures), the lower the amount of pollutant dispersion.

b. Air Pollution Regulation. The federal and state governments have been empowered by the federal and state Clean Air Acts to regulate the emission of airborne pollutants and have established ambient air quality standards for the protection of public health. The United States Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in California. Local control in air quality management is provided by the CARB through county-level or regional (multi-county) air pollution control districts (APCDs). The CARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The CARB has established 14 air basins statewide. That portion of the South Central Coast Air Basin in Santa Barbara County is within the jurisdiction of the Santa Barbara County APCD (SBCAPCD).

Federal (National Ambient Air Quality Standards or NAAQS) and state standards have been established for ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead, and fine particulates (PM_{10} and $PM_{2.5}$). Table 4.3-1 summarizes the current federal and state standards for each of these pollutants. Standards have been set at levels intended to be protective of public health. California standards are more restrictive than federal standards for each of these pollutants except lead.

Table 4.3-1 Current Federal and State Ambient Air Quality Standards

Pollutant	Federal Standards	California Standards
Ozone	0.08 ppm (8-hr avg)	0.07 ppm (8-hr avg) 0.09 ppm (1-hr avg)
Carbon Monoxide	9.0 ppm (8-hr avg) 35.0 ppm (1-hr avg)	9.0 ppm (8-hr avg) 20.0 ppm (1-hr avg)
Nitrogen Dioxide	0.053 ppm (annual avg)	0.18 ppm (1-hr avg)
Sulfur Dioxide	0.03 ppm (annual avg) 0.14 ppm (24-hr avg)	0.04 ppm (24-hr avg) 0.25 ppm (1-hr avg)
Lead	1.5 $\mu g/m^3$ (calendar qtr)	1.5 $\mu g/m^3$ (30-day avg)
Particulate Matter (PM_{10})	150 $\mu g/m^3$ (24-hr avg)	20 $\mu g/m^3$ (annual avg) 50 $\mu g/m^3$ (24-hr avg)
Particulate Matter ($PM_{2.5}$)	15 $\mu g/m^3$ (annual avg) 35 $\mu g/m^3$ (24-hr avg)	12 $\mu g/m^3$ (annual avg) --

ppm = parts per million; $\mu g/m^3$ = micrograms per cubic meter
Source: ARB, February 2, 2007.

c. Effects of Air Pollution. Air pollution is potentially hazardous to human health, and can diminish the production and quality of many agricultural crops, reduce visibility, degrade soils and materials, and damage vegetation. Human health effects are the key determinant in the establishment of the above listed primary air quality standards. The health and safety effects of air pollutants are described in detail in the 2007 SBCAPCD CAP (Chapter 2.5). The following provides a summary of the pollutants for which the South Central Coast Air Basin is in non-attainment.

Ozone. Ozone is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_X) and reactive organic compounds (ROC). Nitrogen oxides are formed during the combustion of fuels, while reactive organic gases are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, concentrations

exceeding state and federal standards occur primarily between the months of May and October. Ozone is a pungent, colorless toxic gas with potential health effects on humans, including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, persons with respiratory disorders, and people who exercise strenuously outdoors.

Suspended Particulates. Particulate matter refers to small, airborne particles that can be inhaled by humans and other animals. The two categories of particulate matter of greatest concern are PM_{10} and $PM_{2.5}$. PM_{10} is small particulate matter measuring no more than 10 microns in diameter, while $PM_{2.5}$ is fine particulate matter measuring no more than 2.5 microns in diameter. Suspended particulates are mostly dust particles, nitrates, and sulfates, and are a by-product of fuel combustion and wind erosion of soil and unpaved roads. Suspended particulates are also created in the atmosphere through chemical reactions. The characteristics, sources, and potential health effects associated with PM_{10} and $PM_{2.5}$ can be very different. PM_{10} generally comes from windblown dust, dust kicked up from mobile sources, and dust created by crushing, grinding, or abrading surfaces during grading operations or other means by which large particles are broken into smaller ones. $PM_{2.5}$ is generally associated with combustion processes and motor vehicle exhaust, especially from diesel engines. It can also be formed in the atmosphere as a secondary pollutant through chemical reactions.

According to recent community epidemiological studies, adverse health effects associated with both short-term and long-term exposure to fine particles include increased premature deaths, primarily in the elderly and those with heart or lung disease; aggravation of respiratory and cardiovascular illness, leading to increased hospital visits; lung function problems and symptoms similar to chronic bronchitis especially in children and asthmatics; increased work and school absences, and alteration in lung tissue structure and respiratory tract defense mechanisms.

d. Current Ambient Air Quality. The SBCAPCD is required to monitor air pollutant levels to assure that the air quality standards are met, and if they are not met, to develop strategies to meet the standards. A network of 17 monitoring stations measures air pollutant levels throughout the County. Some pollutants, such as ozone, are measured continuously. Other pollutants are sampled periodically. Particulate matter, for example, is measured over 24 hours every six days. The stations fall into two main categories: (1) state and local air monitoring stations (SLAMS) and (2) Prevention of Significant Deterioration (PSD) stations. The seven SLAMS, five of which are operated by the SBCAPCD and two of which are operated by the CARB, measure urban and regional air quality. The 13 PSD stations are used to determine the impacts of specific operations, such as large oil and gas facilities.

Depending on whether or not air quality standards are met or exceeded, an air basin is classified as being in "attainment" or as "nonattainment." SBCAPCD has recently been designated as an attainment area for the federal 1-hour and 8-hour ozone NAAQS. Portions of the County continue to violate the more restrictive state ozone standard; therefore, the County is designated a non-attainment area for the state 8-hour ozone standard. In addition, portions of the County violate the state PM_{10} 24-hour and annual standards. The County is therefore currently designated a non-attainment area for the state PM_{10} standard. Currently, not enough data exists to determine the County's attainment status for either the federal or state $PM_{2.5}$ standard.

Table 4.3-2 summarizes the annual air quality data for the local airshed over the past four years for the stations closest to the project site (908 South Broadway Santa Maria station). As indicated, no violations of the state or federal standards for ozone, CO, or Nitrogen Dioxide occurred from 2003 to 2006. The state standard for PM_{10} was exceeded three times from 2003 to 2006.

Table 4.3-2 Ambient Air Quality Data

Pollutant	2003	2004	2005	2006
Ozone (ppm), Worst Hour	0.065	0.074	0.063	0.064
Number of days of State exceedances (>0.09 ppm)	0	0	0	0
Number of days of Federal exceedances (>0.12 ppm)	0	0	0	0
Carbon Monoxide (ppm), Highest 8-Hour Average	1.13	0.95	0.94	0.72
Number of days of above State or Federal standard (>9.0 ppm)	0	0	0	0
Nitrogen Dioxide (ppm), Worst Hour	0.056	0.050	0.048	0.037
Number of days above State standard (>0.18 ppm)	0	0	0	0
Particulate Matter <10 microns, $\mu g/m^3$, Worst 24 Hours	58.0	52.0	43.0	56.0
Number of days above State standard (>50 $\mu g/m^3$)	1	1	0	1
Number of days above Federal standard (>150 $\mu g/m^3$)	0	0	0	0
Particulate Matter <2.5 microns, $\mu g/m^3$, Worst 24 Hours	20.5	16.6	29.8	13.7
Number of days above Federal standard (>65 $\mu g/m^{3)}$	0	0	0	0

Source: 906 S. Broadway Santa Maria Air Monitoring Station, California Air Resources Board, www.arb.ca.gov, November 2007.

e. Air Quality Regulation and Planning. SBCAPCD has adopted Rules and Regulations to limit air pollution emissions, which can be found on their website (http://www.sbcapcd.org/rules/dlrules.htm). The 2007 Santa Barbara County CAP addresses state and federal Clean Air Act mandates, including all federal planning requirements for "maintenance" areas. The 2007 CAP reports that the County meets attainment the state 1-hr ozone standard, but not the 8-hr ozone standard. The approved CAP addresses federal and state ozone standards thoroughly and as part of the Federal Clean Air Act Section 110(a)(1) a 8-hour maintenance plan for ozone. Further, the Plan includes a requirement for participation in a State Triennial Progress Report. The APCD Board adopted the 2004 CAP in August of 2007. New key elements of the 2007 CAP include the following:

- *Updated local air quality information (through 2006)*
- *An updated baseline emissions inventory (year 2002)*
- *An updated baseline emission estimate of marine shipping emissions (year 2002)*
- *Updated future year emission estimates through 2020*

f. Odors. The Santa Barbara County Environmental Thresholds and Guidelines Manual requires an analysis, if applicable, of the potential for a proposed project to either cause or subject a considerable number of people to odors or other air quality nuisance problems. A public nuisance is defined by Santa Barbara County APCD Rule 303 as "…such quantities of air contaminants or other material in violation of Section 41700 of the Health and Safety Code which may cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or of any such persons or to the public, or which cause, or have a natural tendency to cause injury or damage to business or property."

The analysis may include projects that have the potential to cause odors, or projects that may subject potential sensitive receptors to nearby existing or proposed land uses that emit objectionable odors. Areas that have the most potential to emit odors within the project vicinity are the fields surrounding the project site. The use of fertilizer for agricultural production could result in unpleasant odors.

4.3.2 Impact Analysis

a. Methodology and Significance Thresholds. The analysis of air quality impacts follows the guidance provided in the SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents (July 2007)* and the Santa Barbara County *Environmental Thresholds and Guidelines Manual (2006)*. Pollutant emissions associated with temporary construction activity, vehicle trips and area source emission estimates were quantified using the URBEMIS 2007 v.9.2.2 computer model developed by the California Air Resources Board. Construction emissions were calculated for the estimated worst-case day over the construction period. Trip generation rates used to estimate long-term emissions were from data in the traffic analysis performed by Associated Transportation Engineers (see Section 4.2, *Transportation/ Circulation*).

According to the Santa Barbara County APCD (July 2007), a project would have a significant air quality effect on the environment if operation of the project would:

- *Emit (from all project sources, both stationary and mobile) more than the daily trigger for offsets or Air Quality Impact Analysis set in the APCD New Source Review Rule, for any pollutant*
- *Emit 25 pounds per day or more of NO_X or ROC from motor vehicle trips only*
- *Cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone)*
- *Exceed the APCD health risk public notification thresholds adopted by the APCD Board for non-cancer risk*
- *Be inconsistent with the latest adopted federal and state air quality plans for Santa Barbara County.*
- *Expose new or existing receptors to objectionable odors.*

In addition, the County of Santa Barbara *Environmental Thresholds and Guidelines Manual* (2006) states that a significant adverse air quality impact may occur when air pollutant emissions associated with a project, individually or cumulatively:

- *Interferes with progress toward the attainment of the ozone standard by releasing emissions which equal or exceed the established long-term quantitative thresholds for NOX and ROC; or*
- *Equals or exceeds the state or federal ambient air quality standards for any criteria pollutant (as determined by modeling).*

Although the SBCAPCD has not adopted quantitative thresholds of significance for temporary construction emissions, the SBCAPCD and the County's *Environmental Thresholds Manual* recommend quantification of construction-related NO_x, ROC, PM_{10}, and PM2.5 emissions. In addition, since the County is a nonattainment area for the State PM_{10} standard, construction mitigation measures are required for all projects involving earthmoving activities regardless of

size or duration. According to the SBCAPCD, implementation of required measures reduces fugitive dust emissions to a less than significant level (SBCAPCD, July 2007).

In addition, although the SBCAPCD has not adopted quantitative thresholds of significance for odor impacts, the SBCAPCD recommends the development of an Odor Abatement Plan (OAP) for projects that may generate nuisance odors that may affect a substantial number of people.

b. Project Impacts and Mitigation Measures.

Impact AQ-1 Project construction would generate temporary increases in localized air pollutant emissions. The SBCAPCD does not consider air quality impacts associated with construction-related emissions significant since such emissions are temporary. However, SBCAPCD requires mitigation of construction impacts to minimize emissions of fugitive dust. Therefore, construction-related emissions are considered Class II, *significant but mitigable.*

Construction of the jail facility would involve activities that would generate temporary air pollutant emissions. This would include emissions of ozone precursors ROC and NO_x as well as fugitive dust, which contain both PM_{10} and $PM_{2.5}$. Emissions would be generated by a variety of specific activities, including site grading, use of heavy construction equipment, construction worker trips, application of architectural coatings, and paving of roads and other paved areas.

Construction of the jail facilities is to occur in two phases, with the first phase assumed to be completed by about 2010. It is anticipated that future expansions would not be completed for up to 20 years. The grading phase of development uses the largest amount of heavy-duty construction equipment, which is the primary source of PM_{10} and $PM_{2.5}$ emissions during construction. The architectural coating phase of development would be towards the end of construction and would be the primary source of ROCs as discussed below. Although no final construction plans have been developed for the project, Phase I of the project would consist of 391,663 square feet of development, and future expansions in Phase II would consist of an additional 155,104 square feet of development. It is assumed that construction of each individual phase of the project would last about 12-36 months.

Table 4.3-3 summarizes the estimated worst-case daily emissions during each of the major construction phases for the project. The highest ROC emissions would occur during the application of architectural coatings, while the primary generator of NO_x emissions would be on-road diesel equipment during the site grading phase. The highest PM_{10} and $PM_{2.5}$ emissions would be generated by fugitive dust during site grading.

Table 4.3-3 Estimated Maximum Daily Emissions During Construction (lbs/day)

Construction Phase	ROC	NO_x	PM_{10}	$PM_{2.5}$
PHASE I				
Site Grading	3.38	28.12	91.42	20.10
Grading/Paving	8.16	51.69	93.30	21.81
Building Construction	5.96	24.30	1.65	1.43
Building/Coating	405.42	23.50	1.62	1.39
Architectural Coating	399.8	0.51	0.03	0.02
Worst-Case Daily Totals	**405.42**	**51.69**	**93.30**	**21.81**
PHASE II				
Site Grading	1.68	11.17	90.49	19.25
Grading/Paving	3.52	20.12	91.14	19.83
Building Construction	1.56	8.74	0.48	0.41
Building/Coating	159.79	8.77	0.50	0.42
Architectural Coating	158.23	0.03	0.01	0.01
Worst-Case Daily Totals	**159.79**	**20.12**	**91.14**	**19.83**

Emission estimates calculated using URBEMIS 2007 computer model. See Appendix C for emission calculations.

The SBCAPCD does not classify construction impacts as significant because of their temporary nature. Nevertheless, mitigation is required for all construction activity to minimize emissions of fugitive dust.

Mitigation Measures. Although air quality impacts during project construction would not exceed significance thresholds, the APCD requires dust mitigation measures for all discretionary construction activities (SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents*, July 2007). The following mitigation measures would reduce the amount of dust generated by construction activities and minimize the amount of dust that drifts onto adjacent agricultural uses.

AQ-1(a) **Construction Dust Control Program.** A Construction Dust Control Program shall be developed for the project that includes measures designed to reduce particulate matter emissions from project construction. The plan shall include, but not be limited to, the following measures:

- *Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will require two daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speeds exceed 15 mph.*
- *On-site vehicle speeds shall be reduced to 15 mph or less.*
- *Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.*
- *If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material off-site or into the site shall be tarped from the point of origin.*
- *After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed.*

- *Construction contractors shall designate a monitor for the dust control program. The monitor's work schedule would include holiday and weekend periods when work may not be in progress.*
- *Prior to land use clearance, the Sheriff's Department shall include, as a note on a separate informational sheet to be recorded with any map, the aforementioned dust control requirements. All requirements shall be shown on grading and building plans.*

Plan Requirements and Timing: P&D shall review grading and building plans for all project components prior to grading and construction.

Monitoring: Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to complaints.

AQ-1(b) **Ozone Precursor Control Program.** An Ozone Precursor Control Program shall be developed for the project that includes measures designed to reduce ozone precursor (NO_X and ROC) emissions from project construction. The plan shall include, but not be limited to, the following measures:

- *Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.*
- *The engine size of construction equipment shall be the minimum practical size.*
- *The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.*
- *Construction equipment shall be maintained in tune per the manufacturer's specifications.*
- *Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.*
- *Catalytic converters shall be installed on gasoline-powered equipment.*
- *Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed.*
- *Diesel powered equipment should be replaced by electric equipment whenever feasible.*
- *Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.*

Plan Requirements and Timing: P&D shall review grading and building plans for all project components prior to grading and construction.

Monitoring: Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to nuisance complaints.

Significance After Mitigation. Construction impacts are not considered significant because of their temporary nature. Impacts would be less than significant without mitigation.

Impact AQ-2 Operational air pollutant emissions associated with the proposed jail facility would not exceed County significance thresholds. Operational impacts are therefore considered Class III, *less than significant*.

Long-term emissions associated with the proposed project are those associated with mobile and stationary sources. Mobile emissions are based on the estimated amount of project-generated vehicle trips. Assumptions used in the mobile emissions analysis include the standard fleet mix used for the URBEMIS 2007 air quality model.

To get an overall estimate of air quality emissions for the project, it was assumed that all project-generated trips are new trips to the region. However, one of the project's primary purposes is to enable the Sheriff's Department to house inmates from the North County area in a North County facility rather than in the Main County Jail in Santa Barbara. Therefore, certain reductions in regional trips were credited to the project. About 55% of current inmates in the Main County Jail (about 524 inmates) originate from the North County area (Jenkins, 2007). According to the Sheriff's Department, 300 of the North County inmates would be transferred to the new facility upon completion of Phase I. This would reduce the number of North County to South County trips made by inmate visitors. Because of the relocation of inmates to the North County and the use of video visitation units for inmates remaining at the Main County Jail, it was assumed that approximately 90% of the trips associated with visitors of these inmates (currently about 943 trips/day) would be diverted from the existing Main County Jail facility, thereby eliminating a substantial portion of the 140-mile round trip drives from the North County to Santa Barbara.[1] This 90% reduction results in the elimination of 849 North County to South County visitor roundtrips

Project implementation is also expected to reduce the need for prisoner transfers between the North County and South County. This reduction is expressed as Reduced Bus Trips, in Table 4.3-4. As discussed in Section 2.0, *Project Description*, approximately 30 bus trips per week currently transport inmates from North to South County. Phase I would be expected to eliminate about 75% of trips per week (about 23 trips), while full project buildout (including future expansions) would eliminate the remainder.

Table 4.3-4 summarizes the emission estimates for Phase I, future expansions, and full project buildout. As indicated, the daily operations of the project at buildout would not exceed either

[1] Estimates of existing visitor trips were calculated assuming an average of 1.8 visitor trips daily for the 524 North County inmates housed in the Main County facility (See Section 5.2, *Transportation/Circulation*). The estimated 90% reduction in visitor trips associated with these inmates derives from the combination of a 100% reduction in visitor trips for inmates to be housed in the new facility and a reduction in visitor trips of approximately 80% for the remaining North County inmates due to the use of video visitation units.

of the County thresholds of significance for any air pollutant. Impacts to regional air quality would therefore be Class III, *less than significant*.

Table 4.3-4 Estimated Operational Emissions (lbs/day)

Emission Source	ROG	NO_X
Phase I		
Area Sources	2.61	2.63
Mobile Sources (Vehicle trips)	12.24	13.52
Phase I Subtotal	*14.85*	*16.15*
Reduced Bus Trips Credit[a]	(0.02)	(0.48)
Diverted Visitor Trips Credit[b]	(9.16)	(7.79)
Phase I Total	**5.67**	**7.88**
Phase II Future Expansions		
Area Sources	1.43	1.27
Mobile Sources (Vehicle trips)	3.39	3.03
Phase II Future Expansions Total	**4.82**	**4.30**
Net Total Emissions (Phase I + Phase II Future Expansions)	**10.49**	**12.18**
County Mobile Sources (Vehicle Trips) Thresholds	**25**	**25**
County Combined Area Sources + Mobile Sources Thresholds	**55**	**55**

Source: Urbemis 2007 Version 9.2.2, see Appendix C for calculations.
[a] *Assumes that 75% of the bus trips (about 23 trips per day) will be eliminated upon completion of Phase I.*
[b] *Assumes that 849 trips would be diverted from the Main County Jail to the New County Jail upon completion of Phase I*

The proposed jail is expected to include one or more natural gas boilers. Any boilers would require SBCAPCD permits pursuant to Rule 342, which sets maximum emissions for boilers with rated heat inputs of 5 million Btu per hour or greater. Maximum emission rates set by Rule 342 are 30 parts per million (ppm) for NOx and 400 ppm for CO. As operation of boilers would comply with SBCAPCD emission restrictions, impacts associated with boiler operation would not be significant.

Mitigation Measures. The proposed project would not generate operational emissions exceeding County thresholds, therefore no mitigation is required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact AQ-3 The proposed project would contribute only a small fraction of emissions to the 2010 Planning Emission Inventory Forecast for Santa Barbara County. Based on SBAPCD's guidelines, non-residential projects are considered consistent with the 2007 CAP if they incorporate appropriate transportation control measures (TCMs). Therefore, impacts associated with CAP consistency would be considered Class II, *significant but mitigable*.

The 2002 Annual Emission Inventory contains data on NO_X and ROG in Santa Barbara County and was used in the development of the 2007 Clean Air Plan, as recommended by the United States Environmental Protection Agency (USEPA) maintenance plan guidance document. Table

4.3-5 compares emissions associated with the proposed project to the overall emission inventory for Santa Barbara County. The "Planning Emission Inventory" is a modified version of the 2002 Annual Emission Inventory, which was used as the base year to forecast emissions for the years 2010, 2015, and 2020 in the 2007 Clean Air Plan.

Table 4.3-5 Contribution of Proposed Project to Countywide Emission Inventory

Pollutant	Countywide Emissions[a] (tons/day)	Percentage of Countywide Emissions Generated by Proposed Project[b]
ROC	36.8641	0.014%
NO_X	34.5475	0.018%

[a] *Emissions Forecasts were obtained from the SBCAPCD 2007 Clean Air Plan 2010 Planning Emissions Inventory.*
[b] *Construction emissions have not been included, since they will be temporary.*

Emissions associated with buildout of the proposed project constitute only about 0.014% of the overall countywide ROC emissions and about 0.018% of NO_x emissions. Emissions are within the planning parameters of the CAP. Based on the SBCAPCD's guidelines, non-residential projects are considered consistent with the CAP if they incorporate appropriate CAP transportation control measures (TCMs), any applicable stationary source control measures, and are consistent with APCD rules and regulations.

The proposed project would substantially reduce or eliminate the need to transfer prisoners from Main County Jail to North County criminal courts for arraignments and other appearances. Phase 1 of the project is anticipated to reduce the bus trips required to transport inmates by about 23 trips per week, as well as reducing the length of trips by others involved in the criminal court system. A total of 30 trips per week would be eliminated with completion of future expansions. There would also be reduced trips between North County and the main facility for inmate visitors; a reduction of 849 such visitor trips per week is estimated. These aspects of the project are consistent with the general goals of the Clean Air Plan to reduce vehicular travel and promote non-automobile transportation. However, implementation of a transportation demand management program and the provision of transit service would be required to ensure CAP consistency.

Mitigation Measures. Incorporation of the following measures would achieve consistency with the CAP.

AQ-3(a) **Transportation Demand Management Program.** The applicant shall develop and operate an Employer-based Transportation Demand Management Program per Clean Air Plan.

Plan Requirements and Timing: The applicant shall denote showers, bike racks, and motorcycle and carpool parking on building plans. Showers, bike racks, and motorcycle and carpool parking shall be installed prior to occupancy clearance.

Monitoring: Planning and Development shall review plans and building inspector shall confirm implementation at completion of construction for each component of the project.

AQ-3(b) **Commuter Public Transit Service.** The Sheriff's Department shall work with Santa Maria Area Transit (SMAT) to develop bus routes that serve the jail facility. If feasible, the applicant shall provide direct pedestrian access from bus stops to the most heavily used buildings on-site and shall provide bus shelters that are visible and well lit, with appropriate landscaping.

Plan Requirements and Timing: The Sheriff's department shall meet with SMAT before facilities are completed to develop bus routes that serve the jail. Routes shall be reviewed by Planning and Development prior to occupancy clearance.

Monitoring: SMAT and Planning and Development shall review route schedules periodically prior to construction of individual project components.

Significance after Mitigation. The proposed project would be generally consistent with the 2007 Clean Air Plan. Incorporation of the above mitigation measures would ensure consistency.

Impact AQ-4 The project site is located adjacent to agricultural uses, which could create odor impacts. These uses may periodically subject future inmates and employees to objectionable odors, but agricultural operations are protected by County ordinance. Therefore, impacts would be Class III, *less than significant,* level.

SBCAPCD Guidelines indicate that odor impacts should be analyzed if a project has the potential to subject future or existing receptors to objectionable odors. An impact may occur if the odor source near the project site is deemed to be a "public nuisance" (as defined by SBAPCD Rule 303). The evaluation should be based on the type and potential severity of the odorous emissions, the probability of process operations releasing odorous emissions, complaint history associated with those facilities, the distance between the potential odorous source, prevailing wind direction and speed, the percentage of time that a potential affected receptor would be located downwind of the proposed project, and any other information that may be applicable.

The project site is located adjacent to properties zoned for agriculture and industrial and is located in an area that has been planned for agricultural and industrial uses. The Board of Supervisors has determined that it is in the public interest to preserve agricultural land and operations within the County of Santa Barbara and to specifically protect these lands for exclusive agricultural use. Through enactment of an ordinance adding Section 3-23, Article V to Chapter 3 of the County Code, any inconvenience or discomfort from properly conducted agricultural operations, including odors, dust, and chemicals, will not be deemed a nuisance.

Section 4.8 discusses impacts of the proposed project on agricultural resources in more detail, and measure AG-2 prescribes agricultural buffers for buildings and areas where people will be congregating outdoors, which will reduce exposure to sources of odors. Therefore, periodic odor impacts from nearby agricultural uses are considered less than significant.

Mitigation Measures. No mitigation is required.

Significance After Mitigation. Potential impacts related to objectionable odors would be less than significant.

c. Cumulative Impacts. Continued growth in Northern Santa Barbara County would result in increased emissions of air quality pollutants over time. Based on SBCAPCD criteria, the cumulative impact of a project that does not generate emissions exceeding County thresholds and that is consistent with the 2007 Clean Air Plan is considered less than significant. As discussed under Impact AQ-2, project-generated emissions are below the SBCAPCD thresholds and therefore are not considered significant. In addition, as discussed under Impact AQ-3, the proposed plan would be considered consistent with long-term regional air quality planning efforts with the implementation of transportation control measures. Therefore, the project's contribution to cumulative air quality impacts is not considered cumulatively considerable.

Greenhouse Gas Emissions

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, seeks to address global climate change from the perspective of greenhouse gas reduction. AB32 caps California's greenhouse gas emissions at 1990 levels by 2020. Greenhouse gases (GHGs) are those gases that trap heat that would otherwise radiate into space. Some greenhouse gases occur naturally in the atmosphere, while others result from or are concentrated by activities including the burning of fossil fuels such as oil, natural gas, and coal. Greenhouse gases include water vapor, carbon dioxide, methane, nitrous oxide, and ozone. Carbon dioxide and water vapor are the primary GHG components, and carbon dioxide is the primary target for reducing GHG and addressing global climate change as this is more effectively regulated than some of the other GHG.

There are no published thresholds for determining the significance of a project's contribution to global climate change, although such thresholds may be available in 2008 In the absence of adopted thresholds of significance for greenhouse gas emissions, the cumulative impact analysis includes an estimate of the project-specific CO_2 emissions and an estimate of the CO_2 emissions from the cumulative projects list and compares these to the statewide CO_2 emissions. (The analysis focuses on CO_2 emissions because these are the major GHG component and since the URBEMIS emissions model provides information on CO_2 emissions expected from various residential and non-residential uses.) The analysis compares CO_2 emissions expected from the proposed project and the emissions expected from the buildout of the cumulative projects to the statewide generation of CO_2. As shown in Table 4.3-6, the estimated annual CO_2 emitted as a result of project buildout is estimated at about 5.2 million pounds, which is equivalent to about .0026 million metric tons.

Table 4.3-6 Estimated CO_2 Emissions from Proposed Project + Cumulative Projects

Long-Term Emission Source	CO_2 Emissions – Summer (lbs/day)	CO_2 Emissions – Annual (lbs/year)
Project Operational Emissions Phase I	10,586.04	3,815,580
Reduced Bus Trips Credit[a]	*(113.32)*	*(41,360)*
Diverted Trips Credit[b]	*(4,277.51)*	*(1,533,560)*
Total Project Operational Emissions Phase I	**6,195.21**	**2,240,660**
Total Project Operational Emissions Phase II	**8,222.32**	**2,954,000**
Total Project Operational Emissions	**14,417.53**	**5,194,660**

Source: URBEMIS 2007 v.9.2.2. See Appendix C for results and assumptions.

The California Energy Commission (CEC) has developed an inventory of statewide GHG emissions. According to the CEC, in 2004 (the most recent year for which data is available), California sources contributed 431 million metric tons of CO_2. Table 4.3-7 compares CO_2 emissions generated by project-specific development to overall statewide CO_2 emissions. The contribution of approximately 0.0026 million metric tons of CO_2 estimated as a result of the proposed new jail facility is approximately 0.006% of the statewide emissions. Given this small percentage, project-specific impacts relating to GHG emissions would not be considered significant. In addition, measures have been recommended in Section 4.9, *Energy*, that will reduce the project's energy demands to the extent feasible through building orientation, solar energy collectors, energy efficient water heaters, and landscaping requirements.

Table 4.3-7 Project-Generated and Cumulative CO_2 Emissions Compared to Statewide CO_2 Emissions

Emission Source	CO_2 Emissions (million metric tons/year)	% of Statewide Annual CO_2 Emissions
State of California (2004)	431	100%
Total Project Operational Emissions	0.0026	0.006%

Source: California Energy Commission, http://www.energy.ca.gov/, 2007 and URBEMIS 2007 v.9.2.2. See Appendix C for results and assumptions.

4.4 BIOLOGICAL RESOURCES

This section analyzes the effects of the proposed New County Jail Facility project on biological resources. The analysis is based on a site visit conducted by Dr. Susan V. Christopher of Rincon Consultants on November 28, 2007, and a search of background information regarding the biological resources known or expected to occur in the region. The search included a query of the California Department of Fish and Game (CDFG) California Natural Diversity Data Base (CNDDB) via the RAREFIND 3.1.0 software (November 2007) to identify special status species records within the Guadalupe and Santa Maria United States Geological Survey (USGS) 7.5' quadrangles. Resources utilized for site characterization included digital USGS topographic maps (National Geographic 2001), site aerial photography (AirPhoto USA 2004), and soil survey maps (United States Department of Agriculture [USDA] 1983). Other biological studies conducted in the vicinity of the project site were also reviewed (Hunt 2000, USFWS 2001, Storrer Environmental Services 2002, VJS Biological Consulting 2005, and Rincon Consultants 2000a, 2000b, 2003, 2005a, 2005b, 2007a, 2007b, and 2007c).

4.4.1 Setting

The project site is located in northern Santa Barbara County within the southwestern portion of the Santa Maria Valley approximately 10.5 miles east of the Pacific Ocean. The Santa Maria Valley is situated between the Nipomo Mesa and La Panza Mountain Range to the north and the foothills of the Santa Ynez Mountains to the south. The La Panza Mountain Range also bounds the Santa Maria Valley to the east and the coast of the Pacific Ocean forms its western boundary. The Casmalia Hills are approximately 3 miles southwest of the project site. Urban development within the City of Santa Maria begins approximately 1 mile east of the property and extends eastward.

a. Characterization of Surrounding Area. The predominant land use surrounding the property is agriculture. Anthropogenic (human) manipulated and maintained habitat types in the vicinity of the project site include row crop agriculture; ruderal areas associated with agricultural fields and support facilities such as materials storage yards, outbuildings, and machinery lots; developed areas; irrigation ponds; industrial (recycling facility); irrigated pasture; and, fallow agricultural fields that are vegetated by ruderal plant species and/or non-native grassland. Natural habitat types in the vicinity include non-native grassland, vernal pool complexes, central (Lucian) coastal scrub, native perennial grassland, wetland, and Central Coast riparian scrub. An unnamed tributary to Orcutt Creek is present immediately to the south of the property and contains mature riparian forest which extends upslope to the north of the floodplain. A series of seasonal pools, including Betteravia Lake (an historic shallow lake), are located within this drainage to the west. The main branch of Orcutt Creek is located approximately 2.3 miles to the south of the property. Orcutt Creek joins the Santa Maria River west of the town of Guadalupe.

b. Characterization of the Project Site. The property consists of approximately 50 acres immediately southwest of the junction of West Betteravia and Black Roads. The topography of the project site is flat to gently sloping, with site drainage to the south. On-site elevations are approximately 180 feet above sea level. The soil is Betteravia loamy sand and Narlon sand, hardpan variant (USDA 1983).

At the time of the site visit, almost the entire property was in agricultural production and was planted with broccoli. Ruderal areas consisting of bare dirt farm roads bordered the north and east sides. Ruderal habitat also was present surrounding a power pole along the western property boundary, and within a fenced pumping facility in the northeastern corner of the property. Several blue gum eucalyptus (*Eucalyptus globulus*) trees were present along the eastern edge of the property. A drainage ditch extended along the eastern edge of the site between the farm road and Black Road, and is described below.

c. Habitat Types. Three habitat types were identified within the project site: (1) agriculture, (2) ruderal, and (3) eucalyptus (Figure 4.4-1). Elements of wetland, Central Coast riparian scrub, central (Lucian) coastal scrub, ruderal and non-native grassland habitats were present in the drainage ditch, but these areas were limited in extent and do not represent actual habitat types. The classification of these habitat types, or plant communities, is based upon currently accepted vegetation classification systems (Holland 1986, Sawyer and Keeler-Wolf 1995). The basic characteristics of these habitat types are described below and the acreages within the site are provided in Table 4.4-1.

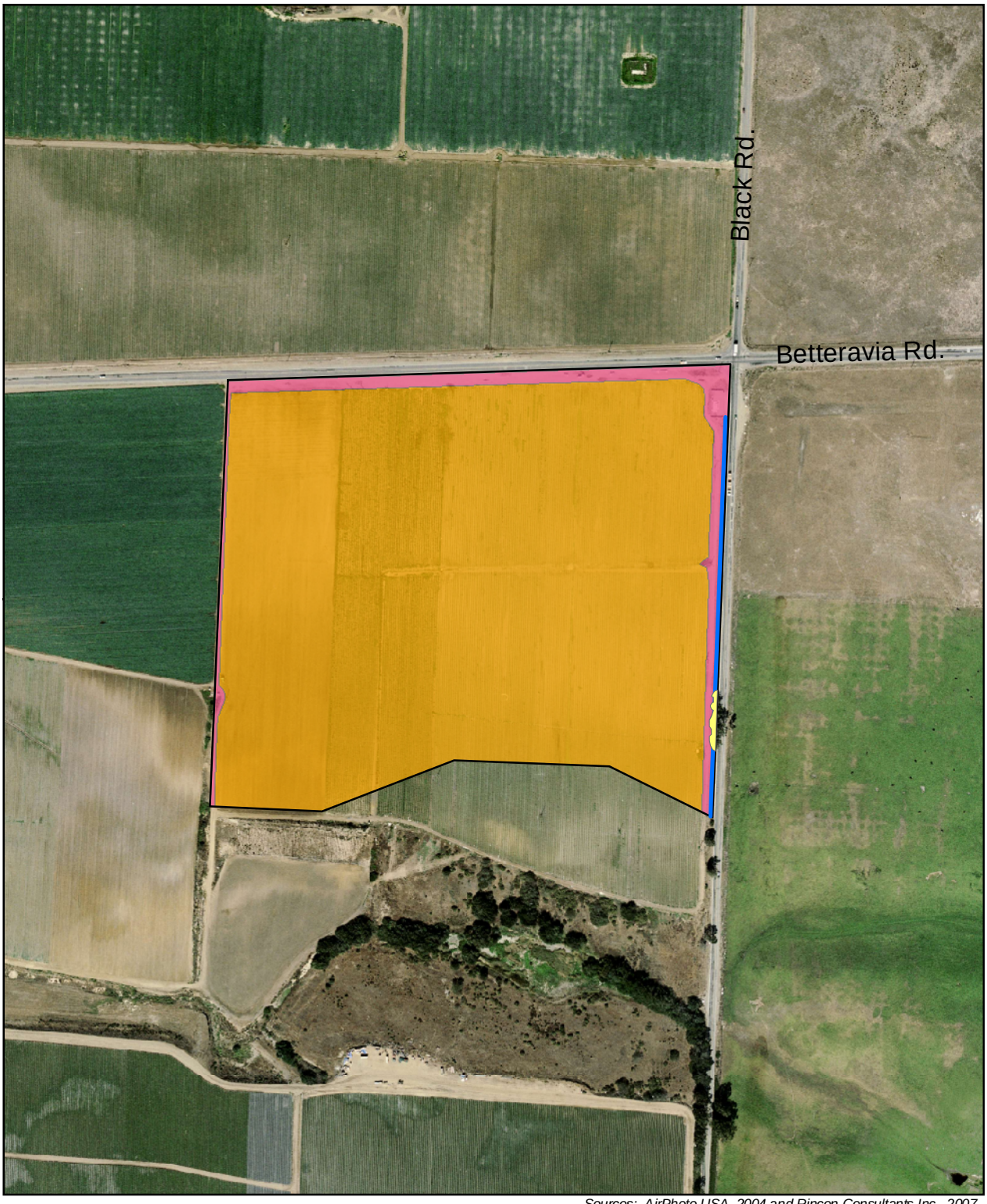
Table 4.4-1 Habitat Types on the Project Site

Habitat Type	Acreage within the Project Area
Agriculture	47.0
Eucalyptus	0.1
Ruderal	3.4
Drainage Ditch (mainly California annual grassland, with elements of riparian scrub, wetland, ruderal and coastal scrub)	0.3
PROJECT SITE TOTAL	**50.8**

Habitat type acreages are approximate and are based on aerial photography.

Agriculture. Agriculture is an anthropogenic, frequently disturbed habitat and includes irrigated row crops that were present on-site. This habitat type is not identified by Holland (1986) or Sawyer and Keeler-Wolf (1995), but developed agricultural habitats are considered under the California Wildlife Habitat Relationships System (Mayer and Laudenslayer 1988). Regular cultivation and other agricultural practices generally eliminate habitat for burrowing animals such as small mammals, and many amphibian and reptile species that utilize small mammal burrows or construct their own burrows. However, these species can use areas occupied by row crops for dispersal. Agricultural fields, including those planted with row crops, are suitable for foraging by many bird species. Two white-tailed kites were observed during the survey, and were seen perching on an irrigation riser and a power line. Mammal tracks were common around the border of the field, and probably were from coyotes and/or foxes.

Eucalyptus. Eucalyptus is a non-native species that comprises an anthropogenic habitat type. It corresponds to the Eucalyptus Series in Sawyer and Keeler-Wolff (1995) and is not described in Holland (1986). Eucalyptus habitat has lower species diversity than most other habitat types and often occurs as a monoculture of tall dense eucalyptus trees with dense tree litter (i.e., branches, bark, and leaves). The dense overstory and abundant tree litter reduces sunlight to the soil surface, thereby reducing understory shrub and herb growth. In addition, allelopathic (growth inhibiting) chemicals leached from tree litter during rainfall or fog drip



Sources: AirPhoto USA, 2004 and Rincon Consultants Inc., 2007.

Habitat Map

Figure 4.4-1

further inhibits growth of other plants species. Nonetheless, eucalyptus trees serve as roosting and nesting habitat for raptors and other birds, and provide a nectar source for hummingbirds and butterflies. Within the project site, several mature eucalyptus trees that are likely part of a former windbreak were present between the farm road and Black Road.

Ruderal. Ruderal habitat occurs in areas that are regularly disturbed by human activities. Non-native species such as black mustard (*Brassica nigra*), filaree (*Erodium* spp.), fennel (*Foeniculum vulgare*) and non-native grasses are the dominant species. Cover by plant species is generally low due to disturbance, and there is a high percentage of bare soil. Ruderal areas provide poor habitat for animal species; however, these areas can be used during dispersal and for movement during foraging in adjacent habitats. Within the property, ruderal habitat occurs within and adjacent to the perimeter farm roads, within uncultivated areas such as surrounding power poles, within the drainage ditch, and in association with the facility in the northeast corner of the property.

Drainage Ditch. The drainage ditch is a man-made constructed feature that occurs between Black Road and the farm road along the eastern property boundary in an upland area. It drains surface and irrigation runoff to the south into an unnamed drainage that flows into the historic Betteravia Lakes area. Isolated and scattered elements of wetland, Central Coast riparian scrub, central (Lucian) coastal scrub, ruderal and non-native grassland habitats were present in the drainage ditch, but these areas were limited in extent. The drainage ditch also had a small patch (less than 10 square feet) of wetland vegetation, consisting of nutsedge (*Cyperus* sp.), curly dock (*Rumex crispus*), and one small arroyo willow (*Salix lasiolepis*). Cover by wetland species was less than 50%; therefore, this area is not classified as a wetland. Vegetation within the drainage ditch otherwise consisted of upland species including non-native grasses, plantain (*Plantago* sp.), fennel, and scattered coyote brush (*Baccharis pilularis*). A review of the USGS Santa Maria 7.5' quadrangle and the soil survey (USDA 1983) indicated that no natural drainages occur or formerly occurred in the vicinity of the drainage ditch. Since this is an entirely constructed feature in an upland area, it is not considered a waters of the U.S. or state, or CDFG jurisdictional area.

d. Regulatory Setting. Federal, state, and local authorities under a variety of statutes and guidelines share regulatory authority over biological resources. The primary authority for general biological resources lies within the land use control and planning authority of local jurisdictions, which in this instance is the County of Santa Barbara (County). The California Department of Fish and Game is a trustee agency for biological resources throughout the state under the California Environmental Quality Act (CEQA) and also has direct jurisdiction under the California Fish and Game Code (CFGC) for resources protected by the State of California under the California Endangered Species Act (CESA). Under the state and federal Endangered Species Acts, the CDFG and the United States Fish and Wildlife Service (USFWS) have direct regulatory authority over species formally listed as threatened or endangered or as candidates for listing. CDFG also has authority over species designated as Fully Protected. Section 3503 of the CFGC prohibits the take, possession, or needless destruction of birds, their nests, or eggs. Additionally, Section 3503.5 of the CFGC protects birds of prey, their nests and eggs against take, possession, or destruction. Potential nesting and roosting sites for raptors and most other bird species are also protected under the Migratory Bird Treaty Act (MBTA). Abiding by the CFGC code and the MBTA requires that active nests be avoided. During CEQA review, the potential for take of special status plant and animal species as well as protected habitats is

assessed. Sections 2081(b) and (c) of the CESA allow the CDFG to issue an incidental take permit for state-listed threatened and endangered species. An incidental take permit is not needed for state species of special concern or California Native Plant Society (CNPS) List 1B species. For these state-listed special status biological resources, mitigation measures must be implemented to bring project impacts below the level of significance under CEQA.

Pursuant to the Federal Endangered Species Act (FESA), a permit from the USFWS is required for take of a federally listed species through either the FESA Section 7 or Section 10 process. Species take can be authorized under Section 7 of the FESA if a federal agency is involved in the project (e.g., U.S. Army Corps of Engineers [Corps] Section 404 permitting and/or federal funding) and agrees to be the lead agency requesting Section 7 consultation. This consultation process includes a Biological Assessment of the predicted impacts of the project on the species with measures to minimize such impacts. The result is a Biological Opinion issued by the USFWS that includes a specified allowable incidental take as well as terms and conditions to minimize and offset such take. Take may or may not be issued for operation of the project. The Section 10 process is used to authorize incidental take when no federal agency is involved. This process includes the development of a Habitat Conservation Plan for protecting and enhancing the federally listed species at a specific location in perpetuity.

Wetlands are protected on federal, state, and local levels. Wetland and riparian communities may be subject to Corps jurisdiction as waters of the U.S. pursuant to Section 404 of the federal Clean Water Act. Protection for wetlands and riparian habitat is also afforded through the CFGC and the state Clean Water Act (Porter-Cologne Act), the latter of which is administered by the Regional Water Quality Control Board (RWQCB). A Corps permit for discharges of dredged or fill material into wetlands and waters also requires a CWA Section 401 water quality certification from the RWQCB. Any activity that would remove or otherwise alter wetland and riparian habitat types is closely scrutinized by the regulatory agencies through the CEQA review process and then later through the CDFG and Corps permitting processes.

Natural communities of special concern are listed by the CDFG, and are contained within the CNDDB. These communities and other rare biological resources or those of local significance are considered under the CEQA review process.

e. Special Status Species. For the purpose of this document, special status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the USFWS under the FESA; those listed or proposed for listing as rare, threatened, or endangered by the CDFG under the CESA; animals designated as "Fully Protected" or "Species of Special Concern" by the CDFG; and those species on the Special Vascular Plants, Bryophytes, and Lichens List (CDFG 2007b). This latter document includes the CNPS Inventory of Rare and Endangered Vascular Plants of California, Sixth Edition (Tibor 2001) as updated online. Those plants contained on the CNPS Lists 1, 2, 3, and 4 are considered special status species in this EIR, per the CNPS code definitions:

- *List 1A = Plants presumed extinct in California;*
- *List 1B.1 = Rare or endangered in California and elsewhere; seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat);*
- *List 1B.2 = Rare or endangered in California and elsewhere; fairly endangered in California (20-80% occurrences threatened);*

- *List 1B.3 = Rare or endangered in California and elsewhere, not very endangered in California (<20% of occurrences threatened or no current threats known);*
- *List 2 = Rare, threatened or endangered in California, but more common elsewhere;*
- *List 3 = Plants needing more information (most are species that are taxonomically unresolved; some species on this list meet the definitions of rarity under CNPS and CESA); and*
- *List 4.2 = Plants of limited distribution (watch list), fairly endangered in California (20-80% occurrences threatened).*

Local agencies may also consider and list additional plants to be of "local concern" because of local or regional scarcity as determined by that agency (per the *State CEQA Guidelines* Section 15380).

Rincon Consultants biologists developed a target list of special status plant and animal species that could potentially occur on-site based on a review of the CNDDB records for the Santa Maria and Guadalupe USGS 7.5 minute topographic quadrangle maps and previous studies from the vicinity of the site as cited above. Field reconnaissance was conducted to identify habitat types, refine the target list of species, and evaluate the potential for special status species occurrence on the project site. Table 4.4-2 contains the target list of special status plant species and Table 4.4-3 lists special status animal species. The tables also contain the species' habitat requirements and potential to occur within the project site.

Table 4.4-2 Special Status Plant Species Potentially Occurring on the Project Site

Species	Status[1] Fed/CA/CNPS	Habitat Requirements and Blooming Period	Project Site Suitability/Observations
Black-flowered figwort *Scrophularia atrata*	--/--/List 1B.2	Riparian scrub, coniferous forest, chaparral, coastal dunes, coastal scrub, swales; sandy or diatomaceous shale soils. Blooms from April to July.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.
Blochman's leafy daisy *Erigeron blochmaniae*	--/--/List 1B.2	Coastal dune and coastal scrub habitats on sandy soils. Blooms July to August.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.
Crisp monardella *Monardella crispa*	--/--/List 1B.2	Coastal dunes and coastal scrub, usually adjacent to backdune scrub; often on the borders of open sandy areas. Blooms March to October.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.
Davidson's saltscale *Atriplex serenana* var. *davidsonii*	--/--/List 1B.2	Coastal bluff scrub and coastal scrub on alkaline soils. Blooms from April to October.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.
Dune larkspur *Delphinium parryi* ssp. *blochmaniae*	--/--/List 1B.2	Maritime chaparral, coastal dunes, on rocky areas and dunes. Blooms from April to May.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.
La Graciosa thistle *Cirsium loncholepis*	FE/ST/List 1B.1	Coastal dunes, brackish marshes, riparian scrub along lake edges, riverbanks and other wetlands, often in dune areas. Blooms from April to September.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.
Leafy tarplant *Deinandra increscens* ssp. *foliosa*	--/--/List 1B.2	Valley and foothill grassland. Blooms from April to September.	Marginal habitat is present on-site but the species was not observed during the survey; not expected to occur.

Table 4.4-2 Special Status Plant Species Potentially Occurring on the Project Site

Species	Status[1] Fed/CA/CNPS	Habitat Requirements and Blooming Period	Project Site Suitability/Observations
Sand mesa manzanita *Arctostaphylos rudis*	--/--/List 1B.2	Chaparral and coastal scrub. Endemic from Santa Barbara and San Luis Obispo Counties. On sandy soils in the Lompoc/Nipomo area. Blooms from November to February.	Suitable habitat is not present on-site and the species was not observed during the survey; not expected to occur.

[1]FE=Federally Endangered; FT=Federally Threatened; SE=State Endangered; CNPS List 1B=rare or endangered in California and elsewhere; -- =no status.

Special Status Plants. The CNDDB contained records of 8 special status plant species that are known from the vicinity of the project site (Table 4.4-2). None of these species were observed during the survey, and due to the lack of native, undisturbed habitat on-site they are extremely unlikely to occur. No special status plant species are expected to occur onsite.

Special Status Animals. The CNDDB contains records of 8 special status animal species that are known from the vicinity of the project site, and the review of regional biological documents indicated that 9 additional species occur in the project vicinity (Table 4.4-3). The horned lark could occur on-site as a resident, and they have been observed to the east of the intersection of Mahoney and Black Roads (Rincon Consultants, 2005a). The white-tailed kite, northern harrier, and yellow warbler could use the site for foraging on a regular basis. Nesting habitat of these species is protected, and while the white-tailed kite is unlikely to nest on-site, the northern harrier and yellow warbler are known to nest in agricultural fields. Yellow warblers have been observed to the east of the intersection of Mahoney and Black Roads (Rincon Consultants, 2005a). Several species could occur on-site on a transitory basis, such as during migration, dispersal or while foraging, including: American badger, California red-legged frog, California tiger salamander, California horned lizard, southern Pacific pond turtle, two-striped garter snake, western spadefoot, and monarch butterfly. The California red-legged frog and California tiger salamander, both of which are federally listed, are discussed in detail in Section 4.4.2. Habitat for the vernal pool fairy shrimp does not occur on the property, and they are not expected to occur. The only special status animal species observed during the reconnaissance survey conducted in November 2007 was the white-tailed kite; however, focused surveys for each of the species that potentially could occur were not performed.

Table 4.4-3 Special Status Animal Species Potentially Occurring on the Project Site

Species	Status[1] Fed/CA	Habitat Requirements	Project Site Suitability/ Observations
MAMMALS			
American badger *Taxidea taxus*	--/CSC	Open grasslands and edge of scrub and woodland habitats. Requires dry, loose soils for burrowing and shelter.	Marginal habitat is present on-site; may occur as a transient. Dens not present on-site.
***BIRDS* (Most Species Listed Only For Specific Habitat Uses)**			
White-tailed kite *Elanus caeruleus*	--/FP (nesting)	Grassland, sparse scrub, marshes or open woodland habitats often near agricultural areas. Nests are in isolated trees or forests.	Suitable foraging habitat on-site; observed during the survey. Nesting on-site is unlikely due to proximity of road to eucalyptus; however, could nest immediately south of the property.

Table 4.4-3 Special Status Animal Species Potentially Occurring on the Project Site

Species	Status[1] Fed/CA	Habitat Requirements	Project Site Suitability/ Observations
Burrowing owl *Athene cunicularia*	--/CSC (burrow sites, some wintering sites)	Burrow sites in open dry annual or perennial grasslands, deserts and scrublands characterized by low growing vegetation. Also inhabits anthropogenic habitats such as campuses, golf courses, cemeteries, airports, and grazed pastures.	Burrowing and foraging habitat are not present on-site.
Horned lark *Eremophila alpestris actia*	--/CSC	Open dry grasslands, sparse scrublands and other areas with minimal vegetative cover. Uses areas with bare ground and short grasses. Often occurs in agricultural fields, including sites with row crop stubble.	Suitable habitat on-site and recorded adjacent to the property; could occur.
Northern harrier *Circus cyaneus*	--/CSC (nesting)	Forages in open areas such as grasslands, wet meadows, marshes, pastures, agricultural areas, as well as riparian woodland. Nests on the ground in wetland, treeless upland habitats, or agricultural fields such as those in hay production.	Suitable nesting and foraging habitat on-site.
Tricolored blackbird *Agelaius tricolor*	--/CSC (nesting colony)	Prefers riparian habitat, ponds, and other wetland habitats. Colonial nester in emergent vegetation surrounding open water.	Suitable habitat is not present on-site; not expected to occur.
Yellow warbler *Dendroica petechia brewsteri*	--/CSC (nesting)	Inhabits riparian areas and nests in trees and shrubs of overgrown fields, pastures, shorelines, cultivated fields, orchards, roadsides, and suburban parks.	Could potentially nest and forage on-site. The riparian area off-site to the south is suitable habitat, and they could potentially nest on-site although the habitat is only marginal. Observed adjacent to the property (Rincon Consultants 2005a).
AMPHIBIANS/REPTILES			
California red-legged frog *Rana draytonii*	FT/CSC	Semi-permanent or permanent water at least 0.5 meter deep, bordered by emergent or riparian vegetation, and upland grassland, forest or scrub habitats for refugia and dispersal.	Aquatic breeding habitat is not present onsite. Known to occur in the off-site drainage to the south, and likely occurs within the riparian area adjacent to the property during the nonbreeding season. Adults likely use the site for migration/dispersal during the rainy season and juveniles likely disperse through the site in late summer following metamorphosis.
California tiger salamander *Ambystoma californiense*	FT/CSC	Vernal and seasonal pools and associated grasslands, oak savanna, woodland, and coastal scrub. Needs underground refuges (i.e., small mammal burrows, pipes) in upland areas such as grassland and scrub habitats.	Suitable aquatic breeding habitat is not present on-site; likely does not use the site for upland refugia due to agricultural practices, but could occupy small mammal burrows if present in the ruderal habitat or drainage ditch, or if cultivation is discontinuous; could potentially use the site for

Table 4.4-3 Special Status Animal Species Potentially Occurring on the Project Site

Species	Status[1] Fed/CA	Habitat Requirements	Project Site Suitability/ Observations
			dispersal if they occupy breeding ponds within 1.2 miles of the property (currently known breeding ponds are more than 1.2 miles from the property).
California horned lizard *Phrynosoma coronatum frontale*	--/CSC	Clearings in riparian woodlands, lowlands along sandy washes with scattered low bushes; open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	Suitable habitat is not present on-site due to cultivation, but could potentially occur on a transitory basis in ruderal areas adjacent to off-site suitable habitat.
California legless lizard *Anniella pulchra*	--/CSC	Occurs in dune scrub, coastal scrub, chaparral, pine-oak woodland, oak woodland, and riparian woodland. Requires loose soil for burrowing, moisture, warmth, and plant cover. Burrows in washes, dune sand, loose soil near bases of slopes, and near permanent or temporary streams.	Suitable habitat is not present on-site due to cultivation and related site disturbance. Appropriates soils may potentially occur in the drainage ditch or ruderal areas, but occurrence of this species is unlikely.
Southern Pacific (=southwestern) pond turtle *Actinemys* (=*Clemmys*) *marmorata pallida*	--/CSC	Rivers, ponds, freshwater marshes; nests in upland areas.	Suitable aquatic habitat is not present on-site, but could use the site for migration. Nesting on-site is unlikely due to cultivation.
Two-striped garter snake *Thamnophis hammondii*	--/CSC	Perennial and intermittent streams or ponds having riparian or wetland vegetation; small mammal burrows are used for overwintering.	Suitable aquatic habitat is not present on-site, but could use the site for migration. Overwintering is unlikely due to cultivation.
Western spadefoot *Spea (=Scaphiopus) hammondii*	FSC/CSC	Grasslands and valley foothill woodlands, with vernal pools that are used for breeding. Outside of breeding season they burrow in upland areas.	Suitable aquatic habitat is not present on-site, but could use the site for migration. Overwintering is unlikely due to cultivation.
FISH			
Arroyo chub *Gila orcuttii*	--/CSC	Streams with reaches of slow-moving water and mud or sand bottoms; aquatic vegetation.	Suitable habitat is not present on-site. Not expected to occur.
INVERTEBRATES			
Monarch butterfly *Danaus plexippus*	--/-- (overwintering)	Roosts in wind-protected tree groves (eucalyptus, Monterey pine, cypress) with nectar and water sources nearby. Species is common in general, but overwintering habitat protected by Santa Barbara County.	Suitable roosting habitat is not present on-site; individuals could potentially use the scattered eucalyptus trees on-site on a transitory basis.
Vernal pool fairy shrimp *Branchinecta lynchi*	FT/--	Vernal pools, ephemeral ponds, and vehicle tire ruts.	Suitable habitat is not present on-site. Not expected to occur.

[1]FE – Federally Endangered; FT=Federally Threatened; CSC=California Species of Special Concern; FP = California Fully Protected Species; -- =no status; California status in parentheses means that only those indicated habitat uses are protected.

f. Plant Communities of Special Concern. Two plant communities of special concern were listed by the CNDDB as occurring in the vicinity of the project site: central dune scrub and southern vernal pool. These rare or special concern plant communities are included in the

CNDDB because the CDFG recognizes their rarity in California. Two additional rare habitat types known to occur in the vicinity are riparian scrub and wetland. Wetland habitats are formally protected and require permitting through the regulatory agencies for any activities conducted within these areas. No plant communities of special concern occur within the project site.

g. Wildlife Movement Corridors. Wildlife movement corridors or habitat linkages are critical to maintaining populations of plant and animal species. It has been amply demonstrated that fragmentation of large habitat areas into small, isolated segments reduces biological diversity, eliminates disturbance-sensitive species, restricts gene flow between populations, and may eventually lead to local extinctions of entire floral or faunal assemblages. Many land use planning guidelines now recognize the importance of protecting wildlife movement corridors and seek to retain major linkages wherever possible. However, defining precise corridor alignments and specific spatial and resource requirements can be problematic.

Depending on the species, wildlife movement corridors can vary from relatively narrow paths for movement between breeding and foraging areas to areas at the scale of mountain ranges or valleys for dispersal and migration. Movement corridors can also either be continuous or discontinuous patches of suitable habitat. For example, fish require relatively continuous habitats for movement, whereas highly mobile species such as birds and large mammals can often utilize discontinuous habitat patches.

Agricultural land uses surround the subject property, and many wildlife species may move through agricultural fields that connect areas of native vegetation. For example, California red-legged frogs and California tiger salamanders are known to use fields that are currently in agricultural production during dispersal and migration. These species move between aquatic habitats and they may remain in suitable terrestrial habitats for a period of several months to years. Juveniles disperse away from aquatic breeding sites in all directions, apparently without regard to habitat corridors when in undeveloped landscapes. Therefore, while aquatic breeding habitats have received the most attention for protection in the past, there is an increasing amount of evidence that the protection of terrestrial migration and dispersal habitats is of at least equal importance for the conservation of these species.

4.4.2 Impact Analysis

a. Methodology and Significance Thresholds. The County of Santa Barbara (2003) *Environmental Thresholds and Guidelines Manual* contains criteria for determining the significance of an impact to biological resources. The manual references CEQA guidance for biological impact assessment, and per CEQA Appendix G, a project will normally have a significant effect on the environment if it will:

a. Conflict with adopted environmental plans and goals of the community where it is located;
b. Substantially affect a rare or endangered species of animal, plant or the habitat of the species;
c. Interfere substantially with the movement of any resident or migratory fish or wildlife species; or
d. Substantially diminish habitat for fish, wildlife, or plants.

The manual states that environmental impact analysis and mitigation needs to include federal and state biological resource regulations (i.e., the federal and state Endangered Species Acts, National Environmental Policy Act, Clean Water Act Section 404, Bald Eagle Protection Act, Migratory Bird Treaty Act, Executive Order 11990 [wetlands protection], Rivers and Harbors Act Section 10, Marine Protection, Sanctuary and Research Act, Marine Mammal Protection Act, and Section 1601 and 1603 Stream Alteration Agreements). In addition, requirements for the protection of biological resources listed in the Comprehensive Plan Conservation Element, Environmental Resource Management Element, Land Use Element, Community Plans, and Local Coastal Plans should also be included for projects in the unincorporated area of Santa Barbara County.

The evaluation of project impacts as detailed in the manual calls for an assessment of both short- and long-term impacts. Significant impacts to species or habitats are those which substantially impact significant resources in the following ways:

a. Substantially reduce or eliminate species diversity or abundance;
b. Substantially reduce or eliminate quantity or quality of nesting areas;
c. Substantially limit reproductive capacity through losses of individuals or habitat;
d. Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources;
e. Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes); or
f. Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Instances in which project impacts would be less than significant include:

a. Small acreages of non-native grassland if wildlife values are low;
b. Individuals or stands of non-native trees if not used by important animal species such as raptors or monarch butterflies;
c. Areas of historical disturbance such as intensive agriculture;
d. Small pockets of habitats already significantly fragmented or isolated, and degraded or disturbed; or
e. Areas of primarily ruderal species resulting from pre-existing man-made disturbance.

Additional County guidelines are provided for specific biological communities. These are used in conjunction with the general impact assessment guidelines described above.

Wetlands. Based on the County guidelines, the following types of project-created impacts may be considered significant:

a. Projects that result in a net loss of important wetland area or wetland habitat value, either through direct or indirect impacts to wetland vegetation, degradation of water quality, or would threaten the continuity of wetland-dependant animal or plant species are considered to have a potentially significant effect on the environment.
b. Wildlife access, use, and dispersal in wetland habitats are key components of their ecosystem value. Projects that substantially interrupt wildlife access, use and

dispersal in wetland areas, would typically be considered to have potentially significant impacts.

c. *The hydrology of wetlands systems must be maintained if their function and values are to be preserved. Therefore, maintenance of hydrological conditions, such as the quantity and quality of runoff, must be assessed in project review.*

Coastal Salt Marsh. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Substantial alteration of tidal circulation or decrease of tidal prism;*
b. *Adverse hydrological changes, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature;*
c. *Creation of indirect impacts such as noise and turbidity that affects sensitive animal species, especially during critical periods such as breeding and nesting;*
d. *Disruption of wildlife dispersal corridors; and*
e. *Disturbance or removal of substantial amounts of marsh habitats.*

Vernal Pools. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Direct removal of a vernal pool or vernal pool complex;*
b. *Direct or indirect adverse hydrologic changes such as altered freshwater input, changes in the watershed area or runoff quantity and/or quality, substantial increase in sedimentation, introduction of toxic elements or alteration of ambient water temperature;*
c. *Disruption of a larger plant community (e.g., grassland) within which a vernal pool(s) occur;*
d. *Isolation or fragmentation of contiguous habitat which would disrupt animal movement patterns or seed dispersal routes;*
e. *Activities that would increase the chance of exotic plant invasion;*
f. *Activities that would increase the vulnerability of species to local extirpation.*

Riparian Habitats. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. *Direct removal of riparian vegetation;*
b. *Disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation;*
c. *Intrusion within the upland edge of the riparian canopy (generally within 50 feet in urban areas, within 100 feet in rural areas, and within 200 feet of major rivers), leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion;*
d. *Disruption of a substantial amount of adjacent upland vegetation where such vegetation plays a critical role in supporting riparian-dependent wildlife species (e.g., amphibians), or where such vegetation aids in stabilizing steep slopes adjacent to the riparian corridor, which reduces erosion and sedimentation potential; and*
e. *Construction activity that disrupts critical time periods (nesting, breeding) for fish and other wildlife species.*

Native Grasslands. Native grasslands are defined as an area where native grassland species comprise 10% or more of the total relative cover. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. Removal or severe disturbance to a patch or patches of native grasses greater than ¼ acre; or
b. Removal or severe disturbance to native grassland patches that are part of a larger significant native grassland.

Oak Woodlands and Forests. Based on the County guidelines, project-created impacts on oak woodlands and forests may be considered significant due to changes in habitat value and species composition such as the following:

a. Habitat fragmentation;
b. Removal of understory;
c. Alteration to drainage patterns;
d. Disruption of the canopy; or
e. Removal of a significant number of trees that would cause a break in the canopy or disruption in animal movement in and through the woodland.

Individual Native Trees. Based on the County guidelines, the following types of project-related impacts may be considered significant:

a. Impacts to native specimen trees, regardless of size. Specimen trees are defined as mature trees that are healthy and structurally sound and have grown into the natural stature particular to the species;
b. Impacts to rare native trees, which are very low in number or isolated in distribution; or
c. The loss of 10% or more of the trees of biological value on a project site.

b. Project Impacts and Mitigation Measures. The following are potential project impacts to existing or potential biological resources.

Impact BIO-1 Development of the proposed project would eliminate or disturb agricultural fields and associated ruderal areas. It is possible that the project may also affect several eucalyptus trees and a drainage ditch that has elements of central (Lucian) coastal scrub, wetland, and non-native grassland habitats. However, because none of these habitats are protected, such impacts would be Class III, *less than significant*.

Development of the proposed project would convert approximately 50 acres of agricultural fields and associated ruderal areas to buildings, paved areas, and maintained grounds. These anthropogenic habitats are not afforded any protection. Depending upon the location of proposed facilities, the drainage ditch and several eucalyptus trees may be affected or removed. The small area containing wetland plants in the drainage ditch would not be considered a jurisdictional wetland, would not meet the County wetlands criteria described above, and therefore is not afforded protection. Individual eucalyptus trees could be protected if they are used as roosting sites for turkey vultures or raptors, but are not in themselves protected by the

CDFG or the County. As such, impacts to these habitat types from implementation of the project would be considered less than significant and no mitigation would be required. These areas could be used as habitat for special status animal species, and potential impacts to these species are discussed under Impacts BIO-2, BIO-3, and BIO-4.

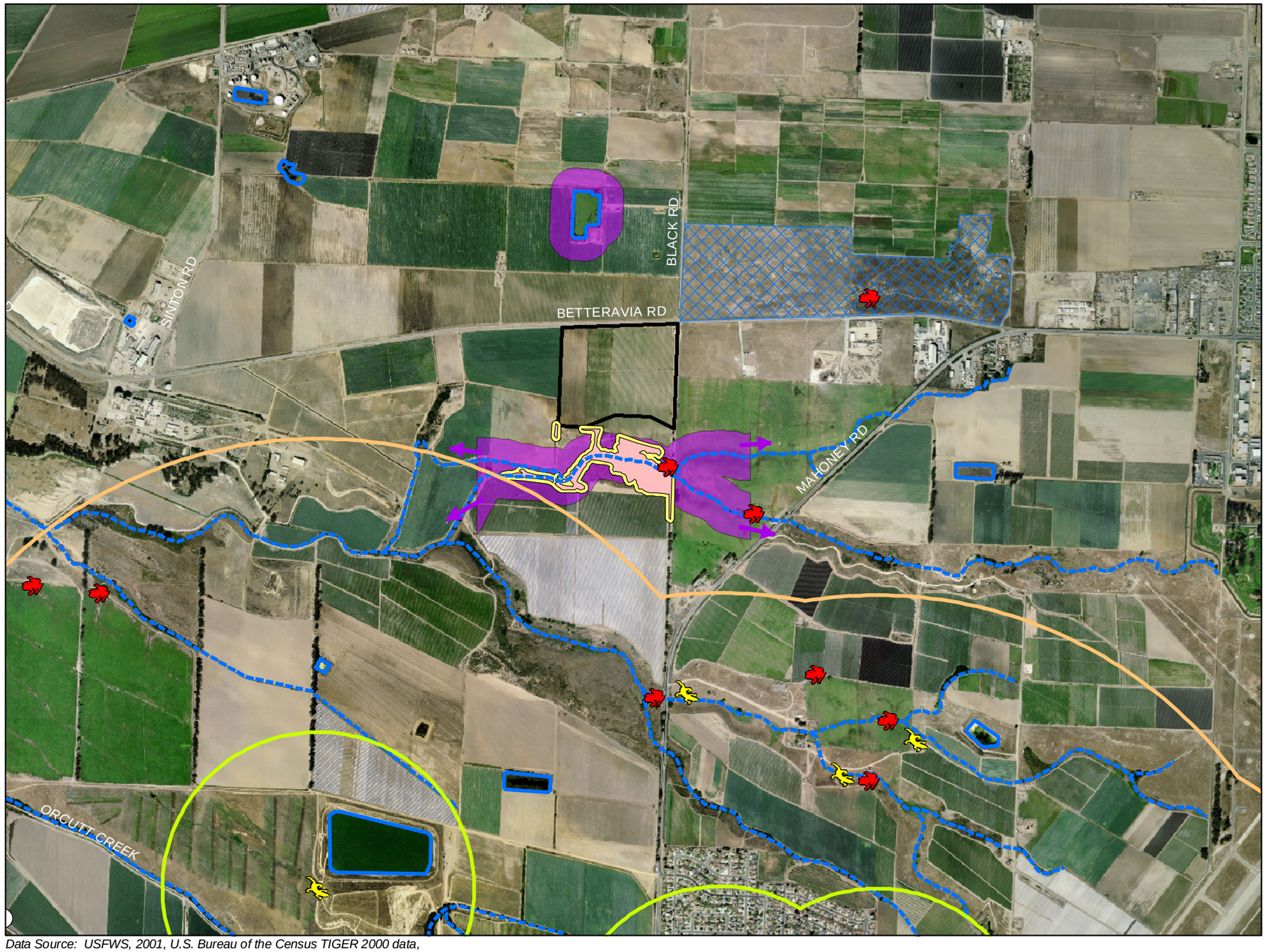
Mitigation Measures. No mitigation is required to address impacts to these habitat types. However, these habitat types could potentially support special status plant and animal species. Potential impacts to special status animal species would require mitigation, as discussed under Impacts BIO-2, BIO-3, and BIO-4.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact BIO-2 Project implementation could adversely affect the federally threatened California red-legged frog through mortality during grading activities, eliminate upland habitat used for movement and winter refuge, decrease dispersal between known populations, and impact water quality of off-site breeding habitats. This would be a Class II, *significant but mitigable,* impact.

The CNDDB contained records of California red-legged frogs (CRLFs) on properties adjacent to the project site (Figure 4.4-2). The CRLF is documented from the drainage immediately to the south of the property, which is 0.5 mile north of the junction of Mahoney Road and Black Road (CDFG 2007). In this drainage, frogs were found approximately 40 feet west of Black Road (CDFG 2007) and on either side of Mahoney Road (Rincon Consultants 2007c). They are also recorded as occurring in a branch of the above-described drainage that is immediately south of the junction of Mahoney Road and Black Road (CDFG 2007, Rincon Consultants 2007c). A record exists for the north side of Betteravia Road, 0.5 mile east of the junction of Black Road (CDFG 2007), which is approximately 0.3 mile west-northwest of the northwestern corner of the property. Other localities include Orcutt Creek and 0.9 mile northwest of the intersection of Blosser Road and Betteravia Road. Figure 4.4-2 also depicts man-made ponds that were evident on aerial photography that could be occupied by CRLFs. The property is located outside of designated CRLF Critical Habitat (USFWS 2006).

Figure 4.4-2 depicts buffers around CRLF aquatic (breeding) and riparian ("nonbreeding" or upland) habitats, as recommended by Bulger et al (2003) and Fellers and Kleeman (2007), for areas near the project site. Outside of the breeding season, most non-migrating CRLFs have been found to occupy upland and riparian areas within 492 feet (150 m) of aquatic habitats (Bulger et al. 2003, Fellers and Kleeman 2007). The types of vegetation used include blackberry thickets, logjams, and root tangles at the base of fallen trees, with these elements occurring mainly within riparian areas. Bulger et al. (2003) recommended protecting shrub and herbaceous habitats within 328 feet of occupied aquatic sites. Fellers and Kleeman (2007) recommended considering the suitability of nonbreeding habitats, instead of prescribing a fixed width buffer, because in some cases most frogs will move distances greater than 328 feet in order to reach the nearest suitable upland habitat. Migrating frogs have been found to move distances of up to 9,186 feet within one season (Bulger et al. 2003). Migrating frogs did not tend to follow watercourses, but instead moved overland, traversing areas with steep topography



Legend

- Project Location
- California Red-legged Frog (CRLF) Observation
- California Tiger Salamander (CTS) Observation
- Drainage
- Man-made Ponds - Potential CRLF and CTS Breeding Habitat
- Vernal Pool Complex - Potential CTS Breeding Habitat; CRLF Habitat
- CTS Dispersal Habitat from Breeding Sites (1.2 mi)
- CTS Breeding Habitat Buffer (2,200 ft)
- CRLF Riparian (Nonbreeding) Habitat Adjacent to Property
- CRLF Breeding Habitat Buffer (328 ft) Shown Near to Property Only
- CRLF Riparian (Nonbreeding) Habitat Buffer (50 ft) - Adjacent to Property

0 2,000 4,000 Feet

N

Data Source: USFWS, 2001, U.S. Bureau of the Census TIGER 2000 data, California Natural Diversity Database, November 2007, AirPhoto USA, 2004, U.S. Fish & Wildlife Service, Sept 2007 and Rincon Consultants, Inc., 2007c.

Known California Tiger Salamander and California Red-Legged Frog Location Map

Figure 4.4-2

and varied habitats consisting of grazed grassland, forest, mature crops, recently burned areas, and recently plowed agricultural fields. Fellers and Kleeman (2007) emphasized the importance of protecting habitat for migrating frogs because these individuals are critical to providing genetic diversity needed to maintain small populations and re-colonize sites in which there were local extinctions due to random events. Therefore, Fellers and Kleeman (2007) suggest identifying and protecting aquatic breeding habitats, nonbreeding habitats, a migration corridor between these habitats, and a buffer around each of these three habitat elements.

Direct impacts to adult and juvenile frogs dispersing in upland areas could include stress, injury, or mortality resulting from construction activities. Impacts of this nature are unlikely if construction occurs during the time of year when adults or juveniles are not prone to overland dispersal through upland areas. Development of the proposed project would result in the loss of approximately 50 acres of CRLF potential dispersal habitat. It could contribute to a barrier to movement between populations located in areas surrounding the site. In addition, the fragmentation of upland habitats would contribute to decreasing gene flow between local populations. Potential long-term impacts include vehicle-induced mortality of dispersing frogs due to increases in the volume of traffic on currently used roads and on driveways or access roads that will be created within the project site.

Indirect project impacts include potential effects on breeding habitat hydrology and water quality. The use of fertilizers, herbicides, and pesticides could affect the CRLF through direct contact with the chemicals during overland movement and by being picked up in storm water runoff that could enter breeding sites. Sedimentation also could enter breeding sites through storm water runoff during construction. Facility lighting may disrupt CRLF behavior, including breeding behavior, within the drainage to the south of the project site. If trash is not properly stored on-site, the project could contribute to increased predator populations (i.e., raccoons).

Project implementation could substantially limit or fragment range and movement of the CRLF. Therefore, impacts would be potentially significant. Due to the proximity of CRLF localities to the project site and the likelihood that they occur on-site, compliance with the federal Endangered Species Act (FESA) must be demonstrated. In addition, the mitigation measures listed below are required.

Mitigation Measures. The following mitigation measures are required to reduce the project's direct and indirect impacts on the CRLF to a less than significant level.

BIO-2(a) **CRLF Avoidance, Mitigation and Minimization Measures.** The following minimum mitigation measures are required to reduce impacts to individual CRLF and their habitat. Additional measures may be required by the USFWS.

- *At least three months prior to the onset of activities, the Sheriff's Department shall submit the name(s) and credentials of biologists who will conduct the following activities to the U.S. Fish and Wildlife Service and County for approval. No project activities shall begin until proponents have received written approval from the U.S. Fish and Wildlife Service that the biologist(s) is/are qualified to*

conduct the work. The Sheriff's Department shall also contact the U.S. Fish and Wildlife Service to determine an appropriate site in which to relocate California red-legged frogs, if found in the work area.

- *The work area shall be surrounded by a solid temporary exclusion fence (such as silt fence) that shall buried into the ground and extend at least 3 feet above the ground to exclude CRLF from the work area. The fence shall be installed in June of the year prior to the start of construction. During any construction conducted between July 2 through May 2, the fence shall be inspected daily to ensure that it is functioning properly to exclude CRLF from the work area. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *To minimize the potential for direct impacts to dispersing individuals, initial ground disturbing activities shall be completed during the period May 1 through July 1. The initiation of any subsequent ground disturbing activity or construction during July 2 through May 2, the period when California red-legged frogs are potentially dispersing or utilizing upland areas, shall be preceded by two night surveys of the work area. The purpose of these surveys is to determine whether any CRLF have bypassed the exclusion fencing into the work area. Surveys shall be conducted on two separate nights within 48 hours prior to the start of work activities. If California red-legged frogs are present they shall be moved out of the work area by an approved biologist following the methods described below. The approved biologist will maintain detailed records of all translocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site.*
- *Captured California red-legged frogs will be placed immediately into plastic zip lock bags dampened with untreated water and released in designated relocation areas no more than one hour after capture.*
- *Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog and its habitat, the importance of the California red-legged frog and its habitat, the specific measures that are being implemented to conserve the California red-legged frog as they relate to the project, and the boundaries within which the project may be accomplished.*
- *During all initial ground disturbing activities, an approved biologist shall be on-site to recover any California red-legged frogs that may be found at that time. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the USFWS shall be consulted immediately. Any dead California red-legged frogs must be reported immediately to the U.S.*

Fish and Wildlife Service and deposited in an approved museum, such as the Santa Barbara Museum of Natural History or the Museum of Systematics and Ecology at the University of California, Santa Barbara.

- *An approved biologist shall be present at the work site until such time as all removal of California red-legged frogs, instruction of workers, and initial ground disturbance have been completed. After this time, the Sheriff's Department shall designate a person to monitor compliance of all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and is qualified to identify California red-legged frogs. The monitor and the approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by U.S. Fish and Wildlife Service during review of the proposed action. If work is stopped, the County shall be notified immediately to determine the appropriate course of action.*
- *An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15.*
- *During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.*
- *The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside wetland areas.*
- *All refueling, maintenance, and staging of equipment and vehicles will occur at least 100 feet from riparian or aquatic habitats, and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor will check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be designated, and all workers must be briefed on the provisions of this plan.*
- *Temporarily impacted areas will be recontoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material will be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping.*
- *Best management practices will be implemented during and after project implementation to control sedimentation.*
- *Water will not be impounded in a manner that may attract California red-legged frogs.*
- *California Natural Diversity Database forms shall be completed and sent to the California Department of Fish and Game for all California red-legged frogs observed during the project.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D. The Sheriff's Department shall submit the qualifications of the primary biologist who will conduct surveys, worker training, and CRLF relocation.

Monitoring: P&D shall review and approve the proposed primary biologist, project plans (including impact areas and mitigation measures), and conduct site inspections during construction to ensure compliance.

BIO-2(b) **Pesticide Compliance.** Use of pesticides shall be in compliance with all local, state and federal regulations. This is necessary to prevent primary or secondary poisoning of CRLF. A landscape management plan is to be developed that will identify operational procedures to be employed to maintain a healthy landscape with minimum application of fertilizers and pesticides.

- *Design and implement an approved Integrated Pest Management Plan (IPMP) for the proposed project. This would minimize the risk to aquatic habitats from improper pesticide and fertilizer use. Once a landscape architect is selected, the IPMP plan will be prepared and provided to the USFWS and P&D for review and comment.*
- *No rodent control, pesticides, or herbicides shall be used in any drainage features that drain toward the south of the property toward CRLF aquatic habitat.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D.

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

BIO-2(c) **CRLF Movement Pathway.** The project shall be designed to include a pathway for movement of CRLF through the property along a north-south axis and appropriate fencing that would allow CRLF access to the movement pathway. The movement pathway and fencing shall include the following specifications:

- *The movement pathway shall be at least 150 wide and shall be designed to allow CRLF through the property along a north-south axis. The movement pathway can be planted with native plant species, or with turf grass or other types of landscaping that would be suitable for CRLF movement. Driveways and paved areas could be present in the corridor. It is anticipated that a perimeter movement pathway would be compatible with facility plans and required agricultural buffers;*

however, other designs that meet the goal of maintaining CRLF dispersal would be considered.

- *Fencing shall be designed to allow CRLF access to the movement pathway. If perimeter fencing is used on the outside edge of the movement pathway, it shall consist of a material such as chain link with openings of at least 1 ¾", that would allow passage of CRLF.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

BIO-2(d) **Habitat Buffers.** The project shall be designed to avoid permanent impacts to buffer areas adjacent to CRLF aquatic (breeding) and riparian (nonbreeding or upland) habitat, as shown on Figure 4.4-2. No structures or other types of development shall occur in these buffer areas. The planned movement pathway and CRLF-permeable fencing can occur within the buffer areas.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

Significance After Mitigation. Implementation of the above mitigation measures would reduce the effects on the CRLF to a less than significant level.

Impact BIO-3 **Project implementation could adversely affect the federally endangered California tiger salamander through mortality during grading activities, elimination of upland habitat used for movement and winter refuge, decrease of dispersal between known populations, and impacts to water quality of off-site breeding habitats. This would be a Class II, s*ignificant but mitigable,* impact.**

The California tiger salamander (CTS) was observed in numerous locations adjacent to the project site. Figure 4.4-2 shows observations of individuals in the vicinity of the project area. The nearest observation is from the drainage at the intersection of Black and Mahoney Roads (Rincon Consultants 2007c). Within this drainage, CTS were found at the road intersection as well as in both forks of the drainage 2,400 to 3,300 east of the intersection (Rincon Consultants 2007c). The nearest breeding pools have been documented 0.3 mile east of the intersection of Black Road and Dutard Road, 200 feet north of Dutard Road (CDFG 2007). While these sites are not contained within Figure 4.4-2 due to the scale of the map, a 1.2-mile buffer for dispersal from these breeding sites and a 2,200-foot buffer from breeding habitats are shown. One

breeding site at a vernal pond is shown on Figure 4.4-2 north of Orcutt Creek (CNDDB 2007). Other breeding ponds in the vicinity include two sites approximately 0.45 mile northwest and 0.55 mile west-northwest of the junction of Blosser Road and Foster Road (David Wolff Environmental and Rincon Consultants 2005). Potential breeding habitat exists at a vernal pool complex to the northeast of the junction of Betteravia and Black Roads (USFWS 2007), which is within 1,000 to 4,000 feet of the edge of the property. Man-made ponds that were identified on aerial photography and potentially could be breeding sites of CTS are also shown on Figure 4.4-2. The property is located outside of designated critical habitat for the CTS (USFWS 2004).

Figure 4.4-2 depicts a 1.2-mile (6,336 feet) buffer around known CTS breeding ponds, which is thought to be the maximum dispersal distance from breeding ponds. A distance of 2,200 feet from breeding ponds was used by the USFWS as a guideline for determining critical habitat for the CTS. This distance was based in part on studies by Trenham et al. (2001), in which CTS commonly moved between ponds separated by 2,200 feet (671 m). However, in the eastern Santa Maria unit where there was relatively flat, barrier-free terrain, the critical habitat boundary was extended to 1.2 miles (6336 feet; 2 kilometers) from known breeding ponds. In designating critical habitat in other locations, a 0.7 mile (3696 feet; 1,158 m) buffer or a 2,200-foot buffer was used (USFWS, 2004). Trenham and Shaffer (2005) showed that 95% of adults and juveniles utilized upland habitats within 2,034 feet (620 m) and 2067 feet (630 m) of breeding ponds, respectively. Their model simulations suggested that population sizes are likely to be maintained, with 90% of adults and 92% of juveniles protected, if upland habitats extending at least 1,969 feet from the pond edge are maintained. Trenham and Shaffer (2005) suggest that for long-term preservation of CTS populations, a buffer of at least 2067 feet from breeding ponds should be established.

The project site is just outside of the 1.2-mile buffer from known breeding ponds; however, there are potential breeding ponds at a vernal pool complex (SAMA-17) located to the northeast of the intersection of Betteravia and Black Roads (USFWS 2007) as well as several man-made ponds within close vicinity of the project site that potentially could be used by CTS as breeding sites. It is possible that CTS use the project site for dispersal and there is a slight possibility that they could use limited areas of the site, such as the drainage ditch, for upland refuge. Due to agricultural practices such as frequent tilling, small mammal burrows that are used by CTS for upland refugia are not common within the agricultural habitat on-site. However, one burrow was seen within the ruderal area adjacent to the agricultural field and burrows could be present along the drainage ditch.

Construction of the proposed project would adversely affect CTS on-site through eliminating upland refuge and dispersal habitats, restricting the movement of individuals, and fragmenting remaining usable habitat in the region. Fifty acres of suitable CTS upland and dispersal habitat would be eliminated. Construction of the project could also cause direct mortality to individual CTS during site grading and vehicle induced mortality. In addition, vehicular induced fatalities to CTS over the long term are likely to increase due to increased traffic generated by the project.

Indirect project impacts include decreased water quality from sedimentation and pesticides and hydrocarbons in storm water runoff. Bright exterior lighting expected to be used by the proposed project may impact dispersing individuals.

Project implementation could substantially limit or fragment range and movement of the CTS. Therefore, impacts would be potentially significant. The Sheriff's Department would need to coordinate with the USFWS to ensure compliance with the FESA. Subject to concurrence by and coordination with USFWS, various measures may be required in addition to those specified below.

Mitigation Measures. The following mitigation measures are required to reduce project related impacts to CTS to a less than significant level:

BIO-3(a) **CTS Avoidance, Mitigation and Minimization Measures.** The following minimum mitigation measures are required to reduce impacts to individual CTS and their habitat. Additional measures may be required by the USFWS.

- *At least three months prior to the onset of activities, the Sheriff's Department shall submit the name(s) and credentials of biologists who will conduct the following activities to the U.S. Fish and Wildlife Service and County for approval. No project activities shall begin until proponents have received written approval from the U.S. Fish and Wildlife Service that the biologist(s) is/are qualified to conduct the work. The Sheriff's Department shall also contact the U.S. Fish and Wildlife Service to determine an appropriate site in which to relocate California tiger salamanders, if found in the work area.*
- *A salvage and relocation program shall be designed and implemented by an approved biologist to avoid and minimize take of individuals in upland refuges during construction. Relocation of CTS in upland areas shall be conducted between one month and two weeks prior to the start of construction using fiber optic scopes and hand excavation. Captured CTS shall be placed immediately into plastic zip lock bags containing moist soil and inflated with air, and released to the relocation site no more than one hour after capture. The Sheriff's Department shall coordinate with the USFWS to determine the best method to salvage and relocate CTS. The approved biologist will maintain detailed records of all relocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site.*
- *As detailed above for the CRLF, the work area shall be surrounded by a solid temporary exclusion fence (such as silt fence) that shall buried into the ground and extend at least 3 feet above the ground to exclude CTS from the work area. The fence shall be installed in June of the year prior to the start of construction. During any construction conducted between October 15 and March 15, the fence shall be inspected daily to ensure that it is functioning properly to exclude CTS from the work area. In addition, the approved biologist will conduct daily surveys during this time period for CTS that may have emerged from burrows within the project site and become trapped along the fence line. Any CTS found within the work area shall be relocated as described above. The fence shall remain in place throughout construction. Access roads*

shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).

- *Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CTS and its habitat, the importance of the CTS and its habitat, the specific measures that are being implemented to conserve the CTS as they relate to the project, and the boundaries within which the project may be accomplished.*
- *During all initial ground disturbing activities, an approved biologist shall be on-site to recover any CTS that may be found at that time. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the USFWS shall be consulted immediately. Any dead CTS must be reported immediately to the U.S. Fish and Wildlife Service and deposited in an approved museum, such as the Santa Barbara Museum of Natural History or the Museum of Systematics and Ecology at the University of California, Santa Barbara.*
- *An approved biologist shall be present at the work site until such time as all removal of CTS, instruction of workers, and initial ground disturbance have been completed. After this time, the Sheriff's Department shall designate a person to monitor the on-site compliance with all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and in the identification of the CTS. The monitor and the approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by U.S. Fish and Wildlife Service during review of the proposed action. If work is stopped the County shall be notified immediately to determine the appropriate course of action.*
- *An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15.*
- *During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.*
- *The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside wetland areas.*
- *All refueling, maintenance, and staging of equipment and vehicles will occur at least 100 feet from riparian or aquatic habitats, and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor will check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be*

designated, and all workers must be briefed on the provisions of this plan.

- *Temporarily impacted areas will be recontoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material will be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping.*
- *Best management practices will be implemented during and after project implementation to control sedimentation.*
- *California Natural Diversity Database forms shall be completed and sent to the California Department of Fish and Game for all CTS observed during the project.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.** The Sheriff's Department shall submit the qualifications of the primary biologist who will conduct surveys, worker training, and CRLF relocation.

Monitoring: P&D shall review and approve the proposed primary biologist, project plans (including impact areas and mitigation measures), and conduct site inspections during construction to ensure compliance.

BIO-3(b) **CTS Movement Pathway.** The project shall be designed to include a corridor for movement of CTS through the property, and appropriate fencing that would allow CTS access to the movement pathway. The movement pathway and fencing shall include the following specifications:

- *The movement pathway shall be a minimum of 150 feet wide and designed to allow CTS to disperse through the property in a north-south direction. The movement pathway can be planted with turf grass or contain other types of landscaping that would be suitable for CTS movement.*
- *Fencing shall be designed to allow CTS access to the movement pathway. If perimeter fencing is used on the outside edge of the movement pathway, it shall consist of a material such as chain link with openings of at least 1 ¾", that would allow passage of CTS.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

Significance After Mitigation. Implementation of the above mitigation measures would reduce impacts to the CTS to a less than significant level.

Impact BIO-4 Development of the proposed project would reduce wildlife population sizes and available wildlife habitat, including those of special status animal species not listed as threatened or endangered. The loss of wildlife habitat would be a Class II, *significant but mitigable,* impact.

Potential short-term and long-term impacts to wildlife on the site are related to the loss of habitat and human presence. Specific impacts due to development include the elimination of suitable habitat, disruption of patterns of habitat use, displacement of individuals, disruption of breeding behaviors, disruption and barriers to wildlife movement, increased mortality of wildlife species, and reductions in prey. Impacts related to human presence include increased vehicular traffic and other types of disturbance. Substantial reduction of wildlife habitat is a potentially significant impact under CEQA, but such loss of habitat is relative to the numbers and distribution of individual species. Most of the wildlife species that could be encountered within the habitats present at the site are found throughout California and the Pacific Coast, and many are found throughout the western United States. Development of the proposed project would not restrict the range of these species. However, on a local level the project would contribute to a reduction in population sizes due to a reduction in habitat, and is likely to contribute to cumulative impacts to particular species that may be declining in the region, including special status species.

Agricultural and ruderal habitats can be used by many animal species, including those listed as special status species, and approximately 50 acres of these habitats would be eliminated by the proposed project. Special status species that could occur in these habitats include the white-tailed kite, horned lark, northern harrier, and yellow warbler. Additional species, such as the American badger, could use these habitats on a transitory basis. The project site also contains mature eucalyptus trees along Black Road, and these trees could potentially be used as habitat for nesting birds and roosting raptors. Several special status reptile and amphibian species are also known or expected to occur within the vicinity of the project site, and include the western spadefoot, California legless lizard, California horned lizard, southern Pacific pond turtle, and two-striped garter snake. These species could occur within the property on a transitory basis, especially in areas such as the drainage ditch or in ruderal habitats.

Birds protected by the Migratory Bird Treaty Act (MBTA) may be present on-site, and in particular, they could nest in the eucalyptus trees Construction activities could cause these birds to abandon their nests, which would be a violation of the MBTA. In addition, the nests of special status bird species, if present on-site, could be affected. Potential impacts could be due to construction noise, vegetation disturbance or removal, and increased human activity. Impacts would include the disruption of nesting and rearing behavior, possibly leading to adult birds abandoning nests containing eggs or young.

Development could introduce non-native invasive plants through escape of ornamentals used in landscaping. The introduction of these species would impact onsite and off-site wildlife resources by outcompeting native species and replacing native plant communities with those dominated by non-native plants that are of poor wildlife habitat quality.

The impacts described above trigger the County thresholds could involve: (1) substantial reduction of species diversity or abundance: (2) substantial fragmentation or disruption of foraging areas and/or access to food sources; (and (3) substantially limitation or fragmentation of species range and movement. Thus, impacts would be potentially significant.

Mitigation Measures. Because of the potential for the proposed project to cause impacts to wildlife in general, mitigation measures will be required to reduce project impacts to a less than significant level. The following mitigation measures, in concert with the mitigation measures under impacts BIO-2 and BIO-3 would reduce project impacts to wildlife to a less than significant level.

BIO-4(a) **Pre-construction Bird Survey.** To minimize impacts to nesting bird species and raptors, including special status species and species protected by the Migratory Bird Treaty Act, all initial ground disturbing activities and tree removal shall be limited to the time period between September 1 and February 1. If initial project specific site disturbance, grading, and tree removal cannot be conducted during this time period, pre-construction surveys for active nests and roosting turkey vultures and raptors within the limits of the project shall be conducted by a qualified biologist who has been approved by P&D. Surveys shall be conducted two weeks prior to any construction activities. If no active nests or roosts are located, ground disturbing/construction activities can proceed. If active nests or roosts are located, then all construction work must be conducted outside a non-disturbance buffer zone at a distance established by P&D in consultation with the CDFG. No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the approved qualified biologist. The approved biologist shall conduct monitoring of the nest until all young have fledged. Roost sites used by turkey vultures or raptors shall be protected or replaced.

Plan Requirements and Timing: Prior to approval of the grading permits, the applicant shall retain the services of a County approved biologist. The biologist shall submit a report to P&D detailing the results of the survey and any monitoring efforts for established buffer areas. If roost sites of turkey vultures or raptors are found, the Sheriff's Department shall submit plans for protecting or replacing affected habitat resources.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report, and any roost site protection/replacement plans.

BIO-4(b) **Landscaping Requirements.** The Sheriff's Department shall submit a landscape plan to P&D that details the plant species to be used. The plan shall contain only those species that are not considered

invasive. A list of California invasive plant species can be found at: http://www.cal-ipc.org/ip/inventory/index.php.

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall submit landscaping plans to P&D for approval.

Monitoring: P&D shall review and approve the landscaping plan.

BIO-4(c) **American Badger Avoidance**. The mitigation measures below are recommended to determine whether badgers are present in the area and to prevent badgers from being injured or killed during construction activities.

For construction activities conducted between March 1 and June 30:

- *A pre-construction survey for active badger dens shall be conducted one month prior to any ground disturbing activities that would take place between March 1 and June 30. The survey shall be conducted by a County approved biologist. In order to avoid potential direct impacts to adults and nursing young, no grading shall occur within 50 feet of an active badger den as determined by an approved biologist.*

Construction activities during July 1 and March 2 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers:

- *A County-approved biologist shall conduct a biological survey of the entire project site between 2 and 4 weeks prior to the start of construction. The survey shall cover the entire area proposed for development. Surveys shall focus on both old and new den sites. If dens are too long to see the end, a fiber optic scope (or other acceptable method) shall be used to assess the presence of badgers. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction.*
- *Badgers shall be discouraged from using currently active dens prior to the grading of the site by partially blocking the entrance of the den with sticks, debris and soil for 3 to 5 days. Access to the den shall be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use.*
- *The County-approved biologist shall be present during the initial clearing and grading activity. If additional badger dens are found, all work shall cease until the biologist can complete measures*

described above for inactive and active dens. Once the badger dens have been excavated, work on the site may resume.

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any den closure efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(d) **Western Spadefoot Avoidance, Capture, and Relocation:** The temporary solid exclusion fence required for the CRLF and CTS will also function to exclude western spadefoot. As detailed above, the fence shall be installed in the month of June prior to the start of construction, and shall encircle the entire work area. Suitable habitat adjacent to the project site shall be designated for release sites. The following measures shall be implemented to avoid or reduce impacts to western spadefoots:

- *If work is to start in the summer or fall (July 1 through November 30) following the June exclusion fence installation, spadefoots that are estivating in small mammal burrows shall be relocated away from the work area. A County-approved biologist shall survey all small mammal burrows within the project using a fiber optic scope and then hand excavate burrows.*
- *If work is to start after November 30, a County-approved biologist shall conduct night surveys on each night that there is precipitation to relocate individuals that emerge from burrows within the work site. Surveys are to continue throughout the rainy season until the start of work. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *Captured spadefoots shall be placed in zip lock bags containing moist soil and inflated with air, and released at the entrance of small mammal burrows outside of the work area no more than one hour following capture.*
- *A County-approved biologist shall be on-site during initial grading activities to relocate any spadefoots that are unearthed during excavation. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(e) **California Legless Lizard Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the California legless lizard within the limits of grading. Suitable habitat adjacent to the project site shall be designated for release sites. Surveys shall be conducted by a County-approved biologist, and shall include the following minimum requirements:

- *Raking surveys shall be conducted on a weekly basis from 1 February through May 31 prior to the start of construction. These surveys shall entail raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed, to a minimum depth of eight inches. These surveys shall be conducted in the drainage ditch or any suitable ruderal areas.*
- *Searches for California legless lizards under cover objects such as plywood, carpet, and other debris shall be conducted on a monthly basis within the project area.*
- *Captured lizards shall be placed immediately into containers containing sand and kept at a constant cool temperature. Lizards shall be released in designated relocation areas no more than one hour after capture.*
- *During all initial grading activities, a qualified biologist shall be on-site to recover any California legless lizards that may be excavated/unearthed with native material. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(f) **California Horned Lizard Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the California horned lizard within the limits of grading. Designated areas of suitable habitat shall be identified adjacent to the project site for release sites. Surveys shall be conducted by a County-approved biologist, and shall include the following minimum requirements:

- *Prior to the initiation of construction, surveys shall be conducted for the California horned lizard. If construction activities are to take place within the activity period of the California horned lizard (April to October), pre-construction visual surveys shall be conducted weekly beginning two months prior to initial ground disturbing activities. All lizards found within the project footprint shall be captured and released into designated relocation areas approved by the City and a qualified biologist.*
- *Captured lizards shall be placed immediately into containers containing sand and kept at a constant cool temperature. Lizards shall be released in designated relocation areas no more than one hour after capture.*
- *During all initial grading activities, a qualified biologist shall be on-site to recover any California horned lizard that may be excavated/unearthed with native material. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(g) **Southern Pacific Pond Turtle Avoidance, Capture and Relocation:** The temporary solid exclusion fence required for the CRLF and CTS will also function to exclude southern Pacific pond turtles. As detailed above, the fence shall be installed in the month of June prior to the start of construction, and shall encircle the entire work

area. The following measures shall be implemented to avoid or minimize impacts to southern Pacific pond turtles:

- *An exclusion fence constructed out of three-foot tall silt fence shall be installed around the perimeter of the work site and keyed into the ground to exclude southwestern pond turtles from the construction activities. This fence shall be installed during the month of June, prior to the start of construction. The timing of installation should allow for hatchlings to have emigrated to aquatic sites, and should prevent adult females from entering the area to establish new nests. The area within the exclusion fence should then be surveyed by a County-approved biologist for the southern Pacific pond turtle on a daily basis for the first two weeks, and weekly thereafter until the start of construction. If any southern Pacific pond turtles are found, they shall be moved out of the exclusion area by a qualified biologist and relocated to the nearest aquatic site with suitable habitat. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *A biologist shall survey all areas of the work site two weeks before the start of site grading or other ground disturbing activities. The survey should include raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed to a minimum depth of five inches. These surveys shall be conducted within the drainage ditch. The approved biologist shall be allowed sufficient time to relocate southern Pacific pond turtle before work activities begin.*
- *During all initial grading activities, a qualified biologist shall walk alongside the excavating equipment to recover any southern Pacific pond turtles that may be uncovered. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the animals shall be turned over to a California Department of Fish and Game-approved specialist until they are in a condition to be released into the designated release area. Dead southern Pacific pond turtle shall be deposited at a vertebrate museum such as the Santa Barbara Natural History Museum or the University of California Museum of Systematics and Ecology.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(h) **Two-striped Garter Snake Avoidance, Capture and Relocation.** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the two-striped garter snake within the limits of grading. Designated areas of suitable habitat shall be identified adjacent to the project site for release sites. A County-approved biologist shall conduct surveys. During all initial ground disturbing activities, a qualified biologist shall be on-site to recover any two-striped garter snakes that may be excavated from underground refugia. If the animals are in good health, they shall be relocated immediately to a designated release area. If they are injured or killed, the animals shall be deposited at a suitable vertebrate museum, such as the University of California Santa Barbara Museum of Systematics and Ecology or the Santa Barbara Museum of Natural History.

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the Sheriff's Department shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(i) **Worker Education.** Before any construction activities begin, a biologist shall conduct a training session for all construction personnel. At a minimum, the training should include a description of each of the special status animal species listed above. The training shall include habitat requirements, regulatory status, the measures that are being implemented to conserve the species as they relate to the project, and the boundaries within which the project may be accomplished. A worker education handout containing this information shall be distributed to participants, and a sign-in sheet completed. The County and appropriate resource agency personnel shall be notified of the date and time the training is scheduled so they may attend.

The County-approved biologist or appointed biological monitor shall complete California Natural Diversity Database Forms for any special status species seen during survey and monitoring work. The forms shall be submitted to the CDFG and copies provided to the County.

Plan Requirements and Timing: Prior to the initiation of clearing and grading activities, a pre-construction meeting shall be held where this training would be provided to the project foreperson and

other construction staff. The worker education handout would be distributed and discussed at this meeting.

Monitoring: P&D shall participate in the pre-construction meeting and shall review and approve the worker education pamphlet in advance of the pre-construction meeting.

Significance After Mitigation. Implementation of the above mitigation measures would reduce impacts to wildlife to a less than significant level.

c. Cumulative Impacts. Cumulative impacts are those that result from past, present, and reasonably foreseeable future actions, combined with the potential impacts of this project. A cumulative effect assessment looks at the collective impacts posed by individual land use plans and projects. Cumulative impacts can result from individually minor, but collectively substantial impacts taking place over a period of time.

Cumulative impacts to resources in the project area may result from residential, commercial, and industrial, as well as from agricultural development and the conversion to more intensive types of agricultural cultivation. These land use activities can degrade habitat and species diversity through consequences such as displacement and fragmentation of habitats and populations, alteration of hydrology, contamination, erosion, sedimentation, disruption of migration corridors, changes in water quality, and introduction or promotion of predators.

Section 15130 of the California Environmental Quality Act Guidelines describes when a cumulative impact analysis is warranted and what elements are necessary for an adequate discussion of cumulative impacts. The definition of cumulative impacts, under the California Environmental Quality Act, can be found in Section 15355 of the California Environmental Quality Act Guidelines. A definition of cumulative impacts under the National Environmental Policy Act can be found in 40 Code of Federal Regulations, Section 1508.7 of the Council on Environmental Quality regulations.

The significance of impacts for cumulative impacts to biological resources are based upon:

- *The cumulative contribution of other approved and proposed development to fragmentation of open space in the project site's vicinity;*
- *The loss of sensitive habitats and species;*
- *Contribution of the proposed project to urban expansion into natural areas; and*
- *Isolation of open space within the proposed project by future projects in the vicinity.*

Development of the proposed project would contribute to cumulative biological impacts in the greater Santa Maria Valley area. These impacts include the loss of foraging/breeding habitat for CRLF, CTS, and other wildlife species. The cumulative effect of these impacts depends on the proximity of subsequent approved or proposed projects. Cumulative development in the Santa Maria Valley through 2020 will add more than 4,800 residences and 2.6 million square feet of non-residential development. Within the vicinity of the project site, future development possibilities may include the following:

- *Guadalupe Annexations: The City of Guadalupe annexed 210 acres approximately 10 years ago and an EIR is currently being reviewed for the D.J. Farms Revised Specific Plan, which could add another 980 +/- new homes to that community. The Minami Specific Plan development, a future annexation near the northeast corner of the City could potentially add another 50 acres into the City limits.*
- *Mahoney Ranch: The City of Santa Maria has recently annexed the Mahoney Ranch property located south of Mahoney Road and east of Black Road. Approximately 1,400 dwelling units could be developed under the adopted General Plan, pre-zoning and specific plan. These units could add over 5,000 people to the City.*
- *Rancho Maria Golf Course: The County is considering a development of approximately 200 new homes at the Rancho Maria Golf Course, located at 1950 State Highway 1 in Orcutt. This development was anticipated and planned for in the Orcutt Community Plan.*

Urban development and agricultural practices within the Santa Maria Valley have eliminated a significant portion of the natural communities that once existed near the project site. The area formerly was stabilized dunes and complexes of vernal pools. Significant wetland areas formerly existed such as the Betteravia Lakes, and these areas supported many of the special status species discussed above. The California red-legged frog, California tiger salamander, western spadefoot, two-striped garter snake, southern Pacific pond turtle, and tricolored blackbird are currently restricted to wetland areas that were not appropriate for agricultural uses and these species also use adjacent agricultural areas instead of the natural plant communities that had formerly been present. In addition, many of these species occupy habitats that have been altered or created by agricultural practices, such as channelized streams, drainage ditches, irrigation ponds, stock ponds and wastewater ponds. Many bird species similarly make use of agricultural fields and windbreaks. As the City of Santa Maria expands, and urban and industrial development replaces agricultural areas, habitat used by a wide variety of wildlife species that are already occurring in restricted areas or in less than optimal habitats will be lost. As habitats are increasingly fragmented and dispersal opportunities limited, gene flow between populations will decrease, leading to losses of local populations due to random events. Some species that require larger areas of suitable habitat, such as the American badger, burrowing owl, and northern harrier are likely to experience localized range restrictions. Since the project site contains no significant areas of special status plant communities, nor does it contain special status plant species, the project will not contribute to cumulative impacts to these resources.

4.5 CULTURAL RESOURCES

This section analyzes potential impacts to cultural resources. The analysis is based upon the findings of a Phase 1 Archaeological Study conducted by Historical Environmental Archaeological Research Team (HEART) in December 2007. In response to comments on the draft SEIR, the report was revised in February 2008. This revised report is included as Appendix D to this SEIR.

4.5.1 Setting

a. Area History. Existing archival information was located and examined to determine the location and nature of known and previously recorded cultural resources on and near the project site. The following sources were consulted for pertinent materials:

- *Records search of the California Central Coast Information Center, Department of Anthropology, University of California, Santa Barbara*
- *Relevant literature on area prehistory and history*

A summary of the prehistory and history of the general project area is discussed below. Additional ethnographic information can be found in the December 2007 HEART Archaeological Study.

Prehistory/Protohistory. At Spanish Contact, the region was occupied by the Chumash, a diverse population living in settlements along the California coast from Malibu Creek in the south to Estero Bay in the north, and from Tejon Pass, Lake Casitas and the Cuyama River inland to the islands of San Miguel, Santa Rosa, and Santa Cruz. Chumash society became increasingly complex over the past 9,000 years (Wallace 1955, Warren 1968). Wallace (1955) and Warren (1968) developed chronologies for the region. King (1982) proposed sequences based on changes in ornaments, beads and other artifacts. After A.D. 1000, changes in bead types suggested the evolution of new economic subsystems that contributed to the highly developed economic system observed by early Spanish explorers.

Some Chumash villages contained as many as 1,000 people, although 100-200 were probably more typical. Interior villages may have contained populations varying from 15 to 250 people, much smaller than the coastal villages. Ethnographic accounts by early Spanish chroniclers described Chumash villages as having hemispherical houses, sometimes arranged along streets, with one or more sweathouses, a gaming field, cemetery area with a religious shrine, and a ceremonial area. Smaller activity areas, including gathering and processing stations, roasting ovens, and hunting sites, rockshelters, and quarries, were located in proximity to the main village.

The Protohistoric Chumash society was one of the most complex non- agricultural societies documented. The area inhabited by the Chumash measured approximately 200 miles by 70 miles, comparable to the smallest states of the eastern U. S. The total Chumash population included between 15,000-20,000 people. The Chumash did not have standing armies or full time police. However, despite its small size, Chumash society developed many discriminate subsystems which included institutions that maintained regional, political, and administrative organizations; a market economic system; and a complex belief system. Chumash society was

similar in scale to other societies which occupied the more densely populated areas of western North America before European colonization. Spaniards observed forty-nine Chumash villages in the Santa Maria area when they first visited the area briefly in the late 1700's. Following the 1542 Cabrillo voyage, numerous small Chumash settlements were abandoned and large historic towns were founded. This change in population distribution is attributed to the growth in importance of trade centers and the development of more integrated political confederations that encouraged trade. The Chumash economic system enabled them to make efficient use of the diverse environments within their territory. Most mainland plants and animals used as food were completely absent or present in low densities on the Channel Islands. Easily stored foods were traded between island and mainland populations who lacked marine resources. Most religious ceremonies had their roots in the Early Period when objects similar to those used historically were placed in mortuary associations or owned by religious leaders.

Ethnographic Information. The Chumash were viewed as unique among California Native Americans by the Spanish due to their knowledge of the sea, canoe building expertise, ritual and ceremonial organization, their interest in acquiring and displaying possessions, their willingness to work, and their extensive trade networks. The protohistoric Chumash maintained the most complex bead money system documented in the world. Information obtained since the 1870s (Rev. Bowers and Paul Schumacher & Bowers in the 1870s-1880s; D.B. Rogers in the 1920s; Woodward and Van Valkenburgh in the 1920s-1930s; and, J. P. Harrington in the 1930s), suggests that the Chumash were divided into political provinces, each containing a capital.

Prehistoric Chumash culture underwent dramatic changes following the late 18th century acculturation process. The introduction of diseases quickly weakened and destroyed Native American cultures, with epidemics decimating large numbers of people. Most Chumash villages were abandoned by 1810. Others survived and worked to build the Spanish Missions, as well as the Mexican and American ranches which followed. Much of the Chumash culture managed to survive by "going underground" and effectively blending into the cultural landscape. Several thousand Chumash live today in Los Angeles, Ventura, Santa Barbara and San Luis Obispo counties. In general, they place high value on objects and places associated with their past history, namely archaeological sites and artifacts from sites. Present-day Chumash are organized into dozens of social, cultural and political groups, some of which take part in local affairs. The Chumash are concerned with preserving their cultural heritage and are therefore interested in the preservation of the prehistoric and ethnographic archaeological records.

History. The historic occupation of the project vicinity can be divided into three settlement periods: the Mission Period (A.D. 1769-1830), the Rancho Period (ca. A.D. 1830-1865), and the American Period (ca. A.D. 1865-1915). Gaspar de Portola and his crew, who camped at the mouth of the Santa Maria River in July 1769, ushered in the Mission Period. Construction of the Mission Santa Barbara in 1786, Mission La Purisima Conception in 1787, Mission Santa Ynez in 1804 and the establishment of numerous ranchos altered both the physical and cultural landscape of the region. The missions were the center of Spanish influence in the region and affected native patterns of settlement, culture, trade, industry, and agriculture. Following the Mexican Revolution of 1821, California became part of the Republic of Mexico.

Secularization of lands and a focus on cattle raising marked the Rancho Period. The shift from stock raising to farming and more intensive land uses marks the advent of the American Period. Major forces of regional change during the last 100 years have been the railroads, maritime shipping, agribusiness concerns, the oil industry, and the military.

b. Cultural Resources in the Site Vicinity. Four previous cultural resource investigations have been conducted which encompass portions of the project site, including one which covered the entire property (Snethkamp, Michaels & Costello 1989; Sheets 1991; Applied Earthworks 2001; and, SAIC 1997). All four investigations yielded negative results. ~~Seven~~ **11** additional investigations have been conducted within a ~~½~~ **1/3**-mile radius of the project site (**Applied Earthworks 2001;** Rincon 1997; **SAIC 1997;** Santoro 1998; Santoro & Toren 1998; **Sheets 1991;** Snethkamp, Michaels & Costello **1989,** 1990; State Water Resources 1991a,b; Wlodarski 1997). No previously recorded prehistoric or historic cultural resources exist within the boundaries of the project~~, although one prehistoric archaeological site, CA-SBA-2712, is recorded within a ½ mile radius of the site~~. No historic archaeological sites or historic properties have been previously recorded within ~~½~~ **1/3**-mile of the project area, although several historic sites are located along Black Road at the Santa Maria Valley Railroad crossing a few miles north and northeast of the project area, including a historic barn (CA-SBA-2717H), a historic trash scatter (CA-SBA-2716H), a railroad feature (CA-SBA-2726H), and an oil field pipeline (CA-SBA-2712H).

c. Archaeological Field Survey. A field reconnaissance of the project area was performed on December 1, 2007. The systematic pedestrian survey of the study area utilized 15 to 20 meter wide transects, which were walked in a north/south pattern. Since ground visibility was poor in the eastern portion of the project area, special attention was focused on agricultural access roads along and between plantings in this area.

The results of the field investigation yielded no evidence of prehistoric or historic archaeological resources within the boundaries of the subject property. The results of this study conformed to those of prior studies (Snethkamp, Michaels & Costello 1989; Sheets 1991; Applied Earthworks 2001; and, SAIC 1997), where no cultural resources were encountered.

4.5.2 Impact Analysis

a. Methodology and Significance Thresholds. The significance of a cultural resource and impacts to the resource is determined by whether or not that resource can increase our knowledge of the past. The primary determining factors are site content and degree of preservation. A finding of archaeological significance follows the criteria established in the *CEQA Guidelines* and the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*. For a cultural resource to be significantly affected under CEQA, it must first be measured against the following criteria: 1) the resource must meet the definition of a "historical resource" or a "unique archaeological resource" [13 PRC 15064.5 (a)]; and 2) the project must cause a "substantial adverse change" to the resource [13 PRC 15064.5 (b)]. Most archaeological resources are technically defined as historical resources. A resource is considered historic if it is eligible for listing in the California Register of Historical Resources by one of the following qualifications:

- *It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- *It is associated with the lives of persons important in our past;*
- *It embodies the distinctive characteristics of a type, period, region, method of construction or represents a work of an important creative individual or possesses some high artistic value; or*
- *It has yielded, or may be likely to yield, information about prehistory or history. (Bass, et al., 1999)*

Archaeological resources that do not meet any of the criteria listed above are still eligible for protection under CEQA if they can be categorized as a "unique archaeological resource." A "unique archaeological resource" is defined as follows:

- *It is associated with an event or person of recognized significance in California or American history or recognized scientific importance in prehistory;*
- *It can provide information that is of demonstrable public interest and is useful in addressing scientifically consequential and reasonable research questions;*
- *It has a special or particular quality such as oldest, best example or largest or last surviving example of its kind;*
- *It is at least 100 years old and possesses substantial stratigraphic integrity; or*
- *It involves important research questions that historical research has shown can be answered only with archaeological methods. (13 PRC 21083.2)*

Historical resources are considered "significantly" affected if there is demolition, destruction, relocation, or alteration of the resource or its surroundings. Generally, impacts to historical resources can be mitigated to below a level of significance by following the Secretary of the Interior's *Guidelines for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* [13 PRC 15064.6 (b)]. In some circumstances, documentation of an historical resource by way of historic narrative photographs or architectural drawings will not mitigate the impact of demolition below the level of significance [13 PRC 15126.4 (b)(3)]. Preservation in place is the preferred form of mitigation for a "historical resource of an archaeological nature" as it retains the relationship between artifact and context, and may avoid conflicts with groups associated with the site [PRC 15126.4 (b)(3)(A)]. Historic resources of an archaeological nature and "unique archaeological resources" can be mitigated to below a level of significance by:

- *Planning construction to miss the site;*
- *Incorporation of sites within parks, greenspace, or other open space;*
- *"capping" or covering the site with a layer of chemically stable soil before building; or*
- *Deeding the site into a permanent conservation easement. [PRC 15126.4 (b)(3)(B)].*

In the event that resources cannot be preserved, "unique archaeological resources" can only be excavated as mitigation if they are threatened with damage or destruction by the proposed project. The time and cost limitations that may apply to the excavation of archaeological resources do not apply to activities that determine whether the archaeological resources are "unique" [PRC 15064.5 (c)(3)].

If an archaeological resource does not meet either the historic resource or the more specific "unique archaeological resource" definition, impacts do not need to be mitigated [13 PRC 15064.5 (e)]. Where the significance of a site is unknown, it is presumed to be significant for the purpose of the EIR investigation.

b. Project Impacts and Mitigation Measures.

Impact CR-1 There are no known cultural resources on the property. However, construction of the proposed jail facility could adversely affect unknown cultural resources on the project site. This is a Class II, *significant but mitigable,* impact.

As discussed in Section 4.5.1(c), the survey of the 50-acre project site did not reveal surface evidence of any archaeological resource remains. Consequently, development of this site with the proposed jail facility would not disturb any known archaeological resources. Nevertheless, by its nature, an archaeological reconnaissance can only confidently assess the potential for encountering surface cultural resource remains. Therefore, the possibility of encountering subsurface archaeological resources remains. Impacts to unknown cultural resources would be potentially significant.

Mitigation Measures. The following measure is required to avoid potential impacts to as yet undiscovered cultural resources that could be present onsite.

CR-1(a) Work Cessation. If unanticipated archaeological resource remains are encountered during any land modification activities, the applicable laws, policies and procedures established under CEQA, and implemented under the County of Santa Barbara planning guidelines, shall be followed. In this event, ground disturbing activities in the area shall cease, and the County shall be notified at once to assess the nature, and extent and significance of any cultural remains.

Plan Requirements and Timing: If no archaeological resources are encountered during grading/land modification, the applicant shall file a report documenting this determination to P&D prior to issuance of a building permit. If unanticipated archaeological resource remains are encountered, the applicant shall notify P&D immediately and P&D shall oversee the preparation of an assessment of the resource and, if necessary, mitigation.

Monitoring: P&D shall ensure that a documentation report is filed prior to building permit issuance and, if necessary, shall ensure that any additional archaeological assessment is completed prior to re-commencement of grading activity.

Significance After Mitigation. Implementation of the above measure would reduce impacts associated with the potential to unearth unknown resources during grading and construction to a less than significant level.

c. Cumulative Impacts. Buildout of the Santa Maria valley area would have the potential to disturb as yet unidentified cultural resources. However, potential impacts to cultural resources would be addressed on a case-by-case basis through site-specific investigations and, if necessary, surveys. Mitigation anticipated to be developed for individual development projects in the area is expected to reduce cumulative impacts to cultural resources to a less than significant level.

4.6 NOISE

4.6.1 Setting

The County of Santa Barbara Comprehensive Plan Noise Element (1986) provides basic information regarding the physical characteristics of noise and the existing noise environment in the general vicinity of the project site. The following is a summary of the information contained in the Noise Elements and is intended to provide sufficient background material to allow consideration of the potential noise impacts of the proposed development.

a. Overview of Sound Measurement. Noise is generally defined as unwanted sound. Sound frequency refers to the number of times per second the object producing the sound vibrates, or oscillates. The unit of measurement of frequency is Hertz (Hz), which is the number of vibrations per second. A normal human ear is able to hear sounds with frequencies ranging from 20 Hz to 20,000 Hz, known as the audible frequency range. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound pressure levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time. Typically, Leq is summed over a one-hour period.

The sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Decibels cannot be added arithmetically, but rather are added on a logarithmic basis. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dBA and a sound that is 10 dBA less than the ambient sound level would result in a negligible increase (less than 0.5 dB) in total ambient sound levels. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40 to 50 dBA, while those along arterial streets are in the 50 to 60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than that can interrupt conversations.

Noise levels typically attenuate at a rate of 6 dBA per doubling of distance from point sources such as industrial machinery. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance.

The time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the day. The Community Noise Equivalent

Level (CNEL) recognizes this characteristic, and is a weighted average of the hourly Leqs over a 24-hour period. The weighting includes an addition of 10 dB to nighttime (10 pm to 7 am) and a 5 dB addition to evening (7 pm to 10 pm) noise levels to account for the greater disturbance associated with noise during these periods.

b. Regulatory Setting. The County of Santa Barbara has adopted noise policies in its Comprehensive Plan Noise Element (1986). These policies establish both interior and exterior noise limits for noise compatibility, which are identified in the *County of Santa Barbara Environmental Thresholds and Guidelines Manual* (2003). These thresholds establish both interior and exterior limits for noise compatibility. A maximum noise exposure for indoor living areas in residences is not to exceed 45 dBA CNEL. The noise level standard for outdoor residential uses and other sensitive receptors is 65 dBA CNEL. To mitigate construction impacts, the *Thresholds Manual* indicates that construction within 1,600 feet of sensitive receptors shall be limited to weekdays between the hours of 8:00 A.M. and 5:00 P.M.

c. Sensitive Receptors. Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, and libraries are most sensitive to noise intrusion and therefore have more stringent noise exposure targets than manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Land uses that are considered sensitive to noise impacts are referred to as "sensitive receptors." The nearest sensitive receptors to the project site are the Tanglewood residential community, located approximately 1.1 miles south of the project site on the east side of Black Road, and a single-family tract development, located approximately 1.5 miles east of the project site on the north side of Betteravia Road.

d. Existing Noise Environment. Major noise sources in the project site vicinity include vehicles traveling on Black and Betteravia Roads, which both abut the project site, and airport noise from the Santa Maria Public Airport, which is located approximately 2 miles southeast of the property. Existing noise sources on the project site include equipment used for agricultural production and wind. Noise from traffic along Black and Betteravia Roads dominates the noise environment. Although the project site is subject to occasional aircraft overflights from the Santa Maria Public Airport, the site is outside the 60 dBA CNEL contour for the airport (SBCAG, Santa Barbara County Airport Land Use Plan, 1993). As a result, aircraft noise does not currently exceed County standards.

Ambient noise measurements were taken near the center of the project site and approximately 50 feet from Black and Betteravia Roads to determine existing noise conditions on the property. Ambient noise was measured at 59.3 dBA Leq near the center of the property, which is within the normally acceptable range for noise-sensitive uses. Ambient noise was measured at 63.1 dBA Leq along Black Road, which is also within the normally acceptable range for noise-sensitive uses. Although ambient noise was measured at 69.1 dBA Leq along Betteravia Road, this would be reduced to approximately 63.1 dBA Leq at 100 feet.

4.6.2 Impact Analysis

a. Methodology and Significance Thresholds. Construction noise estimates are based upon noise levels reported in the U.S. Environmental Protection Agency document *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances.* Reference noise

levels from that document were then used to estimate noise levels at nearby sensitive receptor locations based on the distance between individual construction sites and receptors and a standard noise attenuation rate of 6 dB per doubling of distance (line-of-site method of sound attenuation). Construction noise level estimates do not account for the presence of intervening structures or topography, which could reduce noise levels at receptor locations. Therefore, the noise levels presented herein represent a conservative estimate of actual construction noise.

Noise levels associated with existing and future traffic along roadways were quantified using a spreadsheet model that incorporates the reference energy mean emission levels from the Federal Highway Administration *Traffic Noise Model* (TNM®) as reported in Caltrans *Technical Noise Supplement* (October 1998) and traffic volumes from the EIR traffic analysis (see Section 4.2, *Transportation/ Circulation*). Roadway noise level estimates do not account for any intervening barriers or topography that may shield individual receptors from roadway noise. Therefore, the levels presented represent a conservative estimate of the noise levels that would be experienced at individual receptor locations.

Based upon the *Santa Barbara County Environmental Thresholds and Guidelines Manual*, noise impacts are considered significant in the following instances:

- *Noise from grading and construction activity proposed would occur within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals, or care facilities. This is based upon an assumed average construction noise level of 95 dBA at a distance of 50 feet from the source, which would result in a noise level of approximately 65 dBA at a distance of 1,600 feet.*
- *The proposed project would generate noise levels in excess of 65 dBA CNEL and could affect sensitive receptors.*
- *Outdoor living areas of noise-sensitive uses would be subject to noise levels in excess of 65 dBA CNEL.*
- *Interior living areas of noise-sensitive uses would be subject to noise levels in excess of 45 dBA CNEL.*
- *The project would substantially increase the ambient noise levels for noise-sensitive receptors in adjoining areas. This would include instances where ambient noise levels affecting sensitive receptors exceed 65 dBA CNEL as well as instances where ambient noise levels increase substantially, but remain below 65 dBA CNEL. As shown in Table 4.6-1, a substantial increase for areas where the ambient noise level would remain below 65 dBA CNEL is defined as a 5 dB increase where the ambient level is below 60 dBA CNEL and a 3 dB increase where the ambient level is from 60-65 dBA CNEL. These definitions are consistent with the Federal Interagency Committee on Noise (FICON) recommendations, which were developed as a result of studies that relate aircraft noise levels to the percentage of people highly annoyed by various noise levels.*

Table 4.6-1 Significance of Changes in Noise Exposure

Ambient Noise Level Without Project (CNEL)	Significant Impact
< 60 dBA	+ 5.0 dBA or more
60 – 65 dBA	+ 3.0 dBA or more
> 65 dBA	+ 1.5 dBA or more

b. Project Impacts and Mitigation Measures.

Impact N-1 Project construction could intermittently generate high noise levels on and adjacent to the project site. However, project construction would not take place within 1,600 feet of sensitive receptors, nor would it generate noise levels above County thresholds. Therefore, construction noise impacts are Class III, *less than significant*.

The grading/excavation phase of project construction tends to create the highest construction noise levels because of the operation of heavy equipment. As shown in Table 4.6-2, the noise level associated with heavy equipment typically ranges from about 78 to 88 dBA at 50 feet from the source. During grading operations, the equipment is dispersed in various portions of the site in both time and space. Physically, a limited amount of equipment can operate near a given location at a particular time. However, noise levels were estimated for a worst-case scenario, assuming that all of the equipment was running at the same time and at the shortest distance to nearby sensitive receptors.

No offsite sensitive receptors are located within 1,600 feet of any potential construction on the project site. The nearest sensitive receptor to the project site is the Tanglewood residential community, located approximately 1.1 miles (5,808 feet) south of the project site on the east side of Black Road, and a single-family tract development, located approximately 1.5 miles (7,920 feet) east of the project site on the north side of Betteravia Road.

Construction noise levels were extrapolated using the line-of-site method of sound attenuation (Refer to Section 4.6.2(a), *Methodology and Significance Thresholds*). The estimated noise level using this method results in a conservative noise estimate, which does not account for potential attenuation resulting from noise barriers such as buildings or topography. Based upon an assumed average construction noise level of 95 dBA at a distance of 50 feet from the source (per County thresholds), the maximum average noise levels would be 65 dBA at a distance of 1,600 feet. The nearest residences to the south (the Tanglewood community) are over one mile away, and construction noise levels would be well below would not be audible over the ambient traffic noise emanating from Black Road. Construction noise levels to any sensitive receptors would not exceed the County threshold of 65 dBA, and further are not likely to be detected over ambient noise. Therefore, impacts related to construction noise are expected to be less than significant.

Table 4.6-2 Typical Noise Levels at Construction Sites

Construction Phase	Average Noise Level at 50 Feet	
	Minimum Required Equipment Onsite	All Pertinent Equipment Onsite
Ground Clearing	84 dBA	84 dBA
Excavation	78 dBA	88 dBA
Foundation/Conditioning	88 dBA	88 dBA
Laying Subbase, Paving	78 dBA	79 dBA
Finishing and Cleanup	84 dBA	84 dBA

Source: Bolt, Beranek and Newman, "Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances," prepared for the U.S. Environmental Protection Agency, 1971.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts relating to temporary construction noise are anticipated to be less than significant.

Impact N-2 Project traffic is anticipated to result in noise level increases along roadways in the project vicinity. However, because traffic-related increases in noise fall below the County's threshold on all studied segments, impacts would be Class III, *less than significant.*

Table 4.6-3 illustrates the calculated noise levels associated with existing and future traffic in the project site vicinity (calculations are shown in Appendix E). Locations that would receive a high proportion of project-generated traffic were chosen for analysis. Noise levels were estimated for locations 50 feet from the roadway centerline (assumed to be the edge of adjacent properties).

Table 4.6-3 Projected Noise Level Changes (dBA CNEL)

Roadway Segment	Existing (50 ft from centerline)	Existing + Project (Phase I)	Increase due to Project (Phase I)	Existing + Project (Full Buildout)	Increase due to Project (Full Buildout)
Betteravia Rd. w/o Black Rd.	67.3	67.3	+0.0	67.4	+0.1
Betteravia Rd. e/o Black Rd.	70.1	70.6	+0.5	71.1	+1.0
Black Rd. n/o Betteravia Rd.	64.9	65.2	+0.3	65.5	+0.6
Black Rd. s/o Mahoney Rd.	68.9	69.0	+0.1	69.0	+0.1

Traffic associated with Phase I would increase local traffic noise by a maximum of 0.5 dBA CNEL at all study locations, as indicated in Table 4.6-3. Upon buildout of the entire project (Phases I and II), the increase in traffic would cause a maximum 1.0 dBA CNEL increase at the Betteravia Road east of Black Road location. Although existing noise levels as modeled for this report exceed 65 dBA CNEL at three of the four locations, the level of noise increase attributable to the project is considered negligible as it is less than 3 dBA [refer to Section 4.6.1(a) above]. The increases would therefore be imperceptible to the human ear. Project-related traffic noise impacts are consequently less than significant.

It should also be noted that because the noise levels presented in Table 4.6-3 represent the level near the roadway edge, the actual noise level at residential structures would be lower due to increased distance and the potential presence of barriers.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. The proposed project would not create significant traffic noise impacts.

Impact N-3 Because of the long distances between the project site and noise-sensitive land uses, noise associated with onsite activities would not be audible to the nearest sensitive receptors and would not exceed County thresholds. Impacts associated with onsite noise generation would be Class III, *less than significant*.

Jail facility operations would be expected to include outdoor recreational activities for inmates. Loudspeakers are anticipated to be the most prevalent outdoor noise source and would be used intermittently during the day in conjunction with outdoor activities. Other proposed facilities may also generate noise periodically. The public safety training facility that is proposed as part of the Phase II development would generate intermittent noise from exercises that may include the operation of speakers and sirens. The facility would also contain an indoor firing range. However, as this range would be well insulated and indoors, nuisance levels of noise from this range would be contained onsite.

Sensitive receptors nearest the project site include the Tanglewood residential community, located approximately 1.1 miles south of the project site on the east side of Black Road, and a single-family tract development, located approximately 1.5 miles east of the project site on the north side of Betteravia Road.

As noted in Section 4.6.1(a), a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. It is therefore conservatively assumed that onsite loudspeakers would need to be approximately 10 dBA over ambient noise levels in order to be heard. Based on a worst-case scenario of existing onsite ambient noise of 69.1 dBA, amplified sound levels would be approximately 79.1 dBA at 50 feet from Betteravia Road. At this level, and assuming a typical 6 dBA reduction in noise per doubling of distance, the noise level from onsite activity would be less than 50 dBA at the nearest residences in the Tanglewood community. These levels are well below ambient sound conditions and, therefore, would not be audible. Such levels are also well below County thresholds. Impacts would therefore be Class III, *less than significant*.

Mitigation Measures. No mitigation measures are required.

Significance After Mitigation. Impacts would be less than significant.

c. Cumulative Impacts. Table 4.6-4 shows estimates of cumulative traffic noise increases associated with development of approved and pending projects in the Santa Maria-Orcutt area, in combination with the proposed project. As indicated, noise increases of over 3 dBA are anticipated along Betteravia Road east of Black Road. This is due primarily to anticipated residential growth in the area. Existing and future cumulative noise levels are modeled as being above the 65 dBA CNEL significance threshold at the roadway edge for all four noise modeling locations. The City of Santa Maria and County of Santa Barbara are expected to require appropriate mitigation measures, either through setbacks or noise barriers, to reduce noise levels below significance thresholds for future residential developments.

Table 4.6-4 Projected Cumulative Noise Level Changes (dBA CNEL)

Roadway Segment	Existing (50 ft from centerline)	Cumulative*	Cumulative Noise Level Increase	Cumulative + Project (Full Buildout)	Cumulative Noise Level Increase due to Project
Betteravia Rd. w/o Black Rd.	67.3	68.1	+0.8	68.1	+0.0
Betteravia Rd. e/o Black Rd.	70.1	73.5	+3.4	74.0	+0.5
Black Rd. n/o Betteravia Rd.	64.9	66.8	+1.9	67.2	+0.4
Black Rd. s/o Mahoney Rd.	68.9	70.8	+1.9	71.0	+0.2

** Cumulative analysis assumes development of approved and pending projects in the Santa Maria-Orcutt area, as in the EIR traffic study.*

Cumulative noise increases would exceed 3 dBA on Betteravia Road. In general, the projected increase in overall traffic throughout the Santa Maria-Orcutt area will cumulatively increase traffic noise throughout the region. However, it should be noted that the proposed project's contribution to these significant impacts is less than the 3 dBA significance threshold and would not be perceptible to most listeners. Therefore, the project's contribution to cumulative noise level increases is less than significant.

4.7 LAND USE

4.7.1 Setting

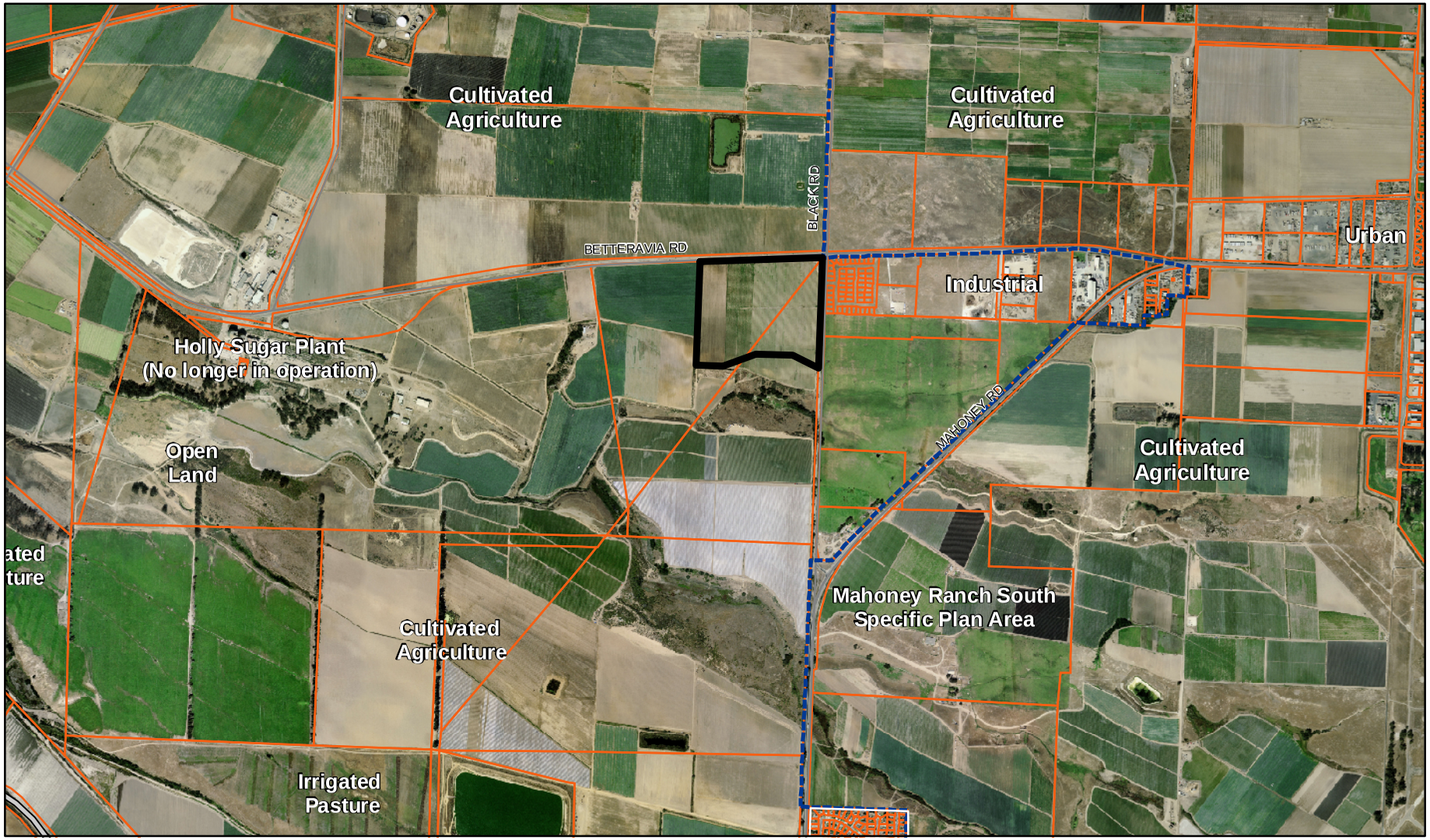
a. Regional Land Use. The project site is located in the County of Santa Barbara, which occupies approximately 2,774 square miles of both urban and rural land uses. Specifically, the project site lies within the Santa Maria Valley Rural Region, immediately southwest of the Santa Maria city limits. Urban development in the City of Santa Maria is primarily located along the main travel corridors that bisect the City. These include east-west corridors such as Betteravia Road, Stowell Road and Main Street, as well as north-south oriented corridors, such as U.S. Highway 101, Orcutt Expressway (Route 135) and Broadway. More rural land uses, such as rangeland, row crops and open space occupy the outlying areas of the City and a majority of the area in the vicinity of the site.

b. Land Uses in the Project Site Vicinity. The 50-acre project site is in an area primarily characterized by agricultural uses and open space, located at the southwest corner of Black and Betteravia Roads within the unincorporated Santa Barbara County, adjacent to and immediately southwest of a portion of the City of Santa Maria. The project site itself is used for agricultural production and is currently planted with broccoli.

The predominant land use surrounding the property is agriculture. Property to the west is planted with broccoli, while property to the north across Betteravia Road is planted with strawberries, broccoli and other vegetables. Property to the east is composed of open space, while property at the northeast corner of Black and Betteravia Roads (diagonally adjacent to the project site) is composed of fallow agricultural land (with irrigation present). Additional broccoli production and a low lying drainage area are located south of the project site.

Nearby development includes a large industrially-zoned collection of parcels approximately 1 mile west of the property which includes the now closed Holly Sugar industrial complex, Plantel Nurseries, Rancho Laguna Farms and a welding shop. Industrial uses are also located approximately ½-mile east of the site, just beyond an open space area adjacent to Black Road. The nearest residential development is the Tanglewood community, located approximately 1.1 miles south of the project site on the east side of Black Road and a single-family tract development, located approximately 1.5 miles east of the project site on the north side of Betteravia Road. The Santa Maria Airport is located approximately 2 miles southeast of the property. Additional urban development associated with the 2007 Mahoney Ranch South Specific Plan is envisioned by the City of Santa Maria for a 319-acre area east of the intersection of Black and Mahoney Roads, approximately 0.7 miles south of the project site. Current forecasts estimate development of up to 1,405 new residential units, as well as neighborhood commercial, institutional and open space land uses. Figure 4.7-1 illustrates the land uses in the project area.

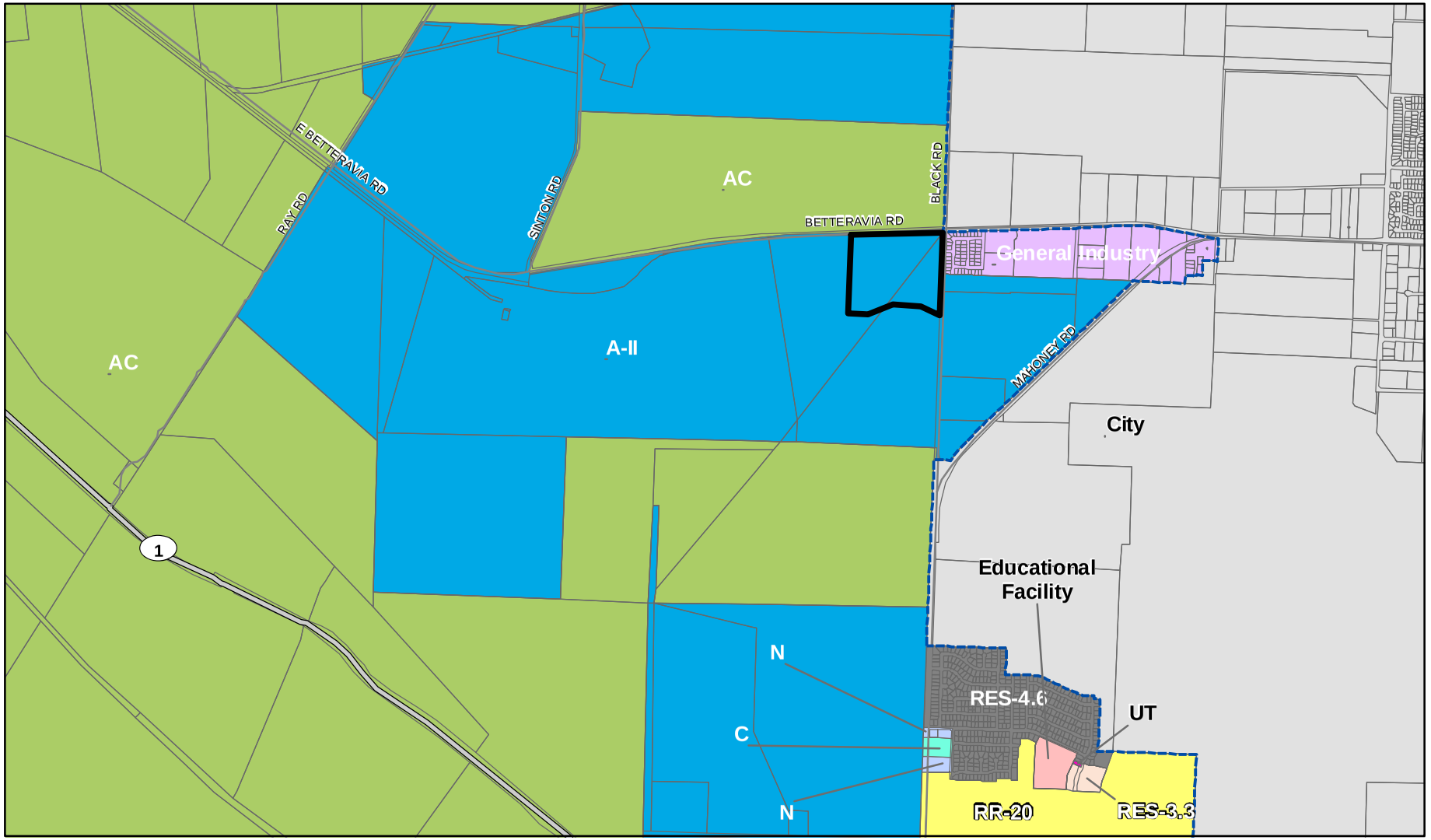
c. Regulatory Setting. The Santa Barbara County Comprehensive Plan and Land Use and Development Code (LUDC) regulate land use planning in the project site vicinity. The site is designated A-II (Agriculture II, 40-acre minimum) under the County's Comprehensive Plan. The site is zoned M-2 (General Industry) under the LUDC. Comprehensive Plan land use designations for the site and surrounding area are shown on Figure 4.7-2. The property is not



Source: Santa Barbara County, 2007, AirPhoto USA 2004 and Rincon Consultants, 2007.

Land Uses in the Project Vicinity

Figure 4.7-1



Source: Santa Barbara County, 2007.

Comprehensive Plan Land Use Designations

Figure 4.7-2

enrolled in an agricultural preserve (Williamson Act) contract (per Santa Barbara County Land Status map).

Acquisition of the project site from Agland Venture Capital Group, Inc. by the Sheriff's Department would require authorization by the County Board of Supervisors. Prior to site acquisition, the Planning Commission would need to make a determination relative to General Plan consistency pursuant to Government Code 65402. If the Sheriff's Department purchases the property, the site's Comprehensive Plan Land Use Designation would need to be changed to "Institution/ Government Facility" prior to development of the jail and other project components.

The County is exempt from certain development requirements under the Zoning Ordinance. For example, the project would not require discretionary approval by the Planning Commission or follow-up Land Use Permits. Building and grading permits from Planning and Development would be required, however.

4.7.2 Impact Analysis

a. Methodology and Significance Thresholds. Land use compatibility impacts of the project were assessed based upon the level of physical impact anticipated from potential conflicts between proposed and existing land uses. Impacts are considered significant if the proposed development would be markedly incompatible in scale or use characteristics with any adjacent land uses, or if the project would result in land use conflicts that are demonstrably detrimental to the well-being of existing or proposed uses. Aesthetic compatibility is discussed in Section 4.10, *Aesthetics/Visual Resources.* Compatibility with adjacent agricultural uses and associated pesticide usage are further discussed in Section 4.8, *Agricultural Resources,* and Section 4.11 *Hazardous Materials/Risk of Upset.*

b. Project Impacts.

Impact LU-1 **Onsite construction activity would create temporary construction impacts, particularly generation of noise and fugitive dust that could be detrimental to adjacent agricultural activities. Impacts would be Class II, *significant but mitigable.***

It is anticipated that construction activity would take place in two broad phases, although full site development may occur over a period of 20 years or more. Each major phase of construction would be expected to take 1 to 3 years. The use of construction equipment and generation of fugitive dust during project construction would increase localized noise levels and would generate dust that could travel offsite. Sensitive residential uses are at a great enough distance from the site (the Tanglewood neighborhood 1.1 miles to the south and single-family tract homes 1.5 miles to the east) that they would not be significantly affected by these impacts. As discussed in Section 4.6, *Noise*, construction-related noise impacts would be less than significant due to the distance to the nearest sensitive receptor. However, as discussed in Section 4.3, *Air Quality*, the Santa Barbara County Air Pollution Control District (SBCAPCD) requires mitigation of construction impacts to minimize emissions of fugitive dust, regardless of the distance to sensitive receptors. Generation of fugitive dust may also cause temporary impacts

to immediately adjacent agriculture uses. Temporary impacts associated with dust generation during construction would therefore be potentially significant.

Mitigation Measures. Mitigation measures AQ-1(a)(Construction Dust Control Program) and AQ-1(b) (Ozone Precursor Control Program) in Section 4.3, *Air Quality*, would reduce the generation of fugitive dust.

Significance After Mitigation. Mitigation measures AQ-1(a) and AQ-1(b) would limit excessive dust generation that would otherwise have a potential impact on nearby agriculture. Temporary land use impacts would be less than significant with mitigation.

Impact LU-2 **Operation of the jail, including inmate incarceration, transportation and release, as well as operation of the buildings and facilities themselves, has the potential to conflict with residential uses in the vicinity of the jail site. However, project design and standard operational procedures would minimize the potential for compatibility conflicts. Impacts would therefore be Class III, *less than significant*.**

Residents of the Tanglewood community, located approximately 1.1 miles south of the project site, have previously expressed concerns about possible compatibility conflicts between residential uses and jail facilities previously analyzed in the vicinity. These include anticipated increases in noise and nighttime lighting and decreased neighborhood safety. Specific safety concerns include the release of inmates during nighttime hours, the lack of public transportation serving the site and the potential for escapes.

Safety. One potential safety concern is the probability of inmates leaving the jail facility and wandering into nearby residential areas. The South County Jail and the minimum security facility (Honor Farm) in Santa Barbara County have been at their current locations in Santa Barbara for 34 and 57 years, respectively. Although both facilities are surrounded on all sides by residences, the Santa Barbara County Sheriff's Department reports that no incidents have occurred involving released inmates interacting with nearby residents (Sams, 2005). Based upon this experience and considering that the New County Jail Facility would also include the Sheriff's Patrol functions, no significant safety problems are anticipated at the New County Jail Facility due to inmate release.

There are five types of inmate releases from a jail facility: time served, court order, own recognizance, citation release and bail. Time served releases involve inmates being released upon expiration of their sentence. Court order releases occur when a court directs the inmate's release. Own-recognizance releases take place when the "Pre-trial Services" arm of the courts releases an inmate to appear later in court. Citation releases involve the jail staff releasing an inmate who promises to appear later in court. Bail releases occur when an inmate posts bail and is released pending a criminal trial.

The Sheriff's Department can exercise some control over when an inmate will be released from custody, particularly time served releases. Time served releases would occur during daytime hours from the New County Jail Facility. Court ordered release instructions are routinely received by the jail for processing during the daytime hours and inmates are usually released before 9:00 P.M. Before own-recognizance inmates are released, the pre-trial services staff

performs a background investigation to assess, among other factors, any potential danger the inmate poses to the public before release is authorized. Before the Sheriff's Department releases anyone on a citation, a similar assessment is made. The citation release program is limited to misdemeanor charges, automatically exempting felony inmates from this type of release.

Bail releases occur at all hours. At the existing Santa Barbara County Jail and the sub-station located on Foster Road, the vast majority of bail-released inmates arrange for transportation. The bail bondsmen, family members, or friends who post bail for the inmate usually provide transportation. In all instances, if jail personnel believe that an inmate eligible for release poses a potential threat or danger based on their mental condition, inmates can be referred to the County Mental Health Department in place of release.

Based upon the actions of released inmates from the Santa Barbara County Jail, a majority of the inmates released from the proposed New County Jail Facility are anticipated to call and arrange for pick-ups. Phones would be located both inside the release booth and outside of the jail structure. Those who do not have rides would be directed to Santa Maria via Black and Betteravia roads, where they could utilize the variety of services provided in town, such as retail establishments, hotels and restaurants.

Public transportation service is not currently available at the project site. However, the Sheriff's Department anticipates that the Santa Maria Area Transit (SMAT) would agree to extend their routes to the project site if the proposed jail is constructed. If an agreement can be made and SMAT would service the jail facility, bus tokens would be provided to released inmates who do not have pick-ups arranged.

Escapes from the proposed jail facility could occur, but would not be likely, according to Sheriff's Department personnel. The Santa Barbara County Jail complex, like the proposed facility, provides both maximum and medium security facilities. Since its establishment 34 years ago, there have been only four incidents of escape from the maximum security jail (Main Jail). The most recent incident occurred in March 1998, when three inmates escaped. All escapees were subsequently captured and charged with committing crimes during their escape. However, no citizens were injured. No escapes from the Main Jail have occurred since the March 1998 incident.

Since 1999, there have been 6 escapes from Honor Farm (Tacy, 2007). However, inmates housed at the Medium Security Facility pose little or no threat to the public. Many of these inmates are used as work crews at various parks and other public facilities. Prior to their transfer to the Medium Security Facility, inmates must go through an extensive screening process that assesses, among other factors, whether they pose any threat to the public. During the Honor Farm/Medium Security Facility's 57-year history, only two minor incidences involving "walk-away" escapees and adjacent residences have occurred and no incidences have occurred since 1999.

Noise. As discussed in Section 4.6, *Noise*, onsite noise sources may occasionally be audible on immediately adjacent properties. However, the nearest residential development is the Tanglewood community, located approximately 1.1 miles south of the project site on the east side of Black Road and a single-family residential development, located approximately 1.5

miles east of the project site on the north side of Betteravia Road. At that distance, noise from onsite activity would not be audible above other noise sources that affect the area (i.e., automobile traffic on Black and Betteravia Roads and air traffic at Santa Maria Public Airport). Vehicle traffic noise associated with the site is addressed in Section 4.6, *Noise* and is found to be less than significant. Therefore, significant noise conflicts are not anticipated.

Lighting. The proposed project would include new sources of nighttime lighting that could be partially visible from nearby residential areas. However, residential areas are sufficiently distant from the site such that this would not be a compatibility issue. Refer to Section 4.10, *Aesthetics/Visual Resources,* for a discussion of lighting impacts related to the rural character of the area and travelers on area roadways.

Mitigation Measures. No mitigation is required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

Impact LU-3 **The project site is within Zone II, Safety Area 3 (Airport Safety Area, General Airport Traffic Pattern Zone) of the Santa Maria Public Airport. However, due to the ample distance between the project site and flight paths, the potential for conflicts between airport and jail operations would be Class III, *less than significant*.**

The site is located within the Traffic Pattern Zone (Safety Area III) of the Santa Maria Public Airport (Bill Yim, Santa Barbara County Association of Governments, personal communication, December 17, 2007), which is located approximately 2 miles southeast of the property. However, the site is not in line with airport approach paths and the vast majority of flights departing the airport do not fly over the site (Bill Yim, 2007). Therefore, the safety risk to inmates, employees and others at the jail is low. In addition, the distance between the airport and the proposed jail is sufficient such that the jail's communications equipment, building height and lighting would not interfere with flight systems or safety. Impacts on flight and project safety would therefore be less than significant.

Mitigation Measures. No mitigation is required.

Significance After Mitigation. Impacts would be less than significant without mitigation.

c. Cumulative Impacts. Cumulative development throughout the Santa Maria-Orcutt area would gradually transform much of the Santa Maria Valley from a rural to a more urban character. The proposed project would incrementally contribute to this substantial change. Individual development projects in the region would have the potential to create compatibility conflicts relating to the interface of historic agricultural and new urban development. However, such conflicts would be addressed on a case-by-case basis. Assuming that conflicts can be resolved through the proper use of buffers and appropriate design, significant cumulative land use compatibility conflicts are not anticipated. Furthermore, the project's contribution to these impacts is not considered significant.

4.8 AGRICULTURAL RESOURCES

4.8.1 Setting

a. Regional Agricultural Resources. California is the leading state in agricultural production in the United States and Santa Barbara County consistently ranks within the top 20 counties in the state in overall agricultural productivity. Santa Barbara County gross agricultural production in 2006 totaled $1,016,735,144 on an estimated 723,074 acres. The comparative agricultural values identified in Table 4.8-1 show an increasing trend in County crop values for the past eleven years. The top ten revenue crops that were produced in the County in 2006 included strawberries, broccoli, wine grapes, head lettuce, celery, avocados, cauliflower, leaf lettuce, cattle and Lily cut flowers.

Table 4.8-1 Santa Barbara County Agricultural Production Report, 2006

Year	Comparative Agricultural Values
2006	$1,016,735,144
2005	$997,600,578
2004	$905,387,495
2003	$858,016,583
2002	$771,662,986
2001	$709,117,112
2000	$735,003,901
1999	$656.969.259
1998	$611,859,484
1997	$625,974,591
1996	$581,637,098

Source: Santa Barbara County Agricultural Production Report, 2006.

Table 4.8-2 summarizes agricultural productivity in Santa Barbara County for 2006, including harvested acreage and total gross values. Commonly produced agricultural commodities in the project area include row crops (vegetables such as broccoli, cauliflower, lettuce, squash, etc.), field crops (such as Sudan grass, beans, non-irrigated rangeland and irrigated pasture) and strawberries.

Table 4.8-2 Santa Barbara County Agricultural Summary

Crop Types	Harvested Acres	Total Gross Values
Vegetables	73,574	$389,344,821
Field Crops	606,374	$11,820,708
Fruit and Nut Crops	38,416	$396,588,783
Nursery Products	2,401	$172,661,391
Seed Crops	2,309	$10,899,226
Livestock and Poultry	n/a	$29,735,053
Livestock, Poultry and Aviary Products	n/a	$5,685,162
Total	**723,074**	**$1,016,735,144**

Source: Santa Barbara County Agricultural Production Report, 2006.

As a result of urbanization and increased development and populations, the County of Santa Barbara has seen a decline in agricultural land uses over the years. Table 4.8-3 illustrates the changes in agricultural land uses and the gain of non-agricultural land uses in Santa Barbara County between 2004 and 2006. During this time period, approximately 2,128 acres were converted from "important farmland" to "other uses" throughout the county.

Table 4.8-3 Santa Barbara County Land Use Conversion

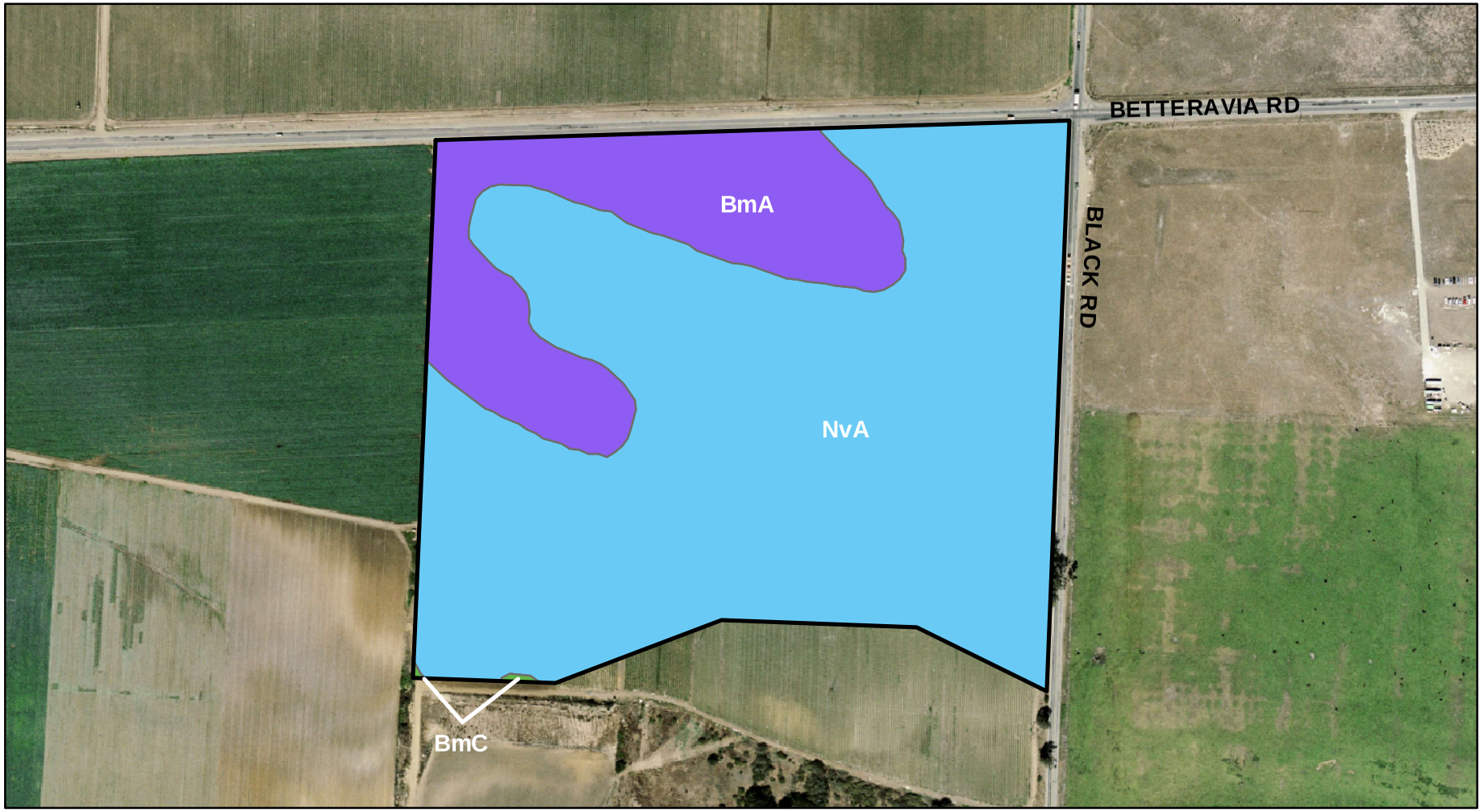
Land Use Category	Total Acreage Inventoried		2004-2006 Acreage Changes			
	2004	2006	Acres Lost (-)	Acres Gained (+)	Total Acreage Changed	Net Acreage Changed
Prime Farmland	67,774	67,223	1,324	773	2,097	-551
Farmland of Statewide Importance	12,380	12,242	291	153	444	-138
Unique Farmland	35,135	34,438	958	261	1,219	-697
Farmland of Local Importance	20,837	20,095	1,563	821	2,384	-742
IMPORTANT FARMLAND SUBTOTAL	**136,126**	**133,998**	**4,136**	**2,008**	**6,144**	**-2,128**
Grazing Land	583,309	584,449	1,656	2,796	4,452	1,140
AGRICULTURE LAND SUBTOTAL	**719,435**	**718,447**	**5,792**	**4,804**	**10,596**	**-988**
Urban and Built-up Land	62,209	62,215	107	293	400	186
Other Land	254,087	254,962	338	1,213	1,551	875
Water Area	4,264	4,191	73	0	73	-73
TOTAL AREA INVENTORIED	**1,039,815**	**1,039,815**	**6,310**	**6,310**	**12,620**	**0**

Source: California Department of Conservation, Table A-32 Santa Barbara County 2004-2006 Land Use Conversion

b. Onsite Agricultural Resources.

Agricultural Uses. The entire 50-acre project site is planted in irrigated row crops (broccoli). Property to the west, which is under the same ownership and operation as the project site, is also planted with broccoli. Property to the north, across Betteravia Road, is planted with strawberries, broccoli and other vegetables. Property at the northeast corner of Black and Betteravia Roads (diagonally adjacent to the project site) is planted with peas, a seasonal crop. Unlike the project site, land to the north and northwest of the property is enrolled in an agricultural preserve (Williamson Act) contract. Refer also to Figure 4.7-1, *Land Uses in the Project Vicinity,* in Section 4.7, *Land Use.*

Soils. Onsite soil types are shown on Figure 4.8-1 and described in Table 4.8-4. Betteravia Loamy Sand (0 to 2% slopes) and Narlon Sand (0 to 2% slopes) cover the majority of the site. A small area (0.047 acres) of Betteravia Loamy Sand (2 to 9% slopes) occurs along the southern boundary of the site. The 2004 Soil Survey Geographic (SSURGO) database does not classify any of the onsite soils as prime farmland. However, the entire site is designated as Unique Farmland under the California Department of Conservation Farmland Monitoring and Mapping Program (2004). All three soil types have an irrigated Land Capability Class (LCC) 4.



Source: AirPhoto USA, 2004,
U.S. Department of Agriculture, National Resources Conservation Service,
Soil Survey Geographic (SSURGO) database for North Santa Barbara County, 2004.

0 250 500 Feet

N

Project Site
BmA - Betteravia loamy sand, 0 to 2 percent slopes
BmC - Betteravia loamy sand, 2 to 9 percent slopes
NvA - Narlon sand, hardpan variant, 0 to 2 percent slopes

Soil Classification Map

Figure 4.8-1

Table 4.8-4 Soil Classification

Soil Type	Description	Approximate Acreage	Farmland
BmA	Betteravia loamy sand, 0 to 2% slopes	10.749	Not Prime Farmland
BmC	Betteravia loamy sand, 2 to 9% slopes	0.047	Not Prime Farmland
NvA	Narlon sand, hardpan variant, 0 to 2% slopes	39.771	Not Prime Farmland

Source: U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic (SSURGO) database for Northern Santa Barbara area (ca672), 2004.

Agricultural Suitability. The Santa Barbara County Comprehensive Plan Conservation Element defines agricultural suitability for soil series through the county. According to the Conservation Element, the three major environmental determinants of agricultural suitability are water supply, soil and climate (p. 190). Based on these determinants, the Betteravia soil series is defined as "unsuitable" for all types of crops in the Santa Maria area, while the Narlon soil series is assigned a "low" to "moderate" suitability in the area (refer to Table 6 in the County Conservation Element). However, the Conservation Element was drafted over 30 years ago, and farming practices have changed over this time. According to the Agricultural Commissioner's Office, areas of the County that were once considered unsuitable may now be highly suitable for agricultural crops. Given the Farmland Mapping and Monitoring Program (FMMP) designation of the site and the presence of cash crops (strawberries and vegetables), the project site is considered highly suitable for irrigated crops.

c. City of Santa Maria Greenbelt Resolution. City of Santa Maria Resolution 94-9 establishes a greenbelt to preserve agricultural and open space uses adjacent to the City. The greenbelt resolution states that the City shall not annex or develop the areas west of Black Road and that all such areas should be preserved for agricultural and open space uses. The resolution is not binding in relation to public projects carried out by the County of Santa Barbara on public land.

4.8.2 Impact Analysis

a. Methodology and Significance Thresholds. The County of Santa Barbara uses a weighted point system to assign relative values to particular factors of a site's agricultural productivity in order to determine the potential for a project to have a significant impact on agricultural land and/or productivity. Factors that are considered in the analysis included parcel size, adjacent land uses, water availability, comprehensive plan designation, agricultural preserve potential, existing land use, soils, agricultural suitability, and combined farming operations. In accordance with County thresholds, the conversion from agricultural use is considered significant if the totals from the above factors equal 60 points or more.

In addition, disruption or interference with adjacent agricultural operations, such as restrictions on pesticide application or farming practices, results in potentially significant land use compatibility conflicts. To minimize such conflicts, the County's Agricultural Commissioner's Office regulates setbacks for restricted use pesticides and recommends setbacks for development projects on a case by case basis. Land use compatibility between farming and non-farming development and activities would be deemed significant if adequate buffers are not provided.

b. Project Impacts and Mitigation Measures.

Impact AG-1 The proposed project would convert approximately 50 acres of irrigated cropland to non-agricultural use. The agricultural suitability of the project site is above the County's significance threshold; therefore, conversion of the site would be a Class I, *significant and unavoidable,* impact.

The proposed project would ultimately convert approximately 50 acres currently in use for irrigated cropland to a non-agricultural use. As noted above, the County of Santa Barbara uses a weighted point system to assign relative values to particular factors of a site's agricultural productivity in order to determine the potential for a project to have a significant impact on agricultural land and/or productivity. Table 4.8-5 shows the project site's rating in each of the factors considered in this analysis.

Table 4.8-5 Agricultural Suitability

Agricultural Threshold Factors	Possible Points	Project Site Points
Parcel Size		
40 -100 acres	9 to 10	9
Soil Classification		
Class 4	6 to 7	7
Water Availability		
Land has an adequate water supply for crops or grazing	12 to 15	15
Agricultural Suitability		
Crops:		
Highly suitable for irrigated grain, truck and field, orchard, or vineyard crops	8 to 10	8
Land Use		
In active agricultural production	5	5
Comprehensive Plan		
A-II	5	5
Adjacent Land Uses		
Agriculture with support facilities	9 to 10	9
Agricultural Preserve Potential		
Can qualify for prime agricultural preserve by itself, or is in a preserve[1]	5 to 7	7
Combined Farming Operation[2]		
Provides an important component of a combined farming operation	3	3
TOTAL POINTS 60+ is potentially significant		**68**

Source: Santa Barbara County Environmental Thresholds and Guidelines Manual, 2003.

Based upon the County's agricultural suitability formula, the project site receives a total of 68 points. This exceeds the County's 60-point significance threshold. This relatively high score can be attributed to the moderate size of the site (50 acres), the presence of an existing water supply, and the site's current use for agricultural production. Based on this score, impacts related to

[1] Prime agricultural preserves refer to the type of preserve contract, not on-site soil classification, and must be 40 acres.
[2] Combined farming operation refers to more than one separate parcel managed as a single agricultural operation.

agricultural lands conversion on the New County Jail Site would be Class I, *significant and unavoidable*.

It should also be noted that an approximately 5-acre strip of agricultural land directly south of the project boundary and north of the drainage area would be indirectly impacted by the proposed project (refer to Figure 2-3). Although the project would not directly convert this area to non-agricultural use, it may interfere with access to this relatively small agricultural area, thereby reducing future agricultural viability.

Mitigation Measures. No feasible measures are available that would mitigate impacts to conversion of agricultural lands on the project site.

Significance After Mitigation. Impacts would be significant and unavoidable.

Impact AG-2 Operation of the proposed project could restrict the application of pesticides on adjacent agricultural properties. The impact to adjacent offsite agricultural operations is Class II, *significant but mitigable.*

The project site is within an agricultural area where pesticides may be used. The entire 50-acre site is planted in row crops (broccoli). Property to the west, which is under the same ownership and operation as the project site, is also planted with broccoli. Property to the north (across Betteravia Road) is planted with several row crops including strawberries, broccoli and other vegetables. Property at the northeast corner of Black and Betteravia Roads (diagonally adjacent to the project site) is planted with peas, a seasonal crop. Property immediately adjacent to the south (north of the low lying drainage feature) is also planted with broccoli.

Farming practices typically associated with the type of farming on-site and in the surrounding area include turning of the soil and application of pesticides/fertilizers. These activities can generate dust, odors and, in some cases, pesticide drift. State law requires setbacks between the application of certain pesticides and sensitive land uses. The required setback is based upon the amount and type of product used, site conditions and other factors. Therefore, pesticide application could be restricted on some portions of adjacent operations, depending upon the location of facilities on the project site. To minimize conflicts between farming and non-farming uses as well as to avoid exposure of non-farm uses and development to pesticides and other chemicals, the Agricultural Commissioner's Office regulates setbacks for restricted use pesticides and recommends setbacks for development projects on a case-by-case basis. As noted above, agricultural production surrounds the site on the north, west, and east.

Santa Barbara County has a Right-to-Farm Ordinance (Chapter 3, Article V, Section 3-23), the purpose of which is to protect agricultural lands from conflicts with nonagricultural land uses that may result in financial hardships to agricultural operations or the termination of their operation. The County's Right-to-Farm Ordinance states that no agricultural activity, operation, or facility shall be deemed or become a "nuisance" due to any changed condition in the locality, after the agricultural use has been in operation for at least three years. The County's right to farm ordinance would protect on-going agricultural operation from such lawsuits.

Although there are laws in place to protect the public from pesticide exposure, pesticides may unintentionally drift from agricultural fields. In addition, predominant wind direction in the area is from the northwest to the southeast. As a result, dust, odors and unintentional pesticide drift associated with farming operations northwest of the property would be carried toward the project site.

The proposed vocational building/general plant would be located approximately 120 feet from agricultural production to the north. However, inmate housing would be located at least 300 feet from this agricultural production area. An open space area would act as a buffer between housing and agricultural production in this location (refer to Figure 2-3 in Section 2.0, *Project Description*). To the west, inmate housing would be located approximately 300 feet from agricultural production, while inmate housing to the south would be located between 330 and 480 feet from production. This distance is due primarily to the fact that proposed structures and associated development would be situated in the northeastern portion of the site, adjacent to Black and Betteravia Roads. The western and southern portions of the 50-acre site, although not currently proposed for development, may support future Phase 2 activities such as a relocated ball field and Sheriff's Department or Fire Department training areas. Until the full buildout of Phase 2, and potentially after full buildout, the southernmost and westernmost portions of the 50-acre site would be undeveloped but would no longer be used for agricultural purposes. Any areas maintained as open space would act as a buffer between inmate housing and agricultural production to the west and south.

Property directly east of the project site is fallow and zoned General Industrial. As a result, agricultural production would not be expected in this area in the future. However, property northeast of the site could be used for row crops in the future. Proposed structures would be at least 600 feet from future production in this area, buffered by proposed parking areas and the intersection of Black and Betteravia Roads (refer to Figure 2-3).

The proposed vocational building/general plant is located approximately 120 feet from agricultural production to the north across Betteravia Road. Depending on the width of the buffer from agricultural lands as determined by the Agricultural Commissioner's Office, this structure may be located within this buffer. Other structures may also be located within the agricultural buffer, but this is less likely, as these are more than 200 feet from any agricultural lands or operations. Nevertheless, depending on the width of the agricultural buffer, impacts related to the potential restriction of pesticide and fertilizer application on the adjacent property to the north are potentially significant and mitigation is required.

Mitigation Measures. The following mitigation measure is required to address potential compatibility conflicts between the proposed jail facility and adjacent agricultural operations.

AG-2(a) **Agricultural Buffers.** All project components shall be designed with the provision of buffers adjacent to agricultural land, thereby limiting the potential for pesticide restriction. Buffers shall be established in consultation with the Agricultural Commissioner's Office. Building areas and areas where people congregate outdoors, including for recreation areas, shall be set back from adjacent agriculturally designated parcels in accordance with Agricultural Commissioner's

Office recommendations, including the remainder of the project parcels after the proposed 50-acre lot split.

Plan Requirements and Timing: Building areas and areas where people congregate shall be set back a sufficient distance from adjacent agriculturally designated parcels. The Agricultural Commissioner's Office shall recommend the appropriate buffer, and Planning and Development and the Agricultural Commissioner shall review site plans prior to building permit approval for each project component.

Monitoring: For all components of the project, the Agricultural Commissioner and Planning and Development shall review building plans prior to permit approval.

Significance After Mitigation. Implementation of the above mitigation measure would reduce impacts to a less than significant level.

c. Cumulative Impacts. Cumulative development throughout the Santa Maria-Orcutt area and the Santa Maria Valley through 2020 (which includes approximately 4,800 residences and approximately 2.6 million square feet of commercial/industrial development) would gradually alter the area's semi-rural character and would result in the continued conversion of agricultural lands to non-agricultural uses. The proposed project would incrementally contribute to this significant cumulative change by converting approximately 50 acres of farmland to a non-agricultural use.

In addition, individual development projects in the region would have the potential to create compatibility conflicts relating to the interface of agricultural uses with new non-agricultural development. Such conflicts would be addressed on a case-by-case basis. It is anticipated that potential conflicts can be resolved through the proper use of buffers and appropriate design, thus reducing cumulative compatibility impacts to a less than significant level.

4.9 ENERGY

4.9.1 Setting

a. Motor Vehicle Fuel. Currently, the only overnight detention in the North County is a 38-bed holding facility located in Santa Maria. Therefore, people detained in the North County area for law enforcement purposes must be bused to the Main County Jail in Santa Barbara, which is about 70 miles one-way from the North County Courthouse (140 miles round trip). In 2004, for example, 27,771 trips (51% of all court transports) were between the Main Jail and North County courts. This amounts to about 30 bus/van trips per week. This equates to an estimated 109,200 vehicle miles of travel per year to bus inmates between the North County and the South County Jail.

b. Natural Gas. The Southern California Gas Company (SCGC) provides natural gas service in the Santa Maria Valley. The service line in the area of the project site is a 3-inch medium pressure distribution line located along Black Road. A high pressure line exists along Betteravia Road. The SCGC does not report any service or capacity problems in the site vicinity (Vargo, 2007). The project site is currently used for irrigated agriculture. Natural gas service is not currently available on-site and no natural gas is currently consumed.

c. Electricity. Pacific Gas & Electric (PG&E) provides electrical power service in the Santa Maria Valley. Service is provided in the vicinity of the project site via an existing 12 kV distribution line along Black Road. PG&E historically has not reported any service or capacity problems in the site vicinity (County of Santa Barbara, 2005).

d. Energy Conservation Requirements. The Conservation Element of the Santa Barbara County Comprehensive Plan includes several recommendations pertaining to energy conservation. Recommendations potentially relevant to the proposed New County Jail Facility include:

- *Identify the potential for energy conservation measures and for the promotion of policies to convert to non-fossil fuel energy sources.*
- *Review and coordinate the implementation of energy conservation-related County policies and ordinances.*
- *Implement an aggressive conservation and alternative energy program for County and public facilities.*
- *Establish on-going public education energy conservation outreach programs.*
- *Actively participate in the energy conservation programs of the local, state, and federal agencies.*

4.9.2 Impact Analysis

a. Methodology and Significance Thresholds. Pre- and post-project motor vehicle fuel consumption associated with inmate bus trips between the North County and the Main County Jail in Santa Barbara was estimated based upon the estimates of inmate trips contained in Section 2.0, *Project Description*, and a 140-mile round trip between the North County and the Main County Jail. Future electricity and natural gas consumption on the project site was

estimated based on typical demand factors associated with the proposed uses obtained from South Coast Air Quality Management District's (SCAQMD) *CEQA Air Quality Handbook*.

Impacts to energy resources are considered less than significant if adequate resources are available to the proposed project. Mitigation measures are recommended, however, in order to utilize available energy resources more efficiently, and reduce adverse impacts to the maximum extent.

b. Project Impacts and Mitigation Measures.

Impact E-1 Implementation of the proposed project would reduce motor vehicle fuel consumption by reducing prisoner transfers between the North County Courthouse and Santa Barbara Jail Facility. This is considered a Class IV, *beneficial* effect.

As described in Section 2.0, *Project Description*, approximately 30 round trips per week transport inmates between the North County Courthouse and Main County Jail Facility. The construction of the initial 808 beds of the New County Jail Facility would be expected to eliminate about 75% of these trips, or about 23 round trips per week. Upon full buildout of the New County Jail 1,520-bed facility, virtually all bus trips associated with transporting inmates between the Main and North County facilities would be eliminated. The proposed project would reduce the amount of motor vehicle fuel consumed by the Santa Barbara Sheriff's Department for busing these inmates. Table 4.9-1 compares current annual fuel consumption associated with inmate bus trips to that which would occur after implementation of project buildout.

Table 4.9-1 Estimated Fuel Consumption from Inmate Bus Trips

	Weekly Round Trips	Annual Round Trips	Annual Fuel Consumption [a]
Current	30	1,564	21,896 gallons
After Phase I	7	365	5,110 gallons
Project Buildout	0	0	0 gallons

[a] *Assumes 140 miles per round trip and a fuel efficiency of 10 miles per gallon.*

Phase I. The number of inmate bus trips would be reduced by about 75% after construction of Phase I of the New County Jail Facility. As indicated in Table 4.9-1, this would reduce overall fuel consumption associated with such trips to an estimated 5,110 gallons per year, which represents an annual saving of 16,786 gallons of vehicle fuel. This is considered a beneficial effect of the proposed project.

Future Expansions. After completion of future expansions (full buildout of the proposed project), virtually all inmate bus trips between the North County area and South County Jail would be eliminated. This would save an estimated 21,896 gallons of motor vehicle fuel annually, a beneficial effect of the proposed project.

Mitigation Measures. No mitigation measures are required for this beneficial impact. In addition, measures AQ-3(a) and AQ-3(b), in Section 4.3 *Air Quality,* would further reduce fuel consumption related to operation of the proposed project.

Significance After Mitigation. This impact would be beneficial, and as such does not require mitigation.

Impact E-2 **Implementation of the proposed project would increase natural gas consumption on the project site by about 31.49 million cubic feet per year. However, because future demand is within the capabilities of the Southern California Gas Company, impacts to natural gas are considered Class III, *less than significant.***

Development proposed for the project site would consume natural gas for heating, cooking, and other daily activities. Estimates of natural gas demand associated with buildout of Phase I and future expansions of the proposed project are shown in Table 4.9-2.

Table 4.9-2 Estimated Natural Gas Consumption

Project Phase	Building Area	Natural Gas Demand Factor	Monthly Natural Gas Demand	Annual Natural Gas Demand
Phase I	391,663 sf	4.8 cf/sf/month	1.88 mcf	22.56 mcf
Future Expansions	155,104 sf		0.744 mcf	8.93 mcf
Total	**546,767 sf**		**2.62 mcf**	**31.49 mcf**

sf = square feet cf = cubic feet mcf = million cubic feet
Source: Natural Gas Demand factors from the South Coast Air Quality Management District CEQA Guidelines, 1993.

Phase I. Upon buildout of Phase I of the proposed project, on-site demand for natural gas would be about 22.56 million cubic feet per year. SCGC indicates that existing natural gas lines in the area can meet the needs of Phase I buildout with minor extensions of natural gas infrastructure (Vargo, 2007). Therefore, Phase I is not expected to cause any significant disruption of natural gas service in the area.

Future Expansions. Buildout of future expansions would increase on-site demand for natural gas by about 8.93 million cubic feet per year. This would bring total natural gas demand on-site to about 31.49 million cubic feet per year. SCGC indicates that only minor extensions of natural gas infrastructure would be needed to provide this level of service (Vargo, 2007). Therefore, no significant impacts to natural gas service are anticipated.

Mitigation Measures. Mitigation is not required as significant impacts have not been identified. The following energy conservation measures, developed from the County's Energy Element (1994), are recommended as possible strategies to reduce the natural gas consumption of the proposed project, and increase the use of renewable energy sources.

E-2(a) **Structure Orientation**. Structures shall be oriented to facilitate the use of passive solar energy.

Plan Requirements and Timing: Building design shall incorporate the use of passive solar energy. Planning and Development shall review building plans for passive solar energy collection prior to approval of building permits.

Monitoring: Planning and Development shall review building plans

for individual project components as they are proposed to ensure compliance with this requirement.

E-2(b) **Installation of Solar Energy Collectors.** Prior to occupancy, each building shall include plans to install at least one solar energy collector.

Plan Requirements and Timing: Each building design shall include at least one solar energy collector. Planning and Development shall review building plans for solar energy collection prior to occupancy clearance.

MONITORING: Site inspection shall be conducted by the Building inspector for each component of the project.

E-2(c) **On-demand Water Heaters.** Prior to occupancy, buildings shall be installed with re-circulating, point of use, or on-demand water heater(s).

Plan Requirements and Timing: Building design shall incorporate re-circulating, point of use or on-demand water heaters. Planning and Development shall review building plans for use of energy efficiency measures prior to approval of building permits.

Monitoring: Planning and Development will review all building plans for individual project components as they are proposed. Post-construction site inspection shall be conducted by a County building inspector for each component of the project.

Significance After Mitigation. Although the availability of natural gas is not considered a significant concern for the project, implementation of the above mitigation measures would reduce on-site natural gas consumption to the degree feasible.

Impact E-3 **Project implementation would increase on-site electricity consumption by about 11.86 million kWh per year. However, because existing facilities are adequate to serve on-site development, impacts to electricity are considered Class III, *less than significant*.**

Proposed development would consume electricity for lighting, cooling, and operation of electrical appliances/devices. The increase in electricity consumption after each of the two Phases of the project is shown in Table 4.9-3.

Phase I. With implementation of Phase I of the project, on-site electricity demand would be about 8.5 million kWh per year. This level of demand is anticipated to be met with minor extensions of existing facilities, possibly including a new electrical substation. The impact associated with Phase I is not considered significant.

Future Expansions. With implementation of future expansions, on-site electricity demand would increase by about 3.37 million kWh per year, bringing total on-site demand to about 11.86 million kWh per year. PG&E has indicated in the past that it can serve this level of demand with minor extensions of existing facilities, possibly including a new electrical substation (County of Santa Barbara, 1998). The impact to electrical power service associated with full buildout of the proposed project is not considered significant.

Table 4.9-3 Estimated Electricity Consumption

Project Phase	Building Area	Electricity Demand Factor	Annual Electricity Demand
Phase I	391,663 sf	21.7 kWh/sf/year	8.50 MkWh
Future Expansions	155,104 sf		3.37 MkWh
Total	**546,767 sf**		**11.86 MkWh**

sf = square feet kWh = kilowatt hour MkWh = million kilowatt hours
Source: Electricity Demand factors from the South Coast Air Quality Management District CEQA Guidelines, 1993.

Per state and local energy requirements, the proposed project would be required to meet the Energy Building Regulations adopted by the California Energy Commission (Title 24). Meeting these standards would reduce consumption of energy to levels acceptable to the State of California.

Mitigation Measures. Mitigation is **not** required as significant impacts have not been identified. Nevertheless, the following measures are recommended to minimize the consumption of non-renewable energy resources.

E-3(a) **Solar Energy Collectors.** The County Sheriff's Department shall investigate federal grants and other programs that will be used to initiate sales of solar energy systems for applicability to the site facilities.

Plan Requirements and Timing: The Sheriff's Department shall investigate the federal grants and programs to fund solar energy systems in conjunction with building design development.

Monitoring: Planning and Development shall review potential sources of funding that could be used for each individual component of the project as such components are proposed.

E-3(b) **Design of Landscaping**. Landscaping, including the types of trees planted and their location in relation to the structure can keep buildings cooler on warm days and warmer on cool days. On-site landscaping shall be designed so as to provide natural cooling and minimize the costs associated with upkeep by reducing the need for maintenance and reducing the need for motorized lawn care equipment.

Plan Requirements and Timing: Landscape plans shall include plantings that provide natural cooling and minimize the costs

associated with upkeep by reducing the need for maintenance and reducing the need for motorized lawn care equipment. Planning and Development shall review landscaping plans for their ability to meet the intent of the above measure.

Monitoring: Planning and Development shall review landscaping plans for individual project components as they are proposed.

E-3(c) **Building Orientation**. All on-site buildings shall be designed and oriented so as to maximize the use of sunlight for daytime lighting. **Plan Requirements and Timing:** Building orientation for all on-site structures shall maximize sunlight access. Planning and Development shall review building plans for all project components prior to approval of building permits.

Monitoring: Planning and Development shall review all building plans for individual project components as they are proposed.

Significance After Mitigation. Although the availability of electricity is not considered a significant concern, implementation of the above mitigation measures would reduce electricity consumption and reduce the costs associated with consumption of electricity.

c. Cumulative Impacts. Cumulative development throughout the Santa Maria Valley would increase valley-wide energy consumption in the long-term, including electricity, natural gas, and motor vehicle fuel. The proposed project would incrementally contribute to this cumulative increase. Energy consumption associated with development in the Santa Maria Valley is not anticipated to exceed that associated with other similar development elsewhere in the state. Implementation of State, County, and/or City of Santa Maria energy conservation policies on all new development would ensure that energy is not used in a wasteful manner. Because energy purveyors do not anticipate problems meeting future energy demand, cumulative impacts are not considered significant.

4.10 AESTHETICS/VISUAL RESOURCES

4.10.1 Setting

a. Regulatory Setting. Santa Barbara County regulates the design of the built environment through its Comprehensive Plan and Zoning Ordinance. New development must generally be consistent with the Comprehensive Plan's visual resource policies, and the Zoning Ordinance contains height and size limits as well as requiring architectural review for projects of specific types and in specific areas of the county. The Land Use Element of the Comprehensive Plan contains policy statements that serve as a framework for evaluating proposed projects for their aesthetic merit:

- *All planned developments shall be required to submit a landscaping plan to the County for approval;*
- *In rural areas, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places;*
- *Signs shall be of size, location, and appearance so as not to detract form scenic areas or views from public roads and other viewing points; and*
- *Utilities shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.*

The Land Use and Development Code (LUDC) contains provisions that regulate the design of future development, in some cases, through review of project plans by the Board of Architectural Review. The North County Board of Architectural Review (NBAR) has review authority over the northern portion of Santa Barbara County, including the project site. The purpose of the NBAR is to "encourage development that exemplifies the best professional design practices so as to enhance the visual quality of the environment, benefit surrounding property values, and prevent poor quality of design." Although it is exempt from local zoning ordinances because of its status as a County of Santa Barbara project, review of the project plans by the NBAR would be an effective tool to regulate the aesthetic design of the project. The NBAR reviews project plans and NBAR applications, and evaluates the project design against the following conditions:

- *Overall building shapes, as well as parts of any structure (buildings, walls, fences, screens, towers, or signs) shall be in proportion to and in scale with other existing or permitted structures on the same site and in the surrounding property;*
- *Mechanical and electrical equipment shall be well integrated in the total design concept;*
- *There shall be harmony of material, color, and composition of all sides of a structure or building;*
- *A limited number of materials will be on the exterior face of the building or structure;*

- *There shall be a harmonious relationship with existing and proposed adjoining developments, avoiding excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*
- *Site layout, orientation, and location of structures, buildings, and signs shall be in an appropriate and well designed relationship to one another, and to the environmental qualities, open space, and topography of the property;*
- *Adequate landscaping shall be provided in proportion to the project and the site with due regard to preservation of specimen and landmark trees, exiting vegetation, selection of planting which will be appropriate to the project, and adequate provision for maintenance of all planting;*
- *Signs including their lighting, shall be well designed and shall be appropriate in size and location; and*
- *The proposed development is consistent with any additional design standards applicable to the project site.*

b. Visual Character of the Project Site. The visual character of most of the project site is cultivated agriculture. Nearly the entire site consists of rows of broccoli; however an approximately 3,500 square foot State water turnout facility is located on the northeastern corner of the site. Eight eucalyptus trees are planted along the site's eastern border and power lines traverse at Black Road. The topography of the 50-acre parcel is relatively level, with a gentle slope in the southern portion of the property towards the drainage to the south. The majority of the site's elevation is approximately 185 feet; however elevation ranges from 190 feet in the northeast portions, to 155 feet along the southern edge. The site photographs comprising Figures 4.10-1 & 4.10-2 below illustrate the existing visual character of the project site.

The surrounding area is characterized primarily by open space and farmland. Approximately 0.9 mile west of the site the towers and other structures of the now-defunct Holly Sugar plant, and the Plantel Nursery are visible. A recycling yard is approximately one half mile east of the site along with several service commercial and industrial uses along Mahoney and Betteravia Roads. An oil refinery is located approximately one mile to the northwest. Residential and commercial uses are located about one mile south on Black Road near Tanglewood Street. The Laguna County Sanitation District plant is just under two miles south of the site, and the more densely developed portions of the City of Santa Maria are approximately 1.5 miles east of the site. Immediately adjacent to the site are additional irrigated row crops to the west and north across Betteravia, open grass- and brush-covered land to the east across Black Road, and a man-made drainage feature and more cultivated agriculture to the south.

The distant Sierra Madre mountain range forms the backdrop for views across the Santa Maria Valley to the north and east, and the Casmalia Hills provide the visual backdrop to the south and west. The site is primarily visible from Betteravia and Black Roads, and is also visible in the distance from Stinton and Mahoney Roads. The project site is shielded from view from State Route 1 by intervening topography.

The project site currently has no street lighting or nighttime activity that is lighted. Existing sources of light apparent from the site include industrial uses along Betteravia to the east and west of the site, lighting associated with the Santa Maria Airport in the distance to the southeast, and street lights and parking lot lighting associated with the Tanglewood



Photo Point 1. Panoramic shots of the eastern half of the project site from the center of the northern boundary along Betteravia Road. Facing east (on left side of picture) and rotating towards the south. Betteravia Road is visible on the left, and the trees in the background are located along Black Road at the site's eastern border.



Photo Point 2. Panoramic shots of the western half of the project site from the same location as above. Facing south (on left side of picture), and rotating west. Betteravia Road, (although not visible) runs parallel to the dirt road on the right. The Casmalia Hills are visible in the background.

Site Photographs Figure 4.10-1



Photo Point 3. Eastbound approach to project site on Betteravia Road. Project site is the agricultural plot in the background on the right.

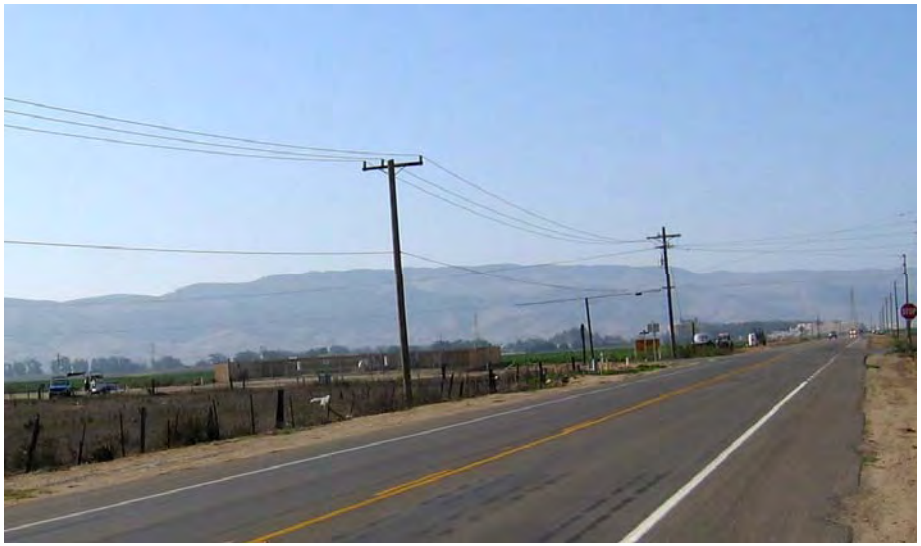


Photo Point 4. Westbound approach to project site on Betteravia. Project site is located just past stop sign on left side of the intersection at Black Road.



Photo Point 5. Southbound approach to project site from Black Rd. at intersection with Betteravia. Site is located in background, across Betteravia.



Photo Point 6. Northbound approach to project site from Black Road, near southeast corner of property. Site is located in the background on the left.

Site Photographs

Figure 4.10-2

Development to the south-southeast. All of these sources of light are more than 0.5 miles from the site, and while apparent in the distance, do not have significant spillover effects on the site.

Land uses in the vicinity that are most sensitive to night lighting are scattered rural residences that are 0.5 miles or greater from the site.

4.10.2 Impact Analysis

a. Methodology and Significant Thresholds. The assessment of aesthetic impacts involves qualitative analysis that is inherently subjective in nature. Different viewers react to viewsheds and aesthetic conditions differently. This evaluation compares the existing visual resources against the changes associated with proposed project, analyzing the extent of the anticipated change and its compatibility with the visual character of the area. The project site was observed and photographically documented, as was the surrounding area. The County's Comprehensive Plan was reviewed for policies relating to visual resources and design policy.

An impact is considered significant if it can be reasonably argued that: (a) the change would adversely affect a viewshed from a public viewing area (such as a park, roadway, or other publicly-accessible property); (b) new light and glare sources would be introduced that substantially alter the nighttime lighting character of the area; or (c) an existing identified visual resource would be adversely altered or obstructed. In this analysis, modifications to the viewshed were not considered significant if the modification is visually subordinate. A modification that is visually dominant or one that significantly modifies the existing view adversely is considered a significant impact.

b. Project Impacts and Mitigation Measures.

Impact AES-1 **Buildout of the proposed project would alter the predominantly rural aesthetic character of the project site. This is considered a Class I, *significant and unavoidable* impact.**

The development of 546,767 square feet of institutional buildings on an undeveloped parcel in a rural and largely agricultural area would represent a substantial change in the aesthetic character of the site. The proposed jail facility and other project components would convert the entire 50-acre project site to a jail, associated structures, parking lots and other hard surfaces, and landscaping, some of which may be ornamental. Moreover, portions of the facility's perimeter would have security fencing.

The jail would be a one- and two- story structure, with most walls approximately 32 feet in height, although the central tower would reach approximately 45 feet. The relatively flat site would allow the entire footprint of the main floor to be at a consistent level. Some grading would be required to provide proper drainage away from the building. The walls of the building would be plastered an off-white color and would be predominantly flat with very little adornment. Along the east side of the building, where the public entry occurs and public views would be focused, there would be more architectural character, including red clay tile roofs, steel windows and details typical of a "Mission style design." There would be public patios and a courtyard including trellis forms to provide sun and wind protection. The service yard would

also be screened from view. Exercise yards would be located in the interior of the complex. The project design does not include guard towers.

The public parking lots would be lit with a low level of lighting for sufficient safety while not contributing to the night glow effect. Trees would also be provided in the parking lots for sun shading. Staff parking would be located in separate areas away from the public lots. A small metal utility building to house storage and mechanical functions would be located in the service yard. It would largely be screened from public views. Chain-link security fencing may be provided around specific buildings and parking areas but is not proposed for the entire perimeter of the facility, as the buildings themselves would enclose secure courtyard areas.

Construction of the new facility would alter the predominantly rural character of the site and the institutional character of the jail facility may be considered visually incompatible with surrounding agricultural areas. The impact to the aesthetic character of the site and surrounding areas would therefore be significant.

Mitigation Measures. The following measures would be required to minimize the potential aesthetic impacts associated with the proposed jail facility.

AES-1(a) **Architectural Design Review**. The project shall be reviewed and approved by the North County Board of Architectural Review (NBAR) to help ensure that visual impact of the structures is minimized and that the project incorporates design features that maximize the proposed development's compatibility with the site and surrounding area. The proposed landscape plans and signs shall also be reviewed by the NBAR.

Plan Requirements and Timing: Prior to issuance of a building permit, P&D and NBAR shall verify architectural design of all new structures.

Monitoring: Permit Compliance shall conduct site inspections.

AES-1(b) **Landscape Plan**. A qualified Landscape Architect shall prepare a Landscape Plan for each project phase at such time as a final site plan is developed. This plan shall help screen structures from public view and, if possible, blend the proposed development into the surrounding area. Native plants shall be incorporated to the extent feasible. Where consistent with security needs, substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers shall be used. The existing eucalyptus trees located on the southern portion of the site's eastern border shall be retained and maintained, or if removed, replaced with equivalent vegetative screening of an appropriate species.

Plan Requirements and Timing: Landscape plans shall be submitted for review by P&D and NBAR prior to approval of building permits.

Monitoring: Permit Compliance shall conduct site inspections.

AES-1(c) **Equipment Screening**. Roof-top equipment such as heating and cooling units on all project components shall be screened from public view.

Plan Requirements and Timing: Equipment screening plans shall be submitted for review and approval by P&D prior to approval of building permits.

Monitoring: Permit Compliance shall inspect the completed facility for compliance prior to occupancy clearance.

AES-1(d) **Undergrounding of Utilities**. All utilities serving the project shall be placed underground, in accordance with the regulations of the California Public Utilities Commission.

Plan Requirements and Timing: Site plans shall include the locations of proposed utilities and be submitted for review and approval by P&D prior to approval of building permits.

Monitoring: Permit Compliance shall inspect the completed facility for compliance prior to occupancy clearance.

Significance After Mitigation. While the recommended mitigation measures would minimize the project's visual impact, they do not significantly reduce the apparent size, bulk, and scale of the proposed new facilities, nor do they effectively address potential changes in visual character. Hence, the level of significance would remain significant and unavoidable (Class I).

Impact AES-2 **The proposed jail facility has the potential to alter public views from Betteravia and Black Roads and nearby public viewing areas. Development on the project would partially obstruct views of scenic resources such as the Solomon Hills, Casmalia Hills, and Sierra Madre Mountains, and intrude into the skyline; therefore the alteration of public views is a Class I, *significant and unavoidable* impact.**

Construction of the new facility would change the character of the site, and would be visible from area roadways, including Betteravia, Black, Mahoney and Stinton Roads. Although none of these roadways are designated scenic corridors, their views include scenic resources such as the Sierra Madre Mountains, and the Casmalia and Solomon Hills. In general, the view looking from these roadways toward the project site includes agricultural uses and open space. Exceptions such as the Holly Sugar Plant, and other service commercial and industrial uses are

found within a half to 1.5 miles of the site in all directions. These uses are generally smaller, and less intrusive than the proposed jail structures, and therefore less obstructive of scenic views in the project vicinity. The storage tanks located west on Betteravia near Stinton Road are more similar in scale to the proposed structures, and are approximately 60 feet high. Although not a pristine open/agricultural region, the general visual landscape surrounding the project site possesses a scenic quality, and offers relatively unobstructed views of the surrounding hills and mountains. Views of these scenic resources that would be significantly altered with development of the proposed jail.

The jail facility would be visible from approaches along Betteravia Road east and west of the project site, as well as along Black Road on the approach from the north, and to a lesser extent, due to the intervening topography, from the south. The facility would be set back approximately 150-300 feet from both Betteravia and Black Roads, with parking lots and landscaping between the roads and the proposed building complex. The jail facility, given its size and bulk, would block portions of the view through the site from these fronting roads to the hills and mountains beyond, particularly as the viewer nears the 50-acre site. In addition, security fencing is proposed along portions of the development's perimeter, and depending on the height and design of this fencing, this would contribute to potential view blockages or impairment. Given the building's setback from the fronting roads, the project is not expected to intrude into the skyline, but some blockage of views of the surrounding mountains and hills would occur. Because of the project's partial obstruction of views of dominant scenic resources, the alteration of the public view as a result of the development of the project would be a Class I, significant and unavoidable impact.

Mitigation Measures. No measures are available to mitigate the impact to scenic views. Implementation of Measure AES-1(b) above, will provide vegetative screening of the facility to the extent feasible; however, landscaping used to screen the structures from public view may result in a slight increase in blockage of scenic views. The extent of the proposed screening's contribution to this impact would be substantially less that the blockage presented by the proposed buildings, but this screening would potentially contribute to this significant impact.

Significance After Mitigation. Impacts to scenic resources would be considered significant and unavoidable.

Impact AES-3 **Security and parking lot lighting associated with the proposed project, as well as lighting along the access roads, could produce light and glare that would extend the area of night lighting. This could adversely affect day and nighttime views in the area. This would be a Class II *significant but mitigable*, impact.**

Site illumination increases security, warns of hazards, and provides safety for traffic movement. It can also serve to emphasize focal points and facility entrances. Although a lighting plan has not been prepared for the project, institutional lighting typically illuminates parking lot areas and building exteriors. The project site currently has no street lighting or nighttime activity that is lighted. Existing sources of light apparent from the site are more than 0.5 miles from the site and while apparent in the distance, do not have significant spillover effects on the site. Land uses in the vicinity that are most sensitive to night lighting are scattered rural residences that

are 0.5 miles or greater from the site. Exterior lighting associated with the jail could be visible from these residences, as well as motorists on Betteravia and Black Roads.

Sources of glare that may affect travelers on Betteravia and Black Roads include reflective materials such as glass, and building exterior materials. Because no lighting plan or proposed materials and colors palette have been developed to minimize the light and glare effects and because the project would introduce nighttime lighting in an area where none is currently present, impacts to land uses near the project site are considered potentially significant.

Mitigation Measure. The following mitigation measure is recommended to reduce the potentially adverse effects of excessive lighting.

AES-3(a) Lighting Plan. Any exterior night lighting installed as part of the proposed jail facility shall be of low intensity, low glare, full cut-off design, have minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels to minimize visibility from Betteravia and Black Roads. The lighting plan shall minimize glare to the surrounding parcels to the extent feasible, while being consistent with jail security requirements.

Plan Requirements and Timing: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the NBAR (Board of Architectural Review) prior to issuance of a building permit.

Monitoring: Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

Significance After Mitigation. The recommended mitigation measures would minimize the project's lighting and glare impacts to the extent feasible. Additionally, given the lack of sensitive receptors to light and glare impacts in close proximity to the site, the project's light and glare impacts would be less than significant after mitigation.

c. Cumulative Impacts. Cumulative development in the Santa Maria Valley through 2020 will add more than 4,800 residences and 2.6 million square feet of non-residential development. This level of growth will irreversibly change the visual makeup of the Valley from a more rural character to a more urban character, which will represent a significant change. The project would be located slightly outside of City limits in an undeveloped area, and though zoned for industrial uses, development of this parcel would increase urbanization in an area surrounded on most sides by rural uses. In addition, this project would require extensions of water and sewer infrastructure (see Section 4.1, *Public Services*), which could also encourage additional urban development in the site vicinity. (The potential growth inducing effects of the project are discussed further in Section 6.0, *Growth Inducing Impacts*.) Consequently, it could contribute to the intensification of urban uses in an area on the urban fringe of the City of Santa Maria. The development of the new jail site, along with other

potential commercial, industrial, and residential development planned for the general area would result in an appreciable conversion of the current rural nature of the area. The project's contribution to cumulative aesthetic impacts would therefore be cumulatively considerable.

4.11 HAZARDOUS MATERIALS/RISK OF UPSET

This section of the EIR analyzes the potential impact of soil or groundwater contamination of project site development on the health and safety of the inmates and staff of the jail. This analysis is based in part on a Phase I environmental site assessment investigation performed by the County of Santa Barbara Public Works Department Materials Laboratory in January 2008. The Phase I report is available for review at the Santa Barbara County Planning and Development Department, located at 624 W. Foster Road in Santa Maria.

4.11.1 Setting

a. Overview. The 50-acre project site is in an area primarily characterized by agricultural uses and open space, located at the southwest corner of Black and Betteravia Roads within the unincorporated Santa Barbara County, adjacent to and immediately southwest of a portion of the City of Santa Maria. The entire project site itself is used for agricultural production and is currently planted with broccoli, except for a ~3500 square foot State Water Turnout facility near the northeast corner of the site along Black Road. An unnamed drainage feature runs generally in an east-west direction to the south of the site.

The predominant land use surrounding the property is agriculture. Property to the west is planted with broccoli, while property to the north across Betteravia Road is planted with strawberries, broccoli and other vegetables. Property to the east is composed of open space, while property at the northeast corner of Black and Betteravia Roads (diagonally adjacent to the project site) is currently fallow, but used for cultivation of peas. Additional broccoli production is located south of the project site, to either side of the east-west trending drainage area.

Development further from the site but still within the site's vicinity includes a large industrially-zoned collection of properties approximately 1 mile west of the property. Uses on these properties to the west includes the now closed Holly Sugar industrial complex, Plantel Nurseries, Rancho Laguna Farms and a welding shop. Industrial uses are also located approximately ½-mile east of the site, just beyond an open space area adjacent to Black Road. The nearest residential development is the Tanglewood community, located approximately 1.1 miles south of the project site on the east side of Black Road and a single-family tract development, located approximately 1.5 miles east of the project site on the north side of Betteravia Road. The Santa Maria Airport is located approximately 2 miles southeast of the property. Additional urban development associated with the 2007 Mahoney Ranch South Specific Plan is envisioned by the City of Santa Maria for a 319-acre area east of the intersection of Black and Mahoney Roads, approximately 0.7 miles south of the project site. Current forecasts estimate development of up to 1,405 new residential units, as well as neighborhood commercial, institutional and open space land uses.

According to records obtained from the State Division of Gas and Geothermal Resources (DOGGR) and the County Petroleum Office, one plugged and abandoned dry hole oil well (Well # Union Sugar 1-30) exists on the 50-acre site. The well is approximately 760 feet south and 990 feet west of the intersection of Black and Betteravia Roads (McNulty, 2008), and hence would be in the area proposed for the new facility. This well was drilled by the Union Oil Company in November 1976, and was plugged and abandoned that same month. According to

DOGGR, the abandonment of this well meets current abandonment standards (Brunetti, 2008). The well's location was not apparent during a site visit by County Public Works staff.

b. Site Investigation. A site inspection of the project site was conducted by the County of Santa Barbara Public Works Department Materials Laboratory Staff on December 21, 2007. The site investigation considered the historical agricultural uses on the site and in the vicinity of the site. The County has determined that the site is of low risk for contamination. The site investigation documented the following:

- ***Chemicals and Hazardous Substances:*** *No chemicals or hazardous substances were noted on-site.*
- ***Hazardous/Regulated Waste Disposal:*** *No hazardous waste is generated at the site.*
- ***Polychlorinated Biphenyis (PCBs):*** *No transformers or other potentially PCB containing equipment was noted on the project site.*
- ***Asbestos-containing Materials (ACM):*** *Not applicable, as there are no structures present.*
- ***Lead-Based Paint:*** *Not applicable, as there are no structures present.*
- ***Pits, Sumps, Drywells, and Catchbasins:*** *No such subsurface features were noted on the project site.*
- ***On-site Aboveground and Underground Storage Tanks:*** *No visual evidence of aboveground or underground tanks was noted on-site.*
- ***Landfills:*** *No evidence of on-site regulated landfill activities was observed during the site visit*

c. Agricultural Pesticide Use. A variety of chemicals are used on agricultural crops in Santa Barbara County. Broccoli is cultivated on the site and on adjacent sites to the south and west. Peas are farmed on the property to the northeast. A variety of pesticides, fungicides and herbicides are used in the cultivation of these crops. In general, some pesticides and herbicides are injected into the soil as fumigants, while fungicides are generally sprayed by crop dusters.

d. Pesticide Regulation. The CalEPA's Department of Pesticide Regulations establishes regulations regarding agricultural chemical use. These regulations are designed to prevent pesticides from being used in such a way as to jeopardize or cause injury to others. The Santa Barbara County Agricultural Commission regulates and enforces these regulations through site visits and the permitting process. Among these regulations is Section 6614 from Title 3 of the California Code of Regulations, which is included in part as follows:

> *(b) Notwithstanding that substantial drift will be prevented, no pesticide application shall be made or continued when:*
>
> *(1) There is a reasonable possibility of contamination of the bodies or clothing of persons not involved in the application process;*
>
> *(2) There is a reasonable possibility of damage to non-target crops, animals, or other public or private property;*

(3) There is a reasonable possibility of contamination of non-target public or private property, including the creation of a health hazard, preventing normal use of such property.

4.11.2 Impact Analysis

a. Methodology and Significance Thresholds. The environmental site assessment included an inspection of the site; a review of past and current land use data; an evaluation of data for the potential of contamination due to on-site or off-site sources; and an analysis and interpretation of the database search of contaminated sites. Potentially significant human health and safety impacts would occur if project implementation would expose current or future site inmates/employees/visitors to concentrations of toxic chemicals exceeding regulatory action levels.

b. Project Impacts and Mitigation Measures.

Impact HAZ-1 **The site assessment noted an abandoned dry oil well on or near the site. The well was abandoned in 1976, to current abandonment standards. Nevertheless, since a portion of the proposed facility's buildings would be located over this abandoned well, venting or other measures may be required to minimize hazards from gas release. The impact to hazards posed by the well is Class II, *significant but mitigable.***

The records analysis conducted as part of the Phase I Environmental Site Assessment noted the presence of one abandoned dry oil well (Well # Union Sugar 1-30) on the site. The proposed facility would have structures build over this abandoned well. The well was plugged and abandoned in 1976, and meets current DOGGR abandonment standards; however, DOGGR would review any proposed development atop or near the well and may require additional safety measures to be implemented. For example, to further ensure that hazards from gas release are minimized, a vent structure may need to be incorporated into the facility's construction.

Mitigation Measures. The following mitigation measure is required to ensure safe development in proximity to this well.

HAZ-1(a) **Oil Well Safety Measures.** Prior to approval of land use permits for grading or construction, the Sheriff's Department shall consult with DOGGR and County Petroleum Office officials to determine if **a** vent structure or other safety mechanisms would be required. Any such measures, if deemed necessary, shall be reviewed and approved by DOGGR, and then implemented by the Sheriff's Department.

Plan Requirements and Timing: Prior to approval of land use permits for grading or construction of any facilities, the location of the abandoned oil well shall be shown on the site and improvement plans for the project. The site plans shall be submitted to DOGGR and the County Petroleum Office and reviewed along with the records of the

well's abandonment activities. Should DOGGR of the County Petroleum office determine that a vent structure or other safety mechanisms need to be incorporated into the construction of the facility, the improvement plans shall be revised to include these requirements, prior to the approval of grading or building permits.

Monitoring: The Planning and Development shall review construction plans to ensure that any required safety measures are incorporated, prior to approval of grading or building permits, as appropriate, and shall ensure that structures when built have incorporated any safety requirements, prior to grant of occupancy clearance.

Significance After Mitigation. The mitigation measure would ensure that any required safety measures are undertaken if necessary. With incorporation of this mitigation measure, impacts related to oil well hazards would be less than significant.

Impact HAZ-2 **The site assessment noted an abandoned dry oil well on or near the site. Potential contamination from the drilling of this well may be present. Any such contamination would potentially be encountered during grading activities associated with the construction of the new facility. No other evidence of potential contamination or any other recognized environmental conditions was noted, but the site has been used for agriculture, and there is some risk of residual pesticide contamination. Because of the potential for soil contamination associated with this oil well and past agricultural use, impacts relating to soil and groundwater contamination are Class II, *significant but mitigable*.**

The site reconnaissance revealed no visible evidence of soil discoloration or other significant environmental concerns. The records analysis conducted as part of the Phase I Environmental Site Assessment noted the presence of one abandoned dry oil well (Well # Union Sugar 1-30) on the site. The potential for soil contamination resulting from the abandoned oil well is low, given that this well was a dry hole, rather than a producing well. Nevertheless, a limited subsurface investigation to determine whether residual oil is affecting site soils would be appropriate. The site has also been used for agriculture, and on-site soils may contain residual pesticides. As noted in the *Setting*, a site investigation conducted by the Santa Barbara County Public Works Department revealed no other sites on or near the project site that have the potential to create significant health risks to site construction workers, future inmates, visitors, or employees at the jail facility. The potential for residual oil or pesticide contamination on-site, while low, remains, and this is a potentially significant impact.

Mitigation Measures. The following mitigation measure is required to ensure that the areas of potential contamination on-site do not pose a health or safety threat to site construction workers, site employees, inmates, or visitors.

HAZ-2(a) Soil Sampling. The precise location of the abandoned dry hole oil well shall be determined, and a limited subsurface investigation shall be conducted in the area of this former oil well to determine whether any residual oil is impacting the on-site soil. Surface soil shall also be analyzed for residual pesticide concentrations that may exceed the residential and industrial Preliminary Remedial Goals (PRGs), as established by the Environmental Protection Agency (EPA) Region 9. If contaminants exceeding regulatory action levels are identified, they shall be remediated in accordance with the requirements of the appropriate regulatory oversight agency.

Plan Requirements and Timing: Soil sampling and analysis shall be conducted under the supervision of a qualified professional and in consultation with the Fire Department prior to grading for individual project components. If contaminants are identified, further evaluation shall be conducted and recommendation followed to ensure that standards are met.

Monitoring: Sampling and analysis shall be conducted by a qualified professional. The Fire Department and Planning and Development shall review the findings of analysis and ensure that any appropriate further study and/or remediation is conducted prior to approval of building permits.

Significance After Mitigation. The mitigation measure would ensure that any contamination encountered is properly assessed and remediated, if necessary. Impacts related to soil and groundwater contamination would be less than significant with this mitigation.

Impact HAZ-3 The project site lies adjacent to agricultural uses that include row crops. These agricultural operations could expose jail facility staff and inmates to potentially harmful chemicals associated with row crop cultivation. Impacts would be Class II, *significant but mitigable.*

As discussed previously, the site vicinity is primarily agricultural in character. Cultivated agriculture is located immediately south, west, north and northeast of the site. These agricultural uses may involve the application of pesticides, which could have the potential to create health hazards for site inmates, employees, and visitors, if they are not applied in a safe manner. State law requires setbacks between the application of certain pesticides and sensitive land uses. The required setback is based upon the amount and type of product used, site conditions and other factors.

As discussed above, Title 3, Section 6614 of the California Code of Regulations regulates the use of pesticides, prohibiting application when "there is a reasonable possibility of contamination of non-target public or private property, including the creation of a health hazard, preventing normal use of such property." Enforcement of this restriction by the Agricultural Commissioner's office would be expected to reduce the risk of pesticide-related health hazards.

Although there are laws in place to protect the public from pesticide exposure, pesticides may unintentionally drift from agricultural fields. In addition, predominant wind direction in the area is from the northwest to the southeast. As a result, dust, odors and unintentional pesticide drift associated with farming operations northwest of the property would be carried toward the project site.

The proposed vocational building/general plant would be located approximately 120 feet from agricultural production to the north. However, inmate housing would be located at least 300 feet from this agricultural production area. An open space area would act as a buffer between housing and agricultural production in this location (refer to Figure 2-3 in Section 2.0, *Project Description*). To the west, inmate housing would be located approximately 300 feet from agricultural production, while inmate housing to the south would be located between 330 and 480 feet from production. This distance is due primarily to the fact that proposed structures and associated development would be situated in the northeastern portion of the site, adjacent to Black and Betteravia Roads. The western and southern portions of the 50-acre site, although not currently proposed for development, may support future Phase 2 activities such as a relocated ball field and Sheriff's Department or Fire Department training areas. Until the full buildout of Phase 2, and potentially after full buildout, the southernmost and westernmost portions of the 50-acre site would be undeveloped but would no longer be used for agricultural purposes. Any areas maintained as open space would act as a buffer between inmate housing and agricultural production to the west and south.

Property directly east of the project site is fallow and zoned General Industrial. As a result, agricultural production would not be expected in this area in the future. However, property northeast of the site could be used for row crops in the future. Proposed structures would be at least 600 feet from future production in this area, buffered by proposed parking areas and the intersection of Black and Betteravia Roads (refer to Figure 2-3).

The proposed vocational building/general plant is located approximately 120 feet from agricultural production to the north across Betteravia Road. Depending on the width of the buffer from agricultural lands as determined by the Agricultural Commissioner's Office, this structure may be located within this buffer. Other structures may also be located within the agricultural buffer, but this is less likely, as these are more than 200 feet from any agricultural lands or operations.

Mitigation Measures. In addition to enforcement of applicable regulations pertaining to pesticide application, Mitigation Measure AG-2(a) in Section 4.8 *Agricultural Resources*, would reduce the hazard to project inmates, personnel and visitors from agricultural chemicals, by requiring a buffer between onsite facilities and agricultural activity on adjacent properties. No additional mitigation is required.

Significance After Mitigation. Potential risks to persons at the jail facility would be reduced through enforcement of applicable regulations pertaining to pesticide application and implementation of mitigation measure AG-2(a), which requires incorporation of buffers between jail facilities and adjacent agricultural uses. Impacts would be less than significant after mitigation.

c. Cumulative Impacts. Continued urban development in the Santa Maria Valley will cumulatively increase the potential for exposure to existing soil and groundwater contamination. In addition, cumulative development in this area will increase the interface among agricultural, residential, and industrial uses. Therefore, an overall increase in the potential for human health hazards will occur as urbanization occurs. The proposed jail and other facilities would incrementally contribute to this cumulative effect. However, all new development will be subject to independent environmental review and regulations in place to minimize any potential health risks. Impacts associated with individual developments will be addressed on a case-by-case basis, depending upon the type and severity of health hazards present. Assuming that all hazards are adequately addressed for each individual development proposal, no significant cumulative human health impacts are anticipated.

4.12 GEOLOGY/DRAINAGE

4.12.1 Setting

a. Geology.

Topography/Soils. The project site is located in a region characterized by gently-sloped low hills underlain by ancient sand dune deposits. Slopes of the region are generally less than 20% except on the banks of major creeks and in the Casmalia Hills approximately 3 miles southwest of the site, across from State Route 1, and the Solomon Hills approximately 3.5 miles to the South. Elevations in the area range from 150 to 700 feet above sea level and above 1,000 feet in the Solomon Hills. All of the valleys and intervening ridges in this region of Santa Barbara County have a northwesterly trend.

The rocks and sediments exposed in the Santa Maria and Orcutt area include the Sisquoc, Careaga, and Paso Robles Formations and the Orcutt Sand, Dune Sand, and Alluvium. Both the Orcutt Sand and Dune Sands, of which the Betteravia loamy sand is related to, are generally unconsolidated, poorly cemented, highly erodable and potentially subject to collapse under certain load and moisture conditions. The topography of the 50-acre parcel is relatively level, with a gentle slope in the southern portion of the property towards the drainage to the south. The majority of the site's elevation is approximately 185 feet, however elevation ranges from 190 feet in the northeast portions, to 155 feet along the southern edge.

The soils of the project area are delineated as the Betteravia-Garey Association by the Northern Santa Barbara Area General Soil Map, (USDA, 1971). This soil association typically contains nearly level to moderately steep, moderately well drained and well drained loamy sands to sandy loams on terraces. As shown on the Soil Classification Map in Section 4.8, *Agricultural Resources*, (Figure 4.8-1), approximately eighty percent of the soil on the project site are Narlon sand, hardpan variant, 0 to 2 percent slopes (NvA), approximately twenty percent of the property's soils are Betteravia loamy sand, 0 to 2 percent slopes (BmA), and less than one percent of the property are Betteravia loamy sand, 2 to 9 percent slopes (BmC).

The NvA soil mapping unit is a nearly level soil on terraces. Depth to the sandy clay layer ranges from 24 to 30 inches. Included with this soil in mapping are small areas where the surface texture is loamy sand, and areas of Narlon, Tangair, and Oceano soils are also included. Permeability is very slow, and a perched water table often forms after rains or after irrigation. Surface runoff is also very slow, and the hazard of erosion by water is none to slight, the hazard of soil blowing is high, and this soil type has a low shrink-swell potential. The USDA NRCS Web Soil Survey program identified this soil type as having severe building limitations due to saturation depth being less than 2.5 feet.

The BmA soil occurs on low surfaces. Depth to the weakly cemented subsoil is 36 to 50 inches. Included in this mapping are areas of Marina and Oceano soils and of Dune land. Permeability and surface runoff are very slow. The hazard of water erosion is none to slight, however the hazard of soil blowing is high. The soil tends to become boggy after rains. This soil type also has a low shrink-swell potential, and has no building limitations.

BmC soil is gently sloping to moderately sloping and occurs on low terraces. Depth to the weakly cemented subsoil averages 36 inches, but ranges from 24 to 42 inches. Included with

this soil in mapping are areas of Marina and Oceano soils. Permeability is very slow, surface runoff is low to medium. The hazard of water erosion is slight to moderate, and the hazard of soil blowing is high. This soil type also has a low shrink-swell potential, and has no building limitations.

Seismic Hazards. The project area is subject to strong groundshaking from several faults in the area. Major faults in the Santa Maria Valley are shown on Figure 4.12-1. The Orcutt/Casmalia Fault is recognized as potentially active due to offsets of the formation along its trend. The Santa Maria Fault, located in Santa Maria, does not have displacement of the formation along the fault line and is considered inactive (Orcutt Community Plan, January 1997). One subsurface "blind thrust" fault (Orcutt Frontal) also occurs within the Orcutt area. The Santa Maria River Fault is located north of the project site along the Santa Maria River. The geologic and seismic hazards relevant to the project site are described below.

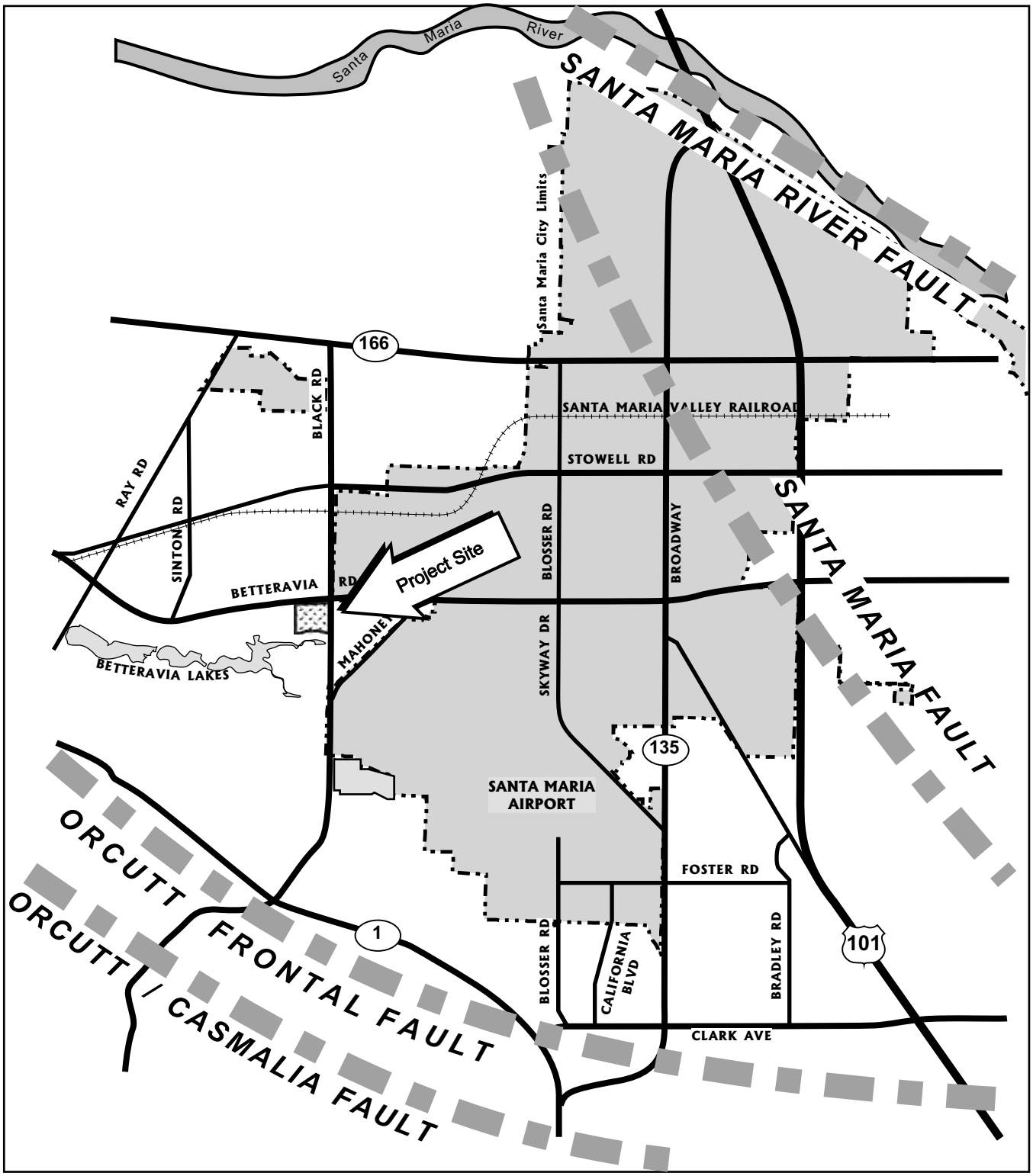
Groundshaking. The Orcutt/Casmalia Fault is the only fault in the area with setback policy implication for new development (County of Santa Barbara, 1997). According to the County of Santa Barbara Safety Element, the site may experience moderate levels of ground shaking. In addition to damage that could be caused by groundshaking, structures could be damaged further by inadequately compacted fill material or marginally stable slopes.

Fault Rupture. Fault rupture can occur along or immediately adjacent to faults as the result of an earthquake. Fault rupture is characterized by differential ground movement, which can endanger life and property. The fault closest to the site (the Orcutt Frontal Fault) lies south of State Route 1. As the project site lies more than three miles from this fault, it would be outside of the potential for fault rupture associated with the Orcutt Frontal Fault, and the potential impact of fault rupture at the project site is low.

Liquefaction. Santa Barbara County Safety Element maps illustrating areas of liquefaction risk indicate that the project site has a variable, low to moderate problem rating for liquefaction. Liquefaction is a phenomenon that occurs when loosely consolidated soils lose their load-bearing capabilities during an earthquake and flow in a fluid-like manner. Liquefaction can result in slope and/or foundation failure.

Slope Stability/Landslides/Soil Creep/Expansive Soils. Santa Barbara County Safety Element maps illustrating areas of slope stability/landslides, soil creep, and expansive soils indicate the site has a low potential for these types of soil hazards. The loamy sand characteristics of a majority of the soil on the site are not highly susceptible to these types of soil hazards.

Compressible/Collapsible Soils. Compressible soils typically consist of organic material and are common in estuaries and other areas where deposits of organic matter are found. Collapsible soils are typically low density, fine-grained, and dominantly granular, characteristic of loamy sands, such as a majority of the soils on the site. Collapsible soils can settle under relatively low loads when saturated and destroy foundations. The County Safety Element rates the project site as having moderate potential for compressible/collapsible soils.



Nearby Fault Lines

Figure 4.12-1

b. Drainage.

Regional and Site Drainage Patterns. The site vicinity is underlain by the Santa Maria groundwater basin, a large U-shaped basin running east to west and extending from Foxen Canyon, east of Sisquoc, to about 4 to 10 miles off the Pacific Coast (Water Advisory Committee, 1991). The basin watershed encompasses 1,860 square miles and includes the Cuyama and Sisquoc river drainages, which combine east of Santa Maria to create the Santa Maria River. The primary means of basin recharge is through stream seepage from the Santa Maria River. The permeability of the alluvial deposits of the river bed allows water to percolate into the groundwater basin and is the source of water for the Santa Maria Groundwater Basin. Groundwater reservoirs are located within unconsolidated deposits comprised of dune sand, river channel deposits, recent alluvium, and undifferentiated deposits of the Paso Robles Formation and the Careaga Sand. The aquifer averages 1,000 feet thick, and much of it is below sea level.

The 50 acre parcel does not contain any drainage features; however, the site drains towards the south into an unnamed tributary to Orcutt Creek. This unnamed tributary is just south of the site. Western portions of the site drain directly into this unnamed feature as overland flow, while eastern portions of the site also drain into a drainage ditch between Black Road and the farm road along the eastern property boundary. Flow in this drainage ditch runs south into the unnamed tributary to Orcutt Creek. This drainage ditch is a man-made and maintained feature that is designed to convey surface water runoff from the road and irrigation runoff during rain events. A review of the USGS Santa Maria 7.5' quadrangle and the soil survey (USDA, 1983) indicate that no natural drainages occur or formerly occurred in the vicinity of the drainage ditch, which indicates that this is a man-made feature. Biological features of this drainage are discussed in Section 4.4, *Biological Resources.*

The Federal Emergency Management Agency Flood Insurance Rate Maps (FIRMs) are used to determine the flooding hazard along waterways. The FIRM for the area of the site indicates that the majority of the site is located within Zone X, indicating that the area is outside the 0.2% annual chance floodplain. The project site is not located in a 100-year flood hazard area.

The low permeability of the site and low percolation rate of site soils makes the site low in value for groundwater recharge. Current agricultural practices of grading (smoothing out depressions) also contribute to the poor groundwater recharge potential of the site.

Regulatory Setting. The protection of water quality is under the jurisdiction of the Regional Water Quality Control Board. This board establishes requirements prescribing the quality of point sources of discharge and establishes water quality objectives through the Water Quality Control Plan for the local basin. Water quality objectives are established based on the designated beneficial uses for a particular surface water or groundwater basin.

Increased runoff from residential, commercial, and agricultural development in Santa Maria and Orcutt has led to inundation problems for farms within the Betteravia Lake beds. To address this issue, the Santa Barbara County Flood Control and Water Conservation District requires detention basins to reduce downstream flooding as a result of residential and commercial development.

4.12.2 Impact Analysis

a. Methodology and Significance Thresholds. Assessment of impacts is based on review of site information and conditions, County information regarding geologic and drainage issues, and standard hydrological modeling.

Geologic hazards were assessed based on the County of Santa Barbara Safety Element, evaluation of the site soil characteristics and geologic information. Runoff from the site was calculated using the "Program Rational-XL," a hydrological model for determining overland runoff developed by the Santa Barbara County Flood Control and Water Conservation District. The model inputs are site location, land use type, site acreage, and maximum concentration of rainfall, and are used to calculate to the runoff in cubic feet per second. The model was run three times. The first model run determined existing runoff conditions of the 50-acre undeveloped site. These results were compared to the second and third model runs that determined runoff conditions for the 40-acre developed portion of the site and the runoff conditions for the remaining 10-acre undeveloped portion of the site. The second and third model run outputs were summed to calculate the post-project runoff conditions. The hydrological model worksheets are included in Appendix F.

Flooding risk was determined using a combination of a Federal Insurance Rate Map for the area and the County of Santa Barbara Safety Element maps and watershed information.

Impacts to groundwater were determined using a combination of soils, groundwater basin, and land use information. The difference between existing conditions, future conditions, and the relative importance of the area as a groundwater recharge area, are used to provide a qualitative analysis.

Per the County of Santa Barbara Thresholds Manual (2003), impacts are classified as potentially significant with regard to geology if the proposed development activity, including all proposed mitigation measures, could result in substantially increased erosion, landslides, soil creep, mudslides, and unstable slopes. In addition, impacts are considered significant when people or structures would be exposed to major geologic hazards upon implementation of the project. If the project involves any of the following, impacts related to geology are potentially significant:

- *The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development or Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special problem areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development;*
- *The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical;*
- *The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade; and*
- *The project is located on slopes exceeding 20% grade.*

Drainage impacts would be considered significant if the project:

- *Would discharge runoff greater than the existing condition such that farmers downstream of the project site within the Betteravia Lake beds would be affected by increased rate of runoff;*
- *Is located within the 100-year flood plain or inundation area;*
- *Would negatively affect groundwater recharge in the already overdrafted Santa Maria Groundwater Basin; and*
- *Would result in uncontrolled discharges of sediment.*

b. Project Impacts and Mitigation Measures.

Impact GD-1 During construction, the site surface would be disrupted and potentially become subject to erosion, with potential temporary impacts to surface water quality. This impact would be Class II, *significant but mitigable*.

Construction grading would be required for development of the site, including implementation of geotechnical recommendations, as well as for the extension of water or sewer lines to the site. Grading is expected to occur primarily during the spring and other periods of low rainfall. However, if large amounts of bare soil are exposed during the rainy season or in the event of thunderstorms, uncontrolled soil erosion could occur. This could result in temporary adverse impacts to surface water quality, both on-site and in downstream areas off-site. Uncontrolled discharges of sediment are considered a potentially significant impact.

Regulations under the federal Clean Water Act require compliance with the National Pollutant Discharge Elimination System (NPDES) general construction permit for projects that would disturb greater than one acre during construction. Acquisition of such a permit is dependent on the preparation of a Storm Water Pollution Prevention Plan (SWPPP) that contains specific actions, termed Best Management Practices (BMPs), to control the discharge of pollutants, including sediment, into the local surface water drainages.

Mitigation Measures. The following mitigation measure addresses the above requirement for construction sites of over five acres.

GD-1(a) Storm Water Pollution Prevention Plan (SWPPP). A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the project site. The SWPPP shall include specific BMPs to control the discharge of material from the site and into Betteravia Lakes. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets, and soil stabilizers. Additional BMPs should be implemented for any fuel storage or fuel handling that could occur on-site during construction.

Plan Requirements and Timing: A storm water pollution prevention plan shall be developed for each component of the project and reviewed prior to construction activities by P&D and the Regional Water Quality Control Board.

Monitoring: P&D, and the Regional Water Quality Control Board shall review the SWPPP prior construction and periodically conduct field checks during all components of the project.

Significance After Mitigation. Implementation of the above mitigation measure and BMPs would reduce grading-related impacts to surface water to a less than significant level.

Impact GD-2 The project site is subject to moderate ground shaking, which has the potential to cause fill material to settle, destabilize slopes, and cause physical damage to structures, property, utilities, road access, and humans. This impact would be Class II, *significant but mitigable.*

The Orcutt/Casmalia fault, located approximately 3.5 miles south of the site (see Figure 4.12-1), is potentially active. The Santa Barbara County Safety Element indicates that the area surrounding the project site would be subject to moderate ground shaking from this fault.

Besides the direct physical damage to structures caused by the ground shaking, marginally stable landslides, slopes, and inadequate compacted fill material could move and cause additional damage. Gas, water, and electrical lines can be ruptured during the ground shaking, or broken during the movement of material activated by the seismic event, which can jeopardize public safety after an earthquake. Project-specific construction and design measures are needed to minimize any risks associated with moderate ground shaking.

Mitigation Measures. To reduce the potential impacts relating to moderate ground shaking, the following measure is required.

GD-2(a) Geotechnical Study. Prior to construction of individual structures, a site-specific, comprehensive geotechnical study shall be prepared. Any recommended measures to minimize risks due to groundshaking specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements.

Plan Requirements and Timing: A site-specific comprehensive geotechnical study shall be prepared prior to on-site construction.

Monitoring: Public Works shall review and approve the recommendations contained in the geotechnical study prior to any on-site construction. A P&D building inspector shall also review the study and inspect the site during and after construction of each project component.

Significance After Mitigation. Through proper engineering in accordance with Measures GD-2, hazards of moderate ground shaking would be reduced to a less than significant level.

Impact GD-3 **The project site is subject to low to moderate liquefaction risk. Potential impacts associated with liquefaction would be Class II, *significant but mitigable.***

Santa Barbara County maps indicate that the project site has a low to moderate risk rating for liquefaction. The areas most susceptible are coastal areas, and areas along the course of alluviated river valleys. While the site is not located in a distinctly high-risk area, the variable rating assigned by the County indicates that impacts to the site with respect to liquefaction could be potentially significant. Furthermore, the soil type for the majority of the site is characterized by having building limitation due to shallow saturation depths, which can factor into liquefaction potential of the soil. Impacts would be potentially significant.

Mitigation Measures. The potential for liquefiable soils would be analyzed in the geotechnical study as required by Mitigation Measure GD-2(a). Any recommended measures to minimize risks due to liquefaction and other building limitations specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements. Typical design parameters for structures on soils with potential for liquefaction could include one or more of the following techniques, as determined by a registered geotechnical engineer:

- *Specialized design of foundations by a structural engineer;*
- *Removal or treatment of liquefiable soils to reduce the potential for liquefaction;*
- *Drainage to lower the groundwater table to below the level of liquefiable soil;*
- *In-situ densification of soils or other alterations to the ground characteristics; or*
- *Other alterations to the ground characteristics.*

No other mitigation measures are required with respect to liquefiable soils.

Significance After Mitigation. Through proper design and/or avoidance of hazardous soils in accordance with Measure GD-2(a), the potential effects relating to liquefaction would be reduced to a less than significant level.

Impact GD-4 **Grading associated with the project would not include any cut slopes greater than 15 feet in height or exceeding a grade of 1.5 horizontal to 1 vertical or slopes of greater than 20 degrees. Impacts relating to slope stability are therefore considered Class III, *less than significant*.**

Project development would be limited to the portions of the site consisting of relatively level terrain with slopes of far less than 20 degrees and elevations ranging from 180-190 feet. The southernmost portions of the site with higher slopes would not be developed. Consequently, it is not anticipated that grading necessary for the creation of building pads would create slopes exceeding 20 degrees, nor would grading cut any slope greater than 15 feet in height or exceed a grade of 1.5 horizontal to 1 vertical. Grading and slope stability impacts would therefore be less than significant.

Mitigation Measures. Prior to site grading for all individual structures, plans will be reviewed by the Planning and Development Department to confirm consistency with the

County Threshold Guidelines and the Uniform Building Code (UBC) pertaining to cut and fill. No mitigation measures other than this standard County procedure would be required.

Significance After Mitigation. With appropriate project review, a standard County requirement, impacts relating to grading and slope stability would be less than significant.

Impact GD-5 The project site has moderate potential for damage due to compressible/collapsible soils. The potential impact relating to compressible/collapsible soils would be Class II, *significant but mitigable*.

The County's Safety Element rates the project site as having moderate potential for compressible/ collapsible soils. Compressible soils would be a secondary concern for the site since they typically consist of organic material, common in estuaries and other areas where deposits of organic matter are found. Collapsible soils are typically low density, fine-grained, dominantly granular soils that can settle under relatively low loads when saturated. These types of soils are sensitive to ground water and surface infiltration that can cause settlement of soils. Based upon the site's moderate hazard rating, the potential for impacts relating to collapsible soils on foundations and slabs is considered significant.

Mitigation Measures. Collapsible/compressible soils would be analyzed in the geotechnical study as required by Mitigation Measure GD-2(a). Any recommended measures to minimize risks due to compressible/collapsible soils specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements. Suitable measures to reduce collapsible/compressible soil impacts could include one or more of the following techniques, as determined by a qualified geotechnical engineer:

- *Excavation and recompaction of on-site or imported soils*
- *Treatment of existing soils by mixing a chemical grout into the soils prior to recompaction; or foundation design that can accommodate certain amounts of differential settlement such as post-tensional slab and/or ribbed foundations designed in accordance with Chapter 18, Division III of the Uniform Building Code(UBC)*

No other mitigation measures are required with respect to compressible/collapsible soils.

Significance After Mitigation. Through proper design in accordance with Measure GD-2(a), the potential effects of compressible/collapsible soils would be reduced to a less than significant level.

Impact GD-6 Project buildout may increase storm water discharge as compared to the existing agricultural use of the site, thereby potentially increasing the risk of flooding and mobilization of any contaminants entrained in runoff on downstream properties. Potential impacts associated with inundation downstream would be Class II, *significant but mitigable*.

Project development would occur on approximately 40 acres of the 50-acre parcel. The project site is currently utilized for irrigated agriculture. Based on the preliminary site plans, approximately 40% of the 50-acre development would be covered by structures and paving.

Thus, project buildout is assumed to increase impermeable surface area on the site by about 20 acres as compared to the existing agricultural uses.

Using the hydrological model described in the *Methodology and Significance Thresholds* section above, the current estimated peak discharge for a 100-year storm event is 62 cubic feet per second (cfs). For the proposed project at full buildout, peak discharge from the site is estimated to be 86 cfs during a 100-year storm event, or a 24 cfs increase (approximate 40% increase of runoff) as compared to the current site condition (refer to Appendix F for hydrology calculations).

The increase in runoff from the project site would increase the potential for inundation of lands downstream from the site, which is considered a potentially significant impact. To minimize inundation of low-lying property downstream of the project site, the County requires the use of one or more onsite detention basins.

Site runoff could also include traces of contaminants that could affect downstream surface waters. Sources of potential runoff contamination from the project site would include oil, grease, traces of heavy metals, and other refined hydrocarbon compounds deposited on roadways and parking lots. If uncontrolled, such contaminants could significantly affect downstream surface water quality.

Mitigation Measures. To mitigate the increased runoff from the site, the following mitigation measure is required.

GD-6(a) **Detention Basins.** To control peak flows from the project site, one or more detention basins with the following specifications shall be developed onsite:

- *A volume of 0.10 acre-feet per developed acre.*
- *Interior side slopes no steeper than 4 to 1 (horizontal to vertical);*
- *A gravity bleeder line that reduces stormwater runoff from a 25-year period developed condition to 0.07 cubic feet per second per acre; and*
- *An adequate emergency overflow must be provided.*

The detention basin(s) must be designed to prevent excessive discharge of contaminated runoff into downstream surface waters and to incorporate appropriate mosquito management techniques. It shall be sited to avoid impacts to any important biological habitats, either on-site or off-site.

Plan Requirements and Timing: A plan for the detention basin with the above standards shall be submitted to P&D, the Santa Barbara Flood Control District, and Environmental Health Services prior to any on-site construction.

Monitoring: Permit Compliance shall inspect for installation and maintenance of landscaping. Flood Control and Environmental Health Services sign off is required on final grading plans.

GD-6(b) **Best Management Practices.** A combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm

drain filters, permeable pavement, etc,) shall be installed to effectively prevent the entry of pollutants from the jail site into the storm drain system during and after development. These components may include:

- *Storm drain filters/ inserts, inline clarifiers, or oil separators installed in the project area storm drain inlets and/or paved areas. The filters/inserts shall be maintained in working order.*
- *Permanent biofilter/bioswale system constructed to treat storm water runoff from the jail site. The biofilter/bioswale system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the retention time of water and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofilter. Invasive plants shall not be used in the biofilter. Biofilters shall not replace existing native riparian vegetation unless otherwise approved by P&D.*

Plan Requirements and Timing: The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on site, building, and grading plans. Records of maintenance shall be maintained by the Sheriff's Department. Prior to approval of land use permits, the SWQMP shall be submitted to P&D, Flood Control, and the Water Agency. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Maintenance records shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be maintained by the applicant and be made available to P&D or Public Works on request.

Monitoring: P&D, Flood Control and/or the Water Agency shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the Conditional Use Permit and periodically thereafter to ensure proper maintenance. Monitoring for specific BMPs would be as follows:

- *Storm drain filters/ inserts, inline clarifiers, or separators shall be inspected by P&D periodically throughout the construction phase to ensure proper installation. Records of maintenance shall be maintained by and shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year the*

records shall be maintained by the Sheriff's Department and be made available to P&D on request. P&D shall review the maintenance records and site inspect as needed following completion of construction to ensure periodic cleanout.

- *Biofilters/bioswales shall be inspected by P&D at installation and periodically for maintenance throughout the five-year performance period. Performance security release requires P&D approval.*

GD-6(c) **Outlet Structure Energy Dissipaters.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.

Plan Requirements and Timing: Plans shall be submitted for review and approval by P&D and Flood Control prior to approval of land use permits for grading. Structures shall be installed during grading operations.

Monitoring: P&D staff shall ensure construction according to plan.

GD-6(d) **Storm Drain Labeling.** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). The information shall be provided in English and Spanish.

Plan Requirements and Timing: Location of storm drain inlets shall be shown on site, building, and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and land use permits.

Monitoring: P&D shall site inspect prior to occupancy

GD-6(e) **Long-Term Maintenance.** The applicant shall be responsible for the long-term maintenance of the water quality conditions of approval included within this section.

Plan Requirements and Timing: The proposed maintenance responsibilities and schedule shall be included in a maintenance program submitted by the applicant. The maintenance program shall be submitted for review by P&D, Flood Control and the Water

Agency prior to approval of land use permits. Annual records of the maintenance activities shall be maintained by the Sheriff's Department and submitted to P&D upon request.

Monitoring: P&D shall review the maintenance records or site inspect, as needed.

GD-6(f) **Parking Lot Cleaning Program.** A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: weekly removal of litter; immediate cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a monthly basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly.

Plan Requirements and Timing: The cleaning program shall be submitted to P&D for review prior to approval of land use permits. The location of the signs and the requirement for storm drain cleaning shall be included on the site and building plans submitted to P&D. The plans shall be reviewed prior to approval of land use permits.

Monitoring: P&D shall site inspect prior to occupancy clearance and shall respond to complaints. The landowner shall maintain annual records of the storm drain cleaning and make them available for review by P&D on request.

Significance After Mitigation. With implementation of Measure GD-6(a-f), impacts associated with downstream flooding and any associated contaminant loading would be less than significant.

Impact GD-7 **The County Safety Element rates the site as being within a potential local drainage problem area. However, implementation of appropriate drainage system improvements as would be required by the County Flood Control Engineer would reduce the risk of flooding to a Class III, *less than significant* level.**

The project site is within an area classified as a "local drainage problem area" by the County Safety Element. Sites within this category are subject to special procedures that must be outlined by the County Flood Control Engineer at the time a specific development is proposed. Although a specific site plan has not been developed at this time, individual project components will be subject to review and mitigation as required by the County Flood Control Engineer. Implementation of appropriate drainage system improvements for individual project components as required by the Flood Control Engineer would reduce potential impacts relating to flooding to a less than significant level.

Mitigation Measures. Inclusion of appropriate drainage system improvements for project development as required by the County Flood Control Engineer would reduce flooding impacts to a less than significant level. Additional mitigation would not be required.

Significance After Mitigation. With implementation of standard County requirements, the flood hazard at the site would be less than significant.

Impact GD-8 **The proposed project would increase the amount of impervious surface, which could incrementally reduce groundwater recharge as compared with existing activities. While the reduction in groundwater recharge would be relatively small due to the percolation limitations associated with onsite soils, the impact of the project on groundwater recharge is considered Class II, *significant but mitigable.***

Other than the ~3,500 square foot State Water turnout facility near the northeast corner of the site, the project site presently has no permanent impermeable surface that would prevent percolation of water to the groundwater basin. With project development, the minimal amount of percolation that potentially occurs on-site would be expected to decrease in areas where buildings, parking lots, and other impermeable surfaces are located. As discussed under Impact GD-6, the project would cover an estimated 20 acres with impervious surfaces.

Because the site has minimal groundwater recharge value, it is not anticipated that the loss of permeable surfaces on-site due to the proposed project would substantially affect the groundwater basin. Nevertheless, because of the current overdraft condition of the Santa Maria Groundwater Basin, all possible methods to aid in groundwater recharge on-site should be implemented.

Mitigation Measures. Construction of one or more detention basins as required by Mitigation Measure GD-6(a) would collect water runoff from the impermeable surfaces, with some of the collected water eventually percolating to the groundwater basin. Implementation of Mitigation Measure AES-1(c) *Landscaping Plan*, from Section 4.10, *Aesthetics*, would minimize the amount of impermeable surface onsite. In addition, the following measure is recommended to ensure maximum percolation through soils on-site.

GD-8(a) **Graded Slopes.** For each phase of the project, slopes shall be graded to minimize surface water runoff and direct this runoff to the detention basin(s) (as required by Mitigation Measure GD-6(a)).

Plan Requirements and Timing: Prior to approval of grading permits, the applicant shall submit detailed plans and a report prepared by a licensed geologist or engineer and P&D for any proposed permanent erosion control structures.

Monitoring: Permit Compliance shall ensure installation prior to construction of specific structures.

Significance After Mitigation. Implementation of the recommended mitigation measures would reduce impacts to the Santa Maria groundwater basin to a less than significant level.

c. Cumulative Impacts. The proposed project, in conjunction with other cumulative projects proposed in Santa Maria and the unincorporated Santa Barbara County area, would expose additional people and property to seismic and geologic hazards that exist in the region. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. In addition, County regulations and policies (including compliance with Uniform Building Code requirements) would be expected to reduce seismic and geologic hazards to acceptable levels. Addressing seismic and geologic hazards on a case-by-case basis would be expected to reduce cumulative impacts to a less than significant level. Therefore, cumulative geologic impacts would not occur.

Development of cumulative projects in the Santa Maria Valley area would adversely impact groundwater recharge of the Santa Maria Groundwater Basin. As more development is added in the area, more impermeable surface is developed over land that otherwise could contribute groundwater recharge. The availability of State Water has contributed to the conservation of the groundwater basin. However, a comprehensive solution to groundwater overdraft has not been developed. The proposed project would result in an increase in impermeable surface on the site, but would also include one or more detention basins to control excess storm runoff presented by the increase in impermeable surface and allow for groundwater recharge. The proposed project would not contribute to an overall negative impact of cumulative development on groundwater recharge of the basin. The increased demand on water supplies from cumulative development would have an adverse impact on groundwater recharge. Impacts related to water supply are further discussed in Section 4.1 *Public Services.*

Cumulative development in the Santa Maria Valley would create more impermeable surface and, therefore, more runoff within each tributary of the Santa Maria River. This is anticipated to adversely impact flooding in stream channels of the area and potentially contributing to flooding and damage of property downstream of cumulative development projects. The proposed project would incrementally contribute to this cumulative increase in surface water runoff and flood potential. The City of Santa Maria and the County have policies, including detention basin standards for new developments, to mitigate flooding caused by cumulative development. Addressing flooding impacts from increased runoff on a regional basis for the tributary watersheds of the Santa Maria River would be expected to reduce cumulative impacts to as less than significant level.

5.0 POLICY CONSISTENCY

This section analyzes the proposed project's consistency with applicable policies of the Santa Barbara County Comprehensive Plan, as well as with applicable City of Santa Maria plans and policies. This analysis is preliminary and is included for discussion and informational purposes only and has no bearing on the physical changes to the environment. Final determination on policy consistency would be made by the decision makers in consideration of the project.

5.1 COMPREHENSIVE PLAN CONSISTENCY

Land Use Development Policies

Land Use Development Policy No. 3

No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.

Potentially Inconsistent. This project would result in urban development within an area designated Rural by the County's Comprehensive Plan. The project would be potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Land Use Development Policy No. 4

Prior to the issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant that adequate public or private services and resources (i.e., water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack or available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.

Potentially Inconsistent. Project water could be provided through an outside user's agreement with the City of Santa Maria while wastewater treatment would be provided through an outside user's agreement with either the City of Santa Maria or the Laguna Sanitation District. At buildout, the proposed project would demand an estimated 207.6 acre-feet of water per year (AFY), which is 67.6 AFY more than current agricultural uses onsite. This amount of water consumption exceeds the 25 AFY threshold established by the County's environmental thresholds; however, since the project is anticipated to be able to obtain water from the State Water Project, this impact is offset and thus would be potentially consistent with Land Use Development Policy No. 4. Adequate roads, wastewater capacity, and fire services would be available to serve the project; however, the project would result in solid waste generation potentially beyond the capacity of the Santa Maria Landfill. As a result of solid waste generation, the project would be potentially inconsistent with Policy No. 4. Because of the size of the project, this impact would occur regardless of whether another location is proposed in the North County. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Land Use Development Policy No. 7

Lot line adjustments involving legal, non-conforming parcels as to size may be found consistent with the Comprehensive Plan if: (1) no parcel involved in the lot line adjustment that is conforming as to size prior to the adjustment shall become non-conforming as to size as a result of the adjustment; and (2) no parcel involved in the lot line adjustment that is greater in size than the average size of all legal, non-conforming parcels involved prior to the adjustment shall become smaller in size than this average as a result of the adjustment.

Potentially Consistent. The project would not involve a lot line adjustment but would involve the creation of a 50-acre parcel for the New County Jail facility. The resultant parcel would exceed the minimum parcel size of the pertinent land use designation which is AG-II, 40 acre minimum parcel size. The balance of the site (i.e., the remaining portions of the two existing APNs) may require a Certificate of Compliance prior to development if any additional development is proposed in the future. The future development of the balance of the property is not part of this project.

Hillside And Watershed Protection Policies

Policy No. 1

Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.

Potentially Consistent. The project site is relatively level. Development could require some grading but would not involve excessive cuts and fills. Therefore, the proposed project is considered potentially consistent with this policy.

Policy No. 2

All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.

Potentially Consistent. The site is relatively flat; thus, on-site grading would be minimal. The project is primarily agricultural and has previously been subject to grading. Consistency with the Uniform Building Code, County Flood Control District requirements, and consistency with a site-specific geotechnical study would adequately reduce hazards onsite. The project is potentially consistent with this policy.

Policy No. 4

Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.

Potentially Consistent. Project mitigation would require the incorporation of on-site detention, as well as use of appropriate Best Management Practices (BMPs) to minimize impacts to drainage courses from erosion and sedimentation. With incorporation of these conditions, the proposed project would be potentially consistent with this policy.

Policy No. 5

Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with accepted landscaping practices.

Potentially Consistent. The project would be required to include BMPs. In addition, mitigation would require project slopes to be graded to minimize surface water runoff and direct this runoff to a detention basin. Landscaping in each phase would also be required to minimize erosion concerns. With incorporation of project mitigation, the project would be potentially consistent with Policy No. 5.

Policy No. 6

Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.

Potentially Consistent. The project would be required to include BMPs. In addition, mitigation would require project slopes to be graded to minimize surface water runoff and direct this runoff to a detention basin. With incorporation of project mitigation, the project would be potentially consistent with Policy No. 6.

Policy No. 7

Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.

Potentially Consistent. The project would be required to include BMPs, which may include temporary retention basins, straw bales, sand bagging, mulching, and erosion control blankets during construction and the use of retardation basins with appropriate filtration during long-term project operation. In addition, mitigation would require that construction and other activities avoid sensitive species habitat. With incorporation of these mitigation measures, the project would be potentially consistent with Policy No. 7.

Public Facilities

The Public Facilities definition (LUE, pg. 177) does not specifically identify a jail with other allowed public facilities in rural areas. It may not be appropriate to assume that it is the intent of the definition to only "...allow development of small scale, low intensity, public services (e.g.

fire stations) needed in the Rural and Inner Rural Areas..." Some uses appearing in the definition are similar to a jail, either in use or intensity. For example, solid waste, and/or wastewater disposal would not be considered a "low intensity" use. The county landfills cover large areas of land and at times generate high traffic volumes. With the exception of the south coast transfer station, all other county solid waste management facilities are located in rural areas. Also, the development of "honor farms" is specifically listed as a permitted use. An honor farm is a facility used to incarcerate inmates. As part of the acquisition process, the Board of Supervisors must make a finding that the project is consistent with the policies of the Comprehensive Plan. Final determination of consistency with Public Facilities Policy #1 will be made if the Board finds that a jail facility is consistent with other uses allowed by the Public Facilities definition. Based on the similarities between the jail and the uses specifically identified within the definition, a finding of potential consistency is made for the purposes of this EIR analysis of policy.

Policy No. 1

The development of public facilities necessary to provide public services is appropriate within the defined Rural and Inner-Rural Areas when a public agency proposes that a facility be located in a Rural or Inner-Rural Area, especially when it may create any parcel(s) smaller than the minimum parcel size for the Area and the applicable land use designation(s), conformity with the Comprehensive Plan shall be determined in consideration of the following factors:

i. Whether the public interest and necessity require the project, balancing potential inconsistencies with other elements and policies of the Comprehensive Plan; and
ii. Whether the project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; and
iii. Whether the property sought to be acquired is necessary for the project.

Regarding any development of public facilities which meets the preceding three criteria, the acquisition of real property for such public facilities is appropriate within the Rural and Inner-Rural Areas, and the acquisition of such property shall be deemed to be in conformity with the Comprehensive Plan, regardless of the fact that parcels may result which are smaller than the minimum parcel size for the Area and the applicable land use designation(s).

Potentially Consistent. The project would result in a parcel size consistent with the Comprehensive Plan designation in this area, but would result in urban development within a Rural Land Use Designation. The project is proposed pursuant to a court order, requiring expanded facilities to alleviate crowding at the existing Main County Jail. The proposed New County Jail Facility would serve the public interest by providing needed expansions in the North County area. The location is proposed to minimize neighborhood compatibility concerns while meeting the minimum siting criteria required by the Sheriff's Department. The nature of the project requires an approximately a 50-acre site and a location that is roughly 10 miles or 20 minutes from the North County court facilities. Sites reviewed that meet the acreage criteria were largely located in County designated Rural areas. The proposed site would be potentially consistent with Public Facilities Policy No. 1.

Policy No. 2

In cases where a specific Community Facility or Overlay Designation is applicable, a site providing regional public services within a Rural or Inner-Rural Area shall be given one of the following Designations: Institutional/Government Facility; Public Utility (e.g., wastewater treatment plant site); Cemetery; Special Area (e.g., for recognition and preservation of a historic or archaeologic site); or Waste Disposal Facility. Such designation shall be applied to a proposed site through amendment of the pertinent Land Use Element map, either concurrent with or following the acquisition of the site by the public agency and prior to any development pertaining to the facility.

Potentially Consistent. If the Sheriff's Department acquires the project site, the project would require a change in the Comprehensive Plan Land Use designation of the site to Institutional/ Government Facility and the zoning designation to Professional and Institutional (PI). The designation shall be applied to the site through a General Plan and Rezone amendment following acquisition and prior to development of the proposed jail facility.

Policy No. 3

Except in case of an emergency that threatens lives or the immediate safety of persons or property, environmental review for projects allowed under these Policies shall be conducted at the earliest feasible time, and should be completed prior to acquisition of any site for a public facility. The site selection process shall include criteria to avoid areas having significant environmental constraints (for example, prime agricultural soils, areas of high aesthetic value such as Scenic Highway Corridors, public service/resource limitations, geologic or hydrologic hazards, important biological resources, cultural resource), unless the public agency determines that the location of the facility or use on a specific site having such constraints is necessary to satisfy the findings required in California Code of Civil Procedure Section 1245.230 (or successor statute), or is necessary for the protection of the public health, safety, or welfare.

Potentially Consistent. Consistent with this policy, an EIR is being prepared to assess potential impacts of the proposed project prior to acquisition. The EIR identifies project constraints. The project is potentially consistent with this policy.

Policy No. 4

The creation of a parcel which is nonconforming as to size and/or use with the applicable land use designation(s) shall be avoided by a public agency, to the extent feasible, through the acquisition of easements and/or lease or other rights appropriate to the facility or use to be established.

Potentially Consistent. The proposed 50-acre parcel for the jail site exceeds the 40-acre minimum parcel size under the existing land use designation of AG-II 40-acre minimum parcel size. The parcel to be created by the project would be rezoned to accommodate the proposed public facility. The project is potentially consistent with this policy.

Area/Community Goals - Santa Maria/Orcutt Area

Population Growth

Economic and population growth should proceed at a rate that can be sustained by available resources. The availability of these resources, especially water, should be continuously monitored and integrated with the growth.

Potentially Inconsistent. The project would result in solid waste generation exceeding the County's adopted solid waste generation significance threshold. As a result of project waste generation, the project would be potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Land Use

Leapfrog development should be discouraged.

Potentially Inconsistent. The project would result in urban development in an area designated Rural, though the site is adjacent to the City of Santa Maria city limits. The proposed project could result in growth inducing impacts; however mitigation measures have been identified to reduce growth inducing impacts to a less than significant level (see Section 6.0 *Growth Inducing Impacts*. The project would be potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Land Use

Promotion and protection of agriculture as an industry.

Potentially Inconsistent. The proposed project would result in the conversion of approximately 50 acres of irrigated cropland to non-agricultural uses, and could interfere with existing adjacent farming operations. Mitigation would require that project development provide buffers to minimize potential impacts on adjacent farming operations. Nevertheless, agricultural impacts related to conversion of agricultural lands to urban uses would remain significant. The project would be potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Environment

Reasonable environmental protection and open space preservation policies should be adopted.

Potentially Consistent. Natural areas onsite that provide dispersal habitat for sensitive species would be protected as open space and buffered from site development based on the proposed mitigation measures. The project would be potentially consistent with this policy.

Environmental Resource Management Element

Category A: Existing Croplands with a High Agricultural Suitability Rating.

Urban development is normally prohibited on such sites.

Potentially Inconsistent. The project would convert 50 acres of irrigated croplands to non-agricultural use. Although onsite soils are considered Class IV, the site's overall rating for

agricultural suitability exceeds the County's threshold of significance. The project is therefore considered potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Category B: Existing Croplands with a Moderate Agricultural Suitability Rating.

Urban development should be prohibited on such sites except in a relatively few special instance.

Potentially Inconsistent. The project would convert 50 acres of irrigated croplands to non-agricultural use. Although onsite soils are considered Class IV, the site's overall rating for agricultural suitability exceeds the County's threshold of significance. The project is therefore considered potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Category C: Areas with Unknown Flood Hazard.

For many streams, data on the potential flood hazard are not available. Because most of these waterways are removed from population centers, future urbanization of their tributary areas is unlikely. However, if development were to be proposed, a detailed evaluation should be required.

Potentially Consistent. The site is located in Zone X of the Flood Insurance Rate Map, so onsite flooding hazards are not anticipated. Furthermore, to mitigate potential downstream flooding impacts, the project has been conditioned to require one or more detention basins to control peak runoff and limit contribution to downstream flooding.

Flood Hazard Area Policies

Flood Hazard Area Policy No. 1

All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may not be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.

Potentially Consistent. Development would be located outside the 100-year flood plain and the floodway fringe. The project would be potentially consistent with this policy.

Flood Hazard Policy No. 2.

Permitted development shall not cause or contribute to flood hazards or lead to expenditure of public funds for flood control works, i.e., dams, stream channelization, etc.

Potentially Consistent. Development of the proposed facilities would incrementally increase peak discharge associated with a 100-year storm event. To mitigate potential downstream flooding impacts, the project has been conditioned to require one or more detention basins to control peak runoff. As conditioned, the project would be consistent with Flood Hazard Policy No. 2.

Conservation Element

Santa Maria Grassland as a Habitat for the Spadefoot Toad.

Spadefoot toads are becoming extremely uncommon in areas where they were once abundant and widespread. It is not unrealistic to believe that some or all of the five species of North American Spadefoot Toads, since they are secretive and their abundances and distributions are incompletely known, are becoming rare or even endangered. Except when breeding, they seem to be tolerant of moderate disturbance; and as long as disturbance to the soil is minimized, the Santa Maria Grassland can support various kinds of recreation.

Potentially Consistent. Although the project site does not contain Santa Maria Grassland, several special-status species, including the western spadefoot toad, could potentially occur within the project site. Mitigation would require that surveys be conducted prior to construction of the project. If any specimens are found, a County-approved biologist would coordinate with CDFG to determine whether moving the animals would be appropriate. With incorporation of this mitigation, the project would be potentially consistent with this policy.

Grassland

In the Santa Maria Grassland where Spadefoot Toads live, moderate intensity recreation can be tolerated as long as soil disturbance is minimized.

Potentially Consistent. Although the project site does not contain Santa Maria Grassland, several special-status species, including the western spadefoot toad, could potentially occur within the project site. Mitigation would require that surveys be conducted prior to construction of the project. If any specimens are found, a County-approved biologist would coordinate with CDFG to determine whether moving the animals would be appropriate. With incorporation of this mitigation, the project would be potentially consistent with this policy.

Streams and Creeks Policies

Streams and Creeks Policy No. 1.

All permitted construction and grading within stream corridors shall be carried out in such a manner as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution.

Potentially Consistent. The project is conditioned to provide a Storm Water Pollution Prevention Plan (SWPPP) prior to initiation of grading and construction. The SWPPP is required to include BMPs to control the discharge of materials from the site into the unnamed drainage to the south of the site that flows to the Betteravia Lakes area and eventually to Orcutt Creek. With incorporation of these conditions, the project would be potentially consistent with Stream and Creek Policy No. 1.

Historical and Archaeological Sites Policies

Policy No. 1

All available measures, including purchase, tax relief, purchase of development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites.

Potentially Consistent.
Based on the cultural resource investigations conducted on the project site and vicinity, the project area is considered to have low prehistoric archaeological resource sensitivity. Nevertheless, the project would be conditioned to halt work and assess the significance of any archaeological find in the unlikely event that any resources are encountered during the construction activities. With incorporation of this condition, the proposed project is potentially consistent with this policy.

Policy No. 2

When developments are proposed for parcels where archaeological or other cultural sites are located, project design that avoids impacts to such cultural sites if possible shall be required.

Potentially Consistent. The project area contains no known cultural resources. Nevertheless, the project would be conditioned to halt work and assess the significance of any archaeological find in the unlikely event that unanticipated archaeological resource remains are encountered during any land modification activities. With incorporation of this condition, the proposed project is potentially consistent with this policy.

Policy No. 3

When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.

Potentially Consistent. The project area contains no known cultural resources. Nevertheless, the project would be conditioned to halt work and assess the significance of any archaeological find in the unlikely event that unanticipated archaeological resource remains are encountered during any land modification activities. If a site is encountered, and site avoidance is not feasible, a County-approved archaeologist would conduct off-site preservation and documentation in accordance with Santa Barbara County Cultural Resource Guidelines, State Office of Historic Preservation, and the State of California Native American Heritage Commission requirements. With incorporation of these conditions, the proposed project is potentially consistent with this policy.

Policy No. 4

Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited.

Potentially Consistent. Based on the cultural resource investigations conducted on the project site and vicinity, the project area is considered to have low prehistoric archaeological resource sensitivity. Nevertheless, the project would be conditioned to halt work and assess the significance of any archaeological find in the unlikely event that unanticipated archaeological resource remains are encountered during any land modification activities. Adherence to standard County protocol in conformance with the Santa Barbara County Cultural Resource Guidelines would ensure that any encountered resources are protected from disturbance and other unauthorized activities. With incorporation of this condition, the proposed project is potentially consistent with this policy.

Policy No. 5

Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.

Potentially Consistent. The project area contains no known cultural resources. Nonetheless, the project would be conditioned to halt work and the County shall be notified at once to assess the nature, and extent and significance of any cultural remains in the unlikely event that any resources are encountered during the construction activities. If avoidance of the cultural resources is not feasible, an Extended Phase I investigation would be completed to determine the subsurface extent and integrity of the prehistoric archaeological remains. If the remains are found to be intact, in-situ preservation would be preferable. If site avoidance is not feasible, a County-approved archaeologist would conduct off-site preservation and documentation in accordance with Santa Barbara County Cultural Resource Guidelines, State Office of Historic Preservation, and the State of California Native American Heritage Commission requirements. With incorporation of these conditions, the proposed project is potentially consistent with this policy.

Visual Resources Policies

Policy No. 2

In areas designated as rural on the land use plan maps, the height, scale, and design of structures shall be compatible with the character of the surrounding natural environment, except where technical requirements dictate otherwise. Structures shall be subordinate in appearance to natural landforms; shall be designed to follow the natural contours of the landscape; and shall be sited so as not to intrude into the skyline as seen from public viewing places.

Potentially Inconsistent. Project conditions would require North County Board of Architectural Review (NBAR) review and approval, and a landscape plan. Since surrounding uses are agricultural, even with these mitigation measures the proposed facility will significantly alter the visual conditions of the project area. The proposed project is potentially inconsistent with Visual Resources Policy No. 2. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Policy No. 4

Signs shall be of size, location, and appearance so as not to detract from scenic areas of views from public roads and other viewing points.

Potentially Inconsistent. Proposed mitigation measures, including NBAR review, would require increase the likelihood that signs be compatible with the surrounding area's character. Nevertheless, given the nature of the proposed use and the agricultural surroundings, proposed signage may detract from viewsheds along fronting roads, and the proposed project is potentially inconsistent with Visual Resources Policy No. 4. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Policy No. 5

Utilities, including television, shall be placed underground in new development in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of under grounding would be so high as to deny service.

Potentially Consistent. Utilities would be placed underground in accordance with rules and regulations of the California Public Utilities Commission. With incorporation of recommended mitigation measures, the project would be potentially consistent with this policy.

Noise Element

Policy No. 1

In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.

Potentially Consistent. The nearest sensitive receptor to the project site is a single-family dwelling approximately ½-mile west of the site. The nearest residential neighborhood is the Tanglewood residential community, located about 1.1 miles to the south on the east side of Black Road. Project construction would not take place within 1,600 feet of sensitive receptors or generate noise levels above County thresholds. In addition, noise associated with project operation would not exceed County noise thresholds. Therefore, the project would be potentially consistent with this policy.

Policy No. 2

Noise-sensitive land uses should be considered to include:

a. Residential, including single and multifamily dwellings, mobile home parks, dormitories, and similar uses.
b. Transient lodging, including hotels, motels, and similar uses.
c. Hospitals, nursing homes, convalescent hospitals, and other facilities for long-term medical care.
d. Public or private educational facilities, libraries, churches, and places of public assembly.

Potentially Consistent. The nearest sensitive receptor to the project site is a single-family dwelling approximately ½-mile west of the site. The nearest residential neighborhood is the Tanglewood residential community, located about 1.1 miles to the south on the east side of Black Road. Noise associated with project construction and operation would not generate noise levels above County thresholds for sensitive uses. Therefore, the project would be potentially consistent with this policy.

Policy No. 3

For protection of sensitive activities, as well as the airports, noise-sensitive land uses, other than hotels and motels insulated to the level prescribed in the State Noise Insulation Standards, should not be permitted within the 65 dB CNEL contour of any airport as projected in the County Airport Land Use Plan. In no case shall institutional land uses, such as schools, hospitals, convalescent homes, and other in-patient health care facilities, be permitted within the boundaries of such 65 dB CNEL contour.

Potentially Consistent. The project site is outside the 65 dB CNEL contour for Santa Maria Airport; therefore, the project would be potentially consistent with this policy.

Policy No. 4

Residential use should be avoided within the 65 dB CNEL contour of any airport and under airport traffic patterns.

Potentially Consistent. The project site is outside the 65 dBA CNEL noise contour for the Santa Maria Airport. Since the project would be outside the 65 dB CNEL contour, it would be potentially consistent with this policy.

Policy No. 5

Noise-sensitive uses proposed in areas where the Day-Night Average sound Level is 65 dB or more should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dB L_{DN} when doors and windows are closed. An analysis of the noise insulation effectiveness of proposed construction should be required, showing that the building design and construction specifications are adequate to meet the prescribed interior noise standard.

Potentially Consistent. The project site is relatively isolated from major noise sources such as highways, railroads, and airports. Existing noise sources on the project site include equipment used for agricultural production, wind, and vehicles traveling along the existing frontage roads of Betteravia and Black Roads along the northern and eastern boundaries of the site, respectively. Noise from traffic along these fronting roadways is audible, but does not dominate the noise environment. An ambient noise measurement taken near the center of the project site was 59.3 dBA Leq, whereas noise measures along Black Road and Betteravia Road were measured at 63.1 dBA Leq and 69.1 dBA Leq, respectively. Although ambient noise was measured at 69.1 dBA Leq along Betteravia Road, this would be reduced to approximately 63.1 dBA Leq at 100 feet. Noise levels exceeding 65 dBA L_{DN} would not be encountered in the buildings associated with this development, as these are further from roadway noise sources. Therefore, the project would be potentially consistent with this policy.

Policy No. 6

Residential uses proposed in areas where the Day-Night Average Sound Level is 65 dB or more should be designed so that noise levels in exterior living spaces will be less than 65 dB L_{DN}. An analysis of proposed projects should be required, indicating the feasibility of noise barriers, site design, building orientation, etc., to meet the prescribed exterior noise standard.

Potentially Consistent. The project site is relatively isolated from major noise sources such as highways, railroads, and airports. Existing noise sources on the project site include equipment used for agricultural production, wind, and vehicles traveling along the existing frontage roads of Betteravia and Black Roads. An ambient noise measurement taken near the center of the project site was 59.3 dBA Leq, whereas noise measures along Black Road and Betteravia Road were measured at 63.1 dBA Leq and 69.1 dBA Leq, respectively. Although ambient noise was measured at 69.1 dBA Leq along Betteravia Road, this would be reduced to approximately 63.1 dBA Leq at 100 feet. Noise levels exceeding 65 dBA L_{DN} would not be encountered in the exterior areas associated with the proposed facilities, as these are further from roadway noise sources. Therefore, the project would be potentially consistent with this policy.

Policy No. 14

A study of potential growth of airport traffic should be initiated to anticipate future noise impact from this source.

Potentially Consistent. The current Airport Plan for the Santa Maria Airport incorporates anticipated future noise levels. Even with development at the Santa Maria Airport, the project would still be outside the 65 dB CNEL contour. The project would be potentially consistent with this policy.

Air Quality Policies

Policy A

Direct new urban development to areas within existing urbanized areas without endangering environmentally sensitive areas or open space resources. [Air Quality Supplement to Land Use Element]

Potentially Inconsistent. The proposed project would be in a semi-rural area. As proposed and conditioned, the project would not affect sensitive areas, and would maintain biological habitat for certain listed species in open space. Nevertheless, because the project is urban in nature and is proposed in a semi-rural area, the project is potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Policy C.

Increase the attractiveness of bicycling, walking, transit, and ridesharing.

Potentially Consistent. Bus service is anticipated to be provided to the site. The applicant would also implement an on-site transportation demand management program. As proposed, the project would be potentially consistent with this policy.

Agricultural Element

Policy I.F.

The quality of water, air, and soil shall be protected through such provisions as stability of urban/rural boundary lines, maintenance of buffer areas around agricultural areas, and promotion of conservation practices.

Potentially Inconsistent. The project would introduce a jail facility into an otherwise semi-rural, agricultural area on the western fringe of the City of Santa Maria. Although the project would incorporate buffers to minimize the impact to agricultural lands, it could potentially encourage additional land use conversions in the area through the extension of sewer and water services to serve the site. Though the nature of the proposed facility may actually discourage some types of urban development in the area, the project is considered potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Policy II.A.

Santa Barbara County shall require measures designed for the prevention of flooding and silting from urbanization, especially as such damage relates to approved development.

Potentially Consistent. The project is conditioned to provide a SWPPP prior to initiation of grading and implementation of construction. The SWPPP is required to include BMPs to control the discharge of materials into environmentally sensitive areas. Project conditions, such as the construction of one or more detention basins, would adequately mitigate flooding concerns onsite. With incorporation of these conditions, the project would be potentially consistent with this policy.

Policy II.D.

Conversion of highly productive agricultural lands, whether urban or rural, shall be discouraged. The County shall support programs which encourage the retention of highly productive agricultural lands.

Potentially Inconsistent. The proposed project would result in the conversion of approximately 50 acres of irrigated croplands to non-agricultural uses, and could interfere with existing adjacent farming operations. No mitigation measures are identified to reduce this impact, and agricultural impacts related to conversion of agricultural lands would be significant and unavoidable. The project would be potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Goal III.

Where it is necessary for agricultural lands to be converted to other uses, this use shall not interfere with remaining agricultural operations.

Potentially Inconsistent. The project site would be developed with non-agricultural uses and could potentially interfere with nearby agricultural operations. Appropriate setbacks would help achieve consistency with this goal, but may not address all potential interference and land use incompatibilities. This project is potentially inconsistent with this goal. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Policy III.A.

Expansion of urban development into active agricultural areas outside of urban limits is to be discouraged, as long as infill development is available.

Potentially Inconsistent. Based on the County's search for property suitable for the jail facility, many have been located in the rural area due to the lack of parcels that are 50 acres or more.

Sites within the urban boundary have been researched, and appropriate sites within the urban boundary are not available. The proposed site is outside the urban boundary; therefore, the project would be potentially inconsistent with this policy. However, Public Facilities Policy No. 1 provides an exception for public facilities such as a jail.

Seismic Safety/Safety Element

Fire Hazards.

The County should require that land development proposals in each of the fire hazard areas shown on the County-wide Fire Hazards map be accompanied by detailed plans for fire prevention and control prepared in accordance with prescribed County regulations. Owners whose property does not comply with the regulations should be required to make necessary improvements within a reasonable time, or to submit an alternate plan for fire prevention and control that is acceptable to the County Fire Prevention Officer.

Potentially Consistent. The project site is within a high fire hazard area. Project conditions would require incorporation of standard building practices set forth by the Santa Barbara County Fire Department, and the development of a Fire Management and Emergency Response Plan. With incorporation of these conditions, the project would be potentially consistent with this policy.

5.2 CITY OF SANTA MARIA PLANS/AGREEMENTS

Greenbelt Agreement.

In January 1994, the City of Santa Maria adopted a Greenbelt Agreement to preserve agricultural and open space lands outside the City's Sphere of Influence as the City's greenbelt.

Comments. The greenbelt resolution states that the City shall not annex or develop the areas west of Black Road and that all such areas should be preserved for agricultural and open space uses. The current project site is west of Black Road and within the Greenbelt area adopted by the City of Santa Maria. The resolution is not binding in relation to public projects carried out by the County of Santa Barbara on public land. However, the project would be considered inconsistent with the 1994 Greenbelt Agreement.

5.3 SANTA BARBARA COUNTY LAFCO POLICIES

The Santa Barbara County Local Agency Formation Commission (LAFCO) has adopted certain policies that apply to the proposed action. Applicable LAFCO policies are discussed below.

Standard for Out of Agency Service Agreements.

According to this policy, annexations to cities are generally preferred over outside user agreements for providing public services. However, use of outside agreements may be considered favorable in certain instances, including where lack of contiguity makes annexation infeasible and the requested service is justified based on adopted land use plans or other entitlements.

Comments. The Sheriff's Department would seek an outside user's agreement with the City of Santa Maria for water service and, potentially for sewer service too, unless sewer service from the Laguna Sanitation District is sought instead. The site is contiguous with the City's corporate boundary; nevertheless, annexation may not feasible and an outsider user's agreement may be the only viable option for obtaining service.

Conservation of Prime Agricultural Lands and Open Space Areas.

This policy discourages projects that would conflict with the goals of maintaining open space lands, agricultural lands, or agricultural preserves.

Comments. The project site is not an agricultural preserve, but includes both open space and agricultural land. The project may therefore be in conflict with this policy, although viable sites within the urbanized portions of the North County do not appear to be available.

6.0 GROWTH INDUCING IMPACTS

Section 15126.2(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Ways in which the proposed New County Jail Facility could induce growth are discussed in this section.

6.1 SETTING/CURRENT PLANNING

The project site is located at the southwest corner of Black and Betteravia Roads, adjacent to and immediately southwest of a portion of the City of Santa Maria, and approximately 1 mile west and southwest of other portions of the City that are along Mahoney Road, including the Mahoney Ranch Specific Plan Area. The site is approximately 2 miles northeast of State Route 1. The site is northwest of the Orcutt Community Plan Area, the closest portion of the Orcutt Community Plan Area being the Tanglewood Subdivision approximately 1.1 miles to the south.

The surrounding area is primarily characterized by agricultural activity, including both cultivated agriculture and grazing land. Some agriculturally-related industrial operations are located primarily along Betteravia Road. The Betteravia Lakes, a system of freshwater lakes/marshes within the Betteravia watershed, are located approximately 1 mile west of the site; the lake beds are currently farmed much of the year. The lakes are part of the industrially-zoned area west of the site associated with the now-closed Holly Sugar plant. The nearest residence is a single-family dwelling just over ½ mile west of the site; the nearest urban use is the Tanglewood Residential Development, located about 1.1 miles to the south on the east side of Black Road. Santa Maria Airport is located about 2 miles to the southeast.

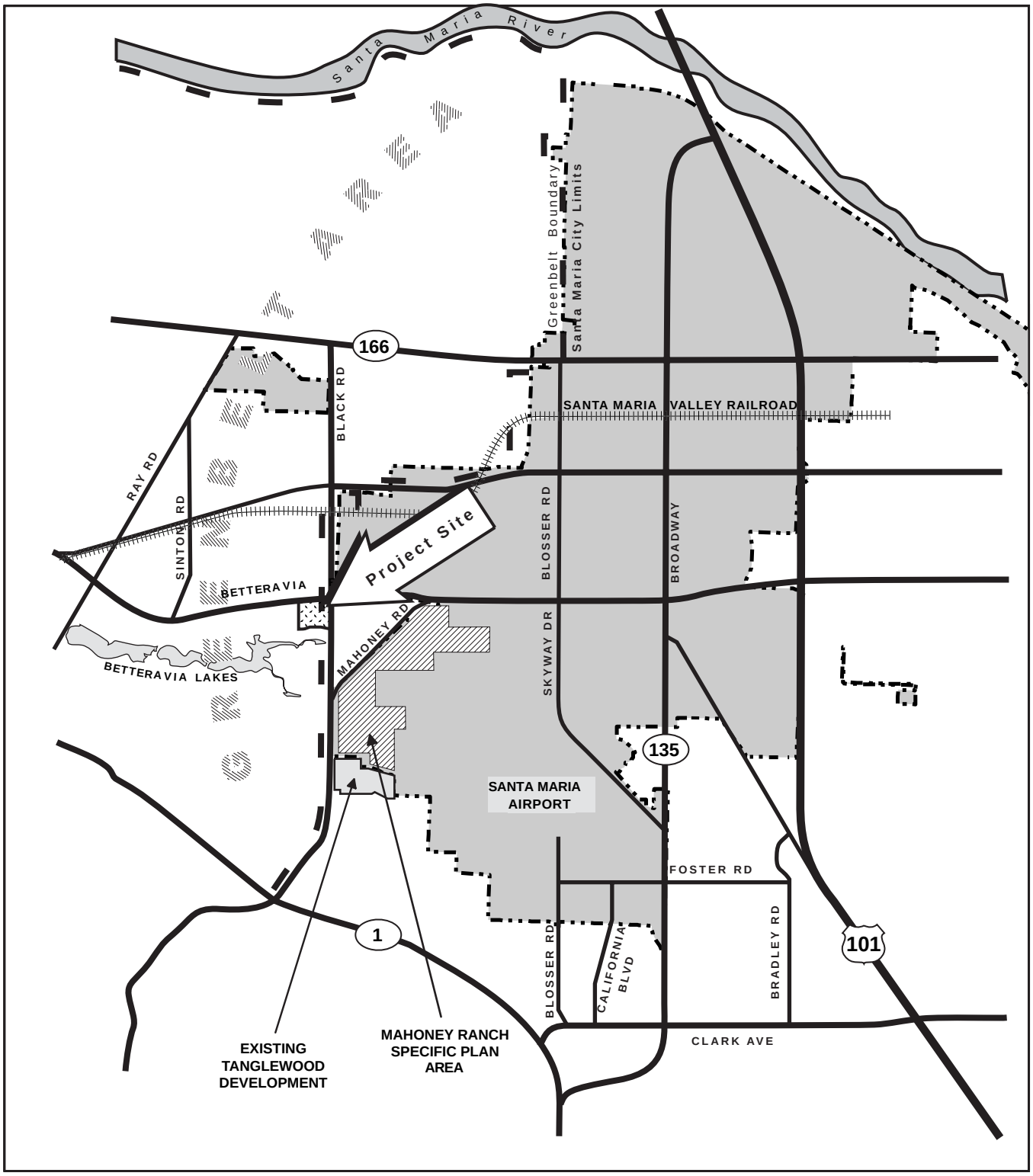
City of Santa Maria Resolution 94-9 establishes a greenbelt to preserve agricultural and open space uses adjacent to the City. The greenbelt resolution states that the City shall not annex or develop the areas shown on Figure 6-1 and that all such areas should be preserved for agricultural and open space uses. The greenbelt area includes all areas west of Black Road, and therefore includes the project site and surrounding parcels. It should be noted that the proposed project would not be precluded by the greenbelt resolution, as the resolution is not binding in relation to public projects carried out by the County of Santa Barbara on public land.

6.2 IMPACT ANALYSIS

6.2.1 Methodology and Significance Thresholds

The potential growth-inducing effects of the proposed project were evaluated based upon the types of employment generated by the proposed project, current land use plans for the area and discussions with staff at Santa Barbara County Planning and Development regarding future development plans in and around the county.

Although growth does not in itself create significant physical effects on the environment, the proposed project's growth inducing impacts are considered potentially significant if such growth would have the potential to create significant adverse physical changes to the environment.



N

0 1 2 Miles

Relevant Planning Boundaries

Figure 6-1

6.2.2 Project Impacts and Mitigation Measures

a. Economic and Population Growth. The proposed project would generate an estimated 444 new jobs in the North County area at full buildout. The new facility's employment demand would occur as different components of the new facility come on line, and many of these jobs would likely be transferred from existing facilities (the Main County Jail in Santa Barbara, existing sheriff's stations). Therefore, they would not necessarily generate substantial new economic activity in the area. However, certain types of economic activity related to jail operations (food service, other supply vendors, and other jail-related services, for example) may experience some growth in the Santa Maria-Orcutt area as a result of the proposed development of a jail. It is anticipated that increased demand for such services would be provided by existing businesses in the area. The physical effects of any new commercial development that does occur in the region would depend upon the size, type, and location of such development. Any environmental impacts relating to new commercial development that would serve the proposed New County Jail Facility would be addressed as part of separate environmental review of specific development projects.

The proposed project would not directly increase in the resident population of the Santa Maria Valley. However, the 444 onsite jobs could induce some people to relocate to the Santa Maria Valley to fill these jobs. Therefore, the project could indirectly contribute to population growth in the North County region. The number of relocatees is not currently known. It is anticipated that current area residents would fill most jobs, since many of the employees at the Main County Jail currently reside in the North County area, and would be expected to transfer to the New County Jail Facility at such time that it is opened.

For the reasons described above, a large number of likely New County Jail Facility employees already live in the area. Furthermore, the jail facility is primarily intended to accomplish two purposes: (1) to reduce prisoner transfers between the north county and south county by providing a New County Jail Facility in the north county region; and (2) to respond to current and projected future overcrowding at the existing Main County Jail. Consequently, the proposed project would primarily respond to growth, rather than induce growth, in the Santa Maria Valley. Therefore, no significant population growth is anticipated to result from project implementation.

It is not likely that a substantial number of people would migrate into the region to fill available jobs. Moreover, the existing housing stock in the region could accommodate any increase that might occur. Therefore, significant physical effects associated with population growth are not anticipated. If any new housing is constructed to accommodate population growth in the area that could be indirectly attributed to the proposed project, the physical effects of construction would be addressed as part of separate environmental review processes for those developments. Impacts would depend upon the type, size, and location of future projects.

b. Removal of Obstacles to Growth. The project site is surrounded on all sides by agricultural and open space uses with some scattered industrial structures nearby. While the site is contiguous to the city limits of the City of Santa Maria on one corner to the northeast, the property immediately to the east is outside of the city limits. Consequently, while the site is close to areas within the City of Santa Maria that would be expected to urbanize, the development of the site could represent a "leap frog" development. Implementation of the project would have the potential to open up areas between the site and other developed areas in Santa Maria by extending

water and wastewater infrastructure through currently undeveloped lands (see Section 4.1, *Public Services*, for further discussion of this issue).

The areas where pressure for development would be greatest as a result of project development are those areas directly east of the site (the "triangle" area northwest of Mahoney Road) between the project area and the incorporated City limits where waterlines could be extended. If a City wastewater line could be extended south along Black Road from West Stowell Road, the areas traversed are agricultural. This entire area is currently designated "Agriculture II" and Agricultural Commercial (AC) under the County's Comprehensive Plan, and is zoned "Agriculture", with most properties having 100-acre minimum parcel size (AG-II-100), with the exception of the property closest the City's treatment plant which is zoned "Agriculture" 40-acre minimum parcel size (AG-II-40). Similarly, if a County wastewater line is extended north from the Laguna County Sanitation District facility, the areas traversed within the County's jurisdiction are designated "Agriculture II" and Agricultural Commercial (AC) under the County's Comprehensive Plan, and are zoned "Agriculture", 100-acre minimum parcel size (AG-II-100). A portion of this area would be along the western boundary of the Mahoney Ranch Specific Plan Area in City of Santa Maria, which is already proposed for urbanization and extension of sewer services. Given the current agricultural land use designation and zoning for areas within the County's jurisdiction, the land use and zoning would need to be changed before any urban development would be allowed. In addition, the entire area surrounding the project site west of Black Road is within the County Greenbelt area, and development of these areas would be inconsistent with the stated goals of the 94-9 Greenbelt Agreement. Nonetheless, with the extension of water and sewer lines along non-urbanized areas, the project would remove a potential obstacle to development in these areas.

Development of the areas east, south, or north of the project site would be expected to result in certain types of environmental effects, depending on the type and level of construction. For example, development of the Mahoney Ranch or the triangle area would be expected to result in the conversion of about 600 acres of grazing land would occur in the Mahoney Ranch/triangle area under any development scenario. Additional residential development in the area would have the potential to create significant impacts in such areas as biological resources, traffic, air quality, noise, and land use compatibility relating to the direct interface with agricultural uses. If residential development were to occur in parcels nearest the proposed jail facility, it could also create land use compatibility concerns relating to the direct interface between residences and the jail facility. Additional commercial or industrial development would also be expected to create potentially significant biology, traffic, air quality, and noise impacts. In terms of land use, such development may create fewer concerns relating to compatibility with the proposed jail facility; however, depending upon the type of commercial/industrial development, it may create compatibility conflicts with existing residences in the Tanglewood community or existing agricultural uses in the vicinity of the project site. In addition, conversion of agricultural land along Black Road could occur. These potential effects are considered a potentially significant impact resulting from development that could be indirectly induced by the availability of new sewer infrastructure.

Mitigation Measures. The following mitigation measure would reduce the potentially significant physical effects associated with growth that the proposed project could indirectly induce by limiting the availability of sewer and water infrastructure necessary for urban development:

GI-1(a) Infrastructure Extensions. Water and sewer infrastructure extensions that serve the proposed project shall be sized to meet only the demands of the project itself.

Plan Requirements and Timing: Public Works, sewer facility officials, and Planning and Development shall review proposed water and sewer line extensions as part of the annexation request or outside service agreement request.

MONITORING: Public Works and the sewer service purveyor shall review plans for water and sewer line extensions during the review of the request and field inspect lines for compliance prior to occupancy of Phase I components.

Significance After Mitigation. The recommended mitigation measure would reduce the potential growth inducing impacts of infrastructure extensions to a less than significant level.

7.0 ALTERNATIVES

The 1998 Final EIR certified by the County Board of Supervisors included a detailed comparison of the originally proposed project site for the new jail and eight alternative sites, as well as two on-site alternatives. The 1998 EIR did not, however, consider the current project site. The 1998 Final EIR document is available for review at the County of Santa Barbara Planning and Development Department located at 420 W. Foster Road in Santa Maria. This section summarizes the studied alternatives and environmental impacts of each.

7.1 PROJECT ALTERNATIVES

7.1.1 Alternative Sites

The nine site locations studied in the 1998 Final EIR as well as the current project site are shown on Figure 7-1 and described below. The original project site from the 1998 EIR is labeled as such on this figure and is the site closest to the current project site. The current project site is described in Section 2.0, *Project Description*, and analyzed in detail in Section 5.0, *Environmental Impact Analysis*. Table 7-1 on page 7-3 provides a summary comparison of the impacts of each of the alternative sites. Detailed analysis of the alternative sites can be found in the 1998 FEIR for the North County Jail Facility.

Alternative Site 1. This rectangular 205-acre site is located in unincorporated Santa Barbara County and is bounded to the east by Black Road and to the west by Sinton Road. Betteravia Road is about 1,500 feet south of the site's southern boundary. The site is currently used for oil recovery operations and agriculture.

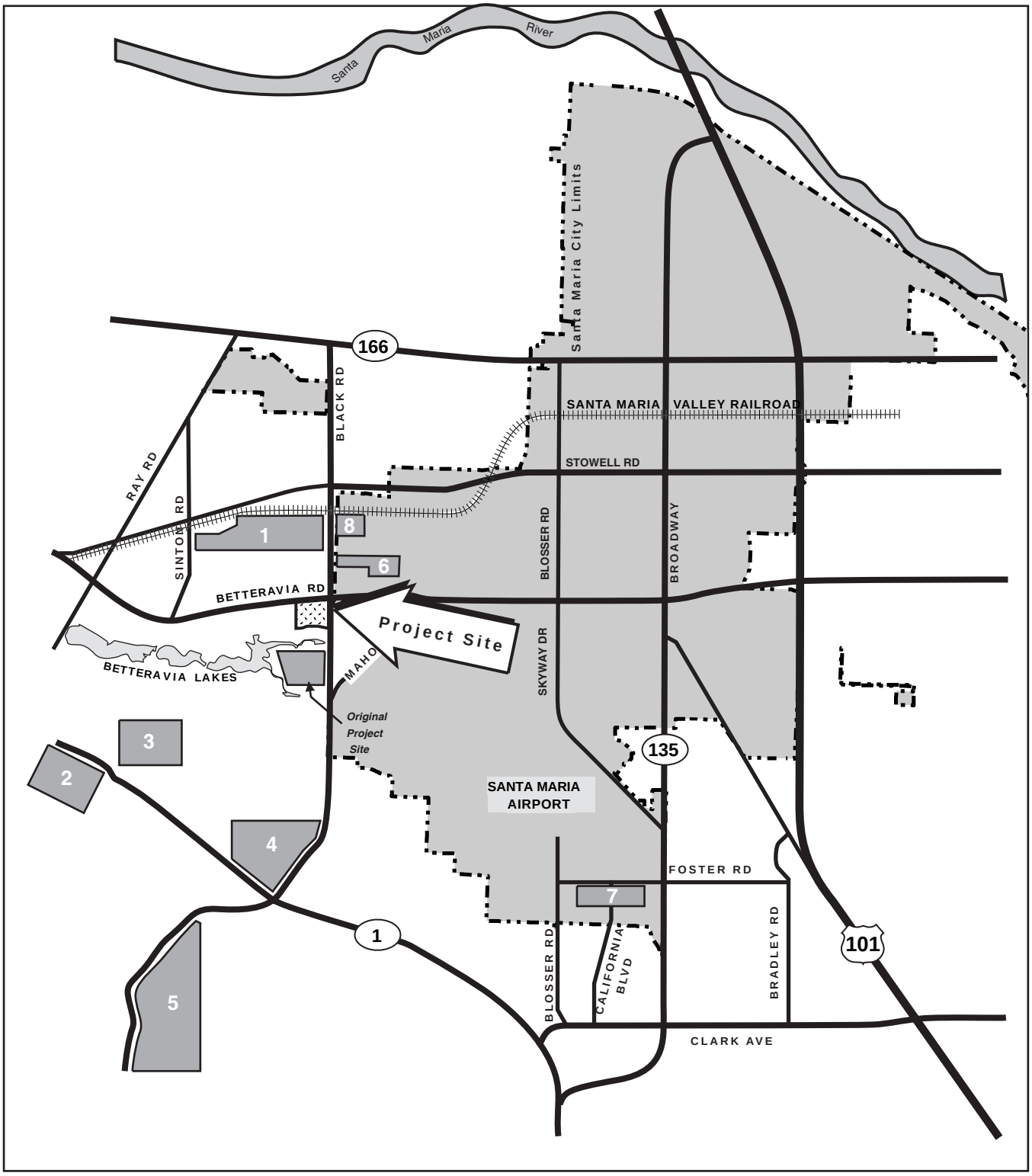
Alternative Site 2. This 262-acre site is located south of and adjacent to State Route 1, about 2 miles west of Black Road. The site currently consists of about 115 acres of rangeland and 147 acres of row crops.

Alternative Site 3. This 232-acre site is located northeast of State Route 1 and about one mile west of Black Road. The Laguna County Sanitation District currently uses the site as pasture land and as a spraying field for treated effluent.

Alternative Site 4. This 230-acre site is located at the northwest corner of the intersection of Black Road and State Route 1. The northern portion of the site is used as rangeland, while the southern portion is planted with beans and strawberries. Rangeland surrounds the site.

Alternative Site 5. This 305-acre site is located along Black Road, about a mile south of State Route 1. The site currently supports an aggregate mining operation (the Airox mine). Surrounding land uses include rangeland, open space, and the Casmalia oil field.

Alternative Site 6. This site originally consisted of 196 acres at the northeast corner of Black and Betteravia roads. Approximately 100 acres in the northern portion of this site (Site 6B) comprise the site that was analyzed in the 2000 Jail Facility Subsequent EIR. This 100-acre site is occupied primarily by agricultural activity, though the easternmost portion of the site is undeveloped.



Alternative Sites

Figure 7-1

Table 7-1 Impact Comparison Summary for Alternative Sites

Issue	Level of Impact									
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6B	Site 7	Site 8	Original Site	Current Site
Public Services										
Water	II	II	II	II	II	II	II	II	II	I or III[1]
Wastewater	III	III	I	III	III	III	III	III	III	II
Fire	II	II	II	II	II	II	II	II	II	II
Solid Waste	I	I	I	I	I	I	I	I	I	I
Transportation										
Intersection Impacts	II	II	II	II	II	II	II	II	II	II
CMP Consistency	III	III	III	III	III	III	III	III	III	III
Air Quality										
Construction Impacts	III	III	III	III	III	III	III	III	III	II
Operational Impacts	III	III	III	III	III	III	III	III	III	III
CAP Consistency	III	III	III	III	III	III	III	III	III	II
Odor Impacts	III	III	III	III	III	III	III	III	III	III
Biological Resources										
Important Habitats	II	II	II	I	II	II	I[2]	III	II	II
Sensitive Species	II	II	I	I	II	II	I	III	II	II
Wildlife Movement	II	II	II	II	II	II	II	III	II	II
Cultural Resources	I*	I*	II	I*	I*	III	I*	III	II	II
Noise										
Construction	II	II	III	II	II	II	II	II	II	III
Roadway	III	III	III	III	III	III	III	III	III	III
Operation	III	III	III	III	III	III	III	III	III	III
Land Use										
Construction Impacts	II	II	II	II	II	II	II	II	III	II
Visual Conflicts	I	I	I	I	I	I	I	I	I	**
Safety Conflicts	III	III	III	III	III	III	III	III	III	III
Agricultural Resources										
Agricultural Conversion	I	I	I	I	III	I	III	I	I	I
Conflicts with Agriculture	II	II	II	II	II	II	II	II	II	II
Energy										
Motor Vehicle Fuel	IV	IV	IV	IV	IV	IV	IV	IV	IV	IV
Electricity	III	III	III	III	III	III	III	III	III	III
Natural Gas	III	III	III	III	III	III	III	III	III	III
Aesthetics										
Visual Character	I	I	I	I	I	I	III	II	I	I
View Corridors	I	I	I	I	I	I	III	III	I	I
Light and Glare	II	II	I	II	II	II	II	II	II	II

Table 7-1 Impact Comparison Summary for Alternative Sites

Issue	Level of Impact									
	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6B	Site 7	Site 8	Original Site	Current Site
Hazards										
Soil/Groundwater	II	III	III	III	II	II	II	II	III	II
Agricultural Issues	III	III	III	III	III	II	II	II	III	II
Geology/Drainage										
Erosion from Construction	II	II	II	II	II	II	II	II	II	II
Seismic/Soil Hazards	II	II	II	II	II	II	II	II	II	II
Flooding	II	II	II	II	II	II	II	III	II	II
Groundwater Recharge	II	II	II	IV	II	II	II	II	IV	II

I = Unavoidably significant impact
II = Less than significant impact with mitigation
III = Adverse, but less than significant impact
IV = Beneficial effect

Impact classifications have been modified slightly in some cases from the 1998 Final EIR to reflect current conditions and analysis methodologies.

[1]Class I if the project is unable to be served by the City of Santa Maria; Class III if such a source is available. Though the 1998 Final EIR identified impacts as Class II for all alternative sites, impacts would be similar to those of the current site for any of the alternative sites based on current conditions with respect to water supply.

[2]This impact was found to be Class II for this site in the 1998 FEIR; however, since the release of the 1998 FEIR, California Tiger Salamander has been found on the site, and it is not known to what extent impacts to habitat for the CTS would be. Because of this uncertainty, this impact is reclassified as significant and unavoidable (Class I).

** Cultural resource impacts are rated Class I because no specific archaeological study has been conducted; therefore, it is not known whether or not resources are present. Consequently, the Class I rating represents a "worst-case" scenario.*

*** See Section 4.10, Aesthetics for discussion of visual conflicts.*

Alternative Site 7. This is the site of the County's Foster Road facilities, located just west of State Route 135 on the south side of Foster Road. The 65-acre site already houses several County facilities, including a Sheriff substation, general services building, and other government offices.

Alternative Site 8. This rectangular 99-acre site is located along the east side of Black Road, about 1,500 feet south of Stowell Road and immediately south of the Santa Maria Railroad tracks. Most of the site is currently grazing land, although a 12-acre portion to the northwest corner of the site is being leased to an auto salvage center.

Original Project Site (studied in 1998 FEIR). The originally proposed 100-acre project site is located west of and adjacent to Black Road, just south of Betteravia Road. The site is used for agricultural production, primarily strawberries.

7.1.2 On-Site Alternatives

In addition to the alternative sites, this EIR studies three on-site alternatives: (1) the CEQA-required "no project" alternative; (2) an "alternate site orientation" alternative; and (3) a "reduced project" alternative. These on-site alternatives are described and analyzed below.

a. No Project. This alternative assumes that no jail would be constructed and that the Main Jail facility would be relied upon for the detention of inmates. No physical change to the 50-acre project site would occur.

This alternative would have no physical impact to the environment as no new facility would be built and the condition of the project site would remain unchanged. Consequently, impacts relating to such issues and biological resources, cultural resources, aesthetics, geology, and drainage would be lower than under the proposed project. In addition, no increase in demand for public services or utilities would occur. Finally, because traffic would not be generated to or from the project site, no impact to the local circulation system or increase in traffic-related noise would occur.

Under this alternative, north County inmates would continue to be housed in the Main Jail facility in Santa Barbara. Thus, current trips to and from the Main Jail facility would remain and no reduction in energy consumption or air pollutant emissions associated with the elimination of these trips would occur. Thus, this alternative may be less desirable than the proposed project with respect to air quality, energy, and regional transportation issues. It should also be noted that this alternative is inconsistent with the court order that requires a new jail to relieve overcrowding.

b. Alternate Site Orientation. This alternative would involve reorienting the site plan such that the main facility entrance would be from Betteravia Road, with a secondary entrance and the access for the truck court being along Black Road. The improvements would extend further south on the site towards the unnamed drainage associated with the Betteravia Lakes area, and a larger undeveloped area would be provided on the western portion of the site. The southward extension of proposed improvements would require the acquisition of additional land to the south of the currently proposed 50-acre site boundary, or the site plan would need to be redesigned to shift improvements from the southern to the western portion of the site. The site plan would be rotated approximately 90 degrees in a clockwise direction, but otherwise, this alternative, including the proposed development envelope size, would be identical to the proposed project. The first phase of

development would involve 808 jail beds and an estimated 391,663 square feet of building area. Possible future expansions would add up to 712 beds and 155,104 square feet of building area.

Public Services. This alternative's demand for public services such as water, wastewater, fire protection, and solid waste disposal would be the same as that of the proposed project since the proposed facilities would be the same. Overall, public service impacts would be about the same as those of the proposed project. Mitigation measures would apply and could reduce wastewater and fire protection impacts to below a level of significance (Class II). However, similar to the proposed project, water supply impacts could also be unavoidably significant (Class I) if State water is not available in the future. In addition, as with the proposed project, impacts relating to solid waste disposal would be unavoidably significant (Class I) based on County thresholds.

Traffic. Trip generation associated with this alternative would be identical to that of the proposed project (an estimated 2,772 daily vehicle trips, including 232 PM peak hour trips). Trip distribution would be similar to the proposed project too, although moving the main entrance to Betteravia Road from Black Road would have more trips entering and leaving the site at Betteravia and would incrementally increase project-generated traffic along Betteravia (and incrementally reduce project traffic on Black). However, the traffic pattern on the local circulation system would be largely the same, with only slight differences in the immediate vicinity of the project site. However, given that intersections along Black and Betteravia Road are projected to remain in the LOS A-C range (excellent to fair conditions) and that the reoriented driveways would not add traffic to study area intersections, the incremental increase in traffic along this roadway would not be expected to create any significant impacts. As with the proposed project, impacts would be Class III, less than significant.

Air Quality. This alternative would generate the same number of daily vehicle trips as the proposed project (2,772 daily trips) and onsite energy consumption would be the same as well. Temporary air pollutant emissions during grading would also be similar. Thus, air quality impacts would be identical to those of the proposed project. Impacts would be Class II, potentially significant, though the standard dust control and diesel particulate matter mitigation measures applied for the proposed project would apply to this alternative.

Biological Resources. This alternative's impacts to biological resources would be greater than those of the proposed project. Rotating the site plan would place improvements in Phase I and Phase II closer to the drainage area south of the site and the associated buffer area for California red-legged frog. All of the mitigation measures recommended for the proposed project would apply. Though the mitigation measures would reduce some impacts to below a level of significance, impacts to the California red-legged frog could be Class I, significant and unavoidable, unless the site plan was redesigned to relocate certain components to the west, which would separated currently consolidated components and result in additional impervious surface.

Cultural Resources. This alternative's impact to cultural resources would be similar to that of the proposed project. Depending upon the location of planned facilities, potentially significant impacts could occur to unknown archaeological resource deposits if encountered. As with the proposed project, implementation of recommended mitigation measures, including the halting of work and significance assessment in the unlikely event that unanticipated archaeological resource remains are encountered during grading activities, would reduce impacts to a Class II, significant but mitigable, level.

Noise. Both temporary construction noise and long-term operational noise would be largely identical as what would occur under the proposed project. As the same site would be developed at the same intensity of development, project related noise impacts would be similar. As with the proposed project, impacts would be Class III, less than significant.

Land Use. This alternative's land use impacts would be greater than those of the proposed project. Potential compatibility conflicts relating to noise and airport operations would be similar and less than significant (Class III), potential safety impacts from the use of agricultural chemicals on adjacent parcels would be greater than for the proposed project. The proposed project provides for larger buffers from existing agricultural lands and operations. This alternative would place facilities including the additional jail cells in Phase 2 closer to active agricultural operations to the south of the project site. The site plan would have to be substantially changed to locate these components at safer distances from active agricultural lands and operations; otherwise potential safety impacts from the use of agricultural chemicals on adjacent parcels would be significant and unavoidable (Class I).

Agriculture. This alternative's impact to agricultural resources would be greater than that of the proposed project. The amount of potential agricultural land to be converted would be the same, resulting in a Class I, unavoidably significant impact, based on County thresholds. However, the proposed project provides for larger buffers from existing agricultural lands and operations. This alternative would place facilities, including the additional jail cells in Phase II, closer to active agricultural operations to the south of the project site. The site plan would have to be substantially changed to locate these components at safer distances from active agricultural lands and operations, as room on the 50-acre site is not available to provide for the required 200-foot agricultural buffers. Without the provision of adequate buffers, impacts to offsite agricultural operations would be significant and unavoidable (Class I).

Energy. Energy consumption associated with this alternative would be identical to that of the proposed project. Impacts would be Class III, less than significant. Mitigation measures recommended for the proposed project would apply.

Aesthetics. Aesthetic and lighting impacts would be similar to those of the proposed project. The impacts to visual character of the area and to view corridors would be about the same as that of the proposed project and are considered Class I, significant and unavoidable. Potential impacts from lighting and glare would be similar to the proposed project, and mitigation measures recommended for the proposed project would apply, resulting in less than significant impacts (Class III) for lighting and glare.

Hazards and Hazardous Materials. The project site does not contain any known soil or groundwater contamination hazards and, as with the proposed project, potential impacts relating to exposure to agricultural chemicals would be addressed through implementation of existing regulations. As such, this alternative's impact would be similar to that of the proposed project and is considered Class III, less than significant. Mitigation would not be required for this alternative.

Geology and Drainage. Similar to the proposed project, this alternative would potentially be exposed to various geologic hazards, including ground shaking, liquefaction, and compressible/collapsible soils. In addition, this alternative would potentially increase runoff from the site and increase pollutants in surface runoff, both during construction and in the long-term.

Similar to the proposed project, such impacts would be potentially significant (Class II). All mitigation measures recommended for the proposed project would apply and would reduce impacts to a less than significant level.

Growth Inducement. Similar to the proposed project, this alternative could be viewed as a "leap frog" development that would have the potential to open up areas between the site and other developed areas in Santa Maria by extending water and wastewater infrastructure through currently undeveloped lands. Similar mitigation limiting the capacity of extended infrastructure could reduce the project's potential to induce growth in the area. As with the proposed project, residual impacts related to growth inducement would not be significant.

c. Reduced Project Alternative. This alternative involves a reduced version of the proposed project to be located on the current project site. Specifically, this alternative would include only the Phase I components of the project, eliminating the future expansions. Thus, the construction of an additional 712 beds, with up to 155,104 square feet of new facilities, would not occur and the jail would be limited to the 808 beds proposed as part of the initial phase of the project. Elimination of the future expansions would also eliminate the public safety training facility, indoor firing range, and emergency vehicle operation course. The components of this alternative are listed in Table 7-2.

Table 7-2 Approximate Square Footage of Proposed Uses

Proposed Use	Approximate Area (square feet)
Inmate Housing	164,477
Inmate Support	104,235
Kitchen, Laundry, Medical	42,796
Program Space	42,892
Mechanical/Circulation	37,263
Initial Facility Construction	**391,663**

Public Services. This alternative would generate less demand for public services in the long-term since it would limit the new jail to 808 beds instead of 1,520. As with the proposed project, impacts relating to wastewater disposal would be Class II, potentially significant but mitigable (Class II). As with the proposed project, fire impacts could be reduced to below a level of significance with the recommended mitigation measures. However, even with recommended mitigation measures, solid waste generation associated with this alternative, though less than the proposed project, would exceed County thresholds; therefore, impacts relating to solid waste would remain unavoidably significant (Class I). Water supply impacts would not be significant in this alternative, even if State water is not available in the future. This is because water demand for Phase I only would be 111 AFY, which is less than the existing water demand associated with the broccoli cultivation, which is estimated to be 140 AFY. Implementation of Phase I only would result in a lower water demand on the site than under the existing conditions. Impacts on water supply would be beneficial (Class IV) in this alternative. Though this alternative's impacts would be lower than those of the proposed project, it should be noted that failure to provide additional beds as needed at the New County Jail Facility may simply necessitate the housing of more inmates at the existing Main Jail facility, thereby increasing service demands in that area of the County.

Traffic. This alternative would generate an estimated 1,454 daily vehicle trips, or about 52% of the trips generated by full buildout of the proposed project (Phase I and the future expansions). Consequently, it would have commensurately lower impacts upon the local circulation system. As with the proposed project, impacts would not be significant at any study area intersections based on County criteria. Therefore, impacts would be Class III, less than significant, and mitigation would not be required.

Air Quality. This alternative would generate only about 52% as many daily vehicle trips as would be generated by full buildout of the proposed project (Phase I and the future expansions). It would also involve about 28% less overall building area. As such, this alternative would generate commensurately fewer air pollutant emissions than would the proposed project. As with the proposed project, overall emissions would be below SBCAPCD thresholds and both temporary construction impacts and long-term operational impacts would be Class III, less than significant. As with the proposed project, consistency with the Clean Air Plan would require development of a Transportation Demand Management Program as mitigation to reduce the significance of this impact to a less than significant level.

Biological Resources. By reducing the overall building area by about 155,104 square feet (28%), this alternative would reduce the overall building footprint and associated ground disturbance commensurately. The overall reduction in human activity on the project site and ground disturbance would incrementally reduce the potential for indirect impacts to sensitive species and their habitats. Overall impacts would be incrementally lower than those of the proposed project, and impacts to the California red-legged frog and California tiger salamander would remain Class II, potentially significant and mitigable. All of the mitigation measures recommended for the proposed project would apply.

Cultural Resources. This alternative's impact to cultural resources would be similar to that of the proposed project, though the overall reduction in building area and ground disturbance would reduce the potential to encounter cultural resource deposits to some degree. The cultural survey conducted on the site concluded that no known cultural or historical resources were present, but recommended mitigation measures be applied during grading activities in the unlikely event of encountering an unknown resource. As with the proposed project, implementation of recommended mitigation measures would reduce impacts to a Class II, significant but mitigable, level.

Noise. The reduction in overall building area would reduce temporary construction noise as well as long-term operational noise. Construction noise for the first phase of the project would be the same as for the proposed project, but future expansions would not occur. Because this alternative would generate only about 52% as many daily vehicle trips as the proposed project, the increase in noise along area roadways such as Black Road and Betteravia Road would be lower. This alternative's impact would be lower than that of the proposed project and Class III, less than significant, though the proposed project's impact would also be Class III. As with the proposed project, mitigation would not be required for this alternative.

Land Use. Overall impacts would be about similar to, but slightly lower than, those of the proposed project due to the reduction in overall beds and the improved flexibility to shift or redesign the site to provide adequate buffers from agricultural lands and uses. Potential compatibility conflicts relating to noise and airport operations would be similar and less than

significant (Class III). Potential land use conflicts relating to public safety from jail operations and inmate releases would be less with this alternative, as less prisoners would be housed at the facilities, but this impact was less than significant (Class III) for the proposed project. Potential air quality impacts to offsite agricultural operations that would be associated with construction activity could similarly be reduced to a less than significant (Class II) level with implementation of project mitigation measures.

Agriculture. This alternative's impact to agricultural resources would be similar to, but slightly lower than, that of the proposed project due to the reduction in project size and the increase flexibility to shift the site plan to ensure provision of adequate agricultural buffers. The overall amount of potential agricultural land to be converted may be lower under this alternative if a site less than 40-acres in size was obtained and agricultural operations were retained on portions of the 50-acre site (required for the full buildout under the proposed project) that would be developed for the Phase II facility expansion. Under the proposed project, impacts from conversion of agricultural lands would be Class I, unavoidable and significant, but would potentially be Class III, less than significant in this alternative. All mitigation measures recommended for the proposed project would apply.

Energy. Onsite energy consumption associated with this alternative would be lower than under the proposed project due to the 32% reduction in overall building area. On the other hand, this alternative would divert fewer vehicle trips from the South County Jail since it would provide only 808 jail beds instead of the 1,520 beds provided under the proposed project. Overall, energy impacts would be about the same as those of the proposed project and would be Class III, less than significant. Mitigation measures recommended for the proposed project would apply.

Aesthetics. Aesthetic and lighting impacts would be similar to those of the proposed project, though the reduction in overall building area would incrementally reduce visual impacts. Nevertheless, the impact to view corridors and visual character would be about the same as that of the proposed project and would remain Class I, significant and unavoidable. Potential impacts from lighting and glare would be similar to the proposed project, and mitigation measures recommended for the proposed project would apply, resulting in less than significant impacts (Class II) with respect to light and glare.

Hazards and Hazardous Materials. The project site does not contain any known soil or groundwater contamination hazards and, as with the proposed project, potential impacts relating to exposure to agricultural chemicals would be addressed through implementation of existing regulations. As such, this alternative's impact would be similar to, but slightly lower than, that of the proposed project and is considered Class III, less than significant. Mitigation would not be required for this alternative.

Geology and Drainage. Similar to the proposed project, this alternative would potentially be exposed to various geologic hazards, including ground shaking, liquefaction, and compressible/collapsible soils. In addition, this alternative would potentially increase runoff from the site and increase pollutants in surface runoff, both during construction and in the long-term. The overall reduction in site building area would incrementally reduce the potential for geologic hazard impacts as well as overall runoff from the site. Nevertheless, as with the proposed project, such impacts would be potentially significant, but mitigable (Class II). As with the proposed project, impacts related to grading on steep slopes would remain less than significant (Class III).

All mitigation measures recommended for the proposed project would apply and would reduce impacts to a less than significant level.

Growth Inducement. Similar to the proposed project, this alternative could be viewed as a "leap frog" development that would have the potential to open up areas between the site and other developed areas in Santa Maria by extending water and wastewater infrastructure through currently undeveloped lands. Similar mitigation limiting the capacity of extended infrastructure could reduce the project's potential to induce growth in the area. As with the proposed project, residual impacts related to growth inducement would not be significant.

7.2 ALTERNATIVES CONSIDERED, BUT REJECTED

The primary purpose of alternatives analysis in EIRs is to consider alternatives that reduce or eliminate the significant impacts of proposed projects. To that end, ways in which two key impacts of the proposed project – impacts from conversion of agricultural land and changes in views and aesthetics – were considered. However, other than the reduced project alternative discussed above, no onsite alternatives are available that would reduce impacts in these areas to below a level of significance without creating additional impacts in or more other issue areas. For aesthetics, facilities could be sited in the southwestern portion of the site (farther from the fronting roads of Betteravia and Black), but they would still be visible and location of the facilities in that part of the site would likely create Class I, unavoidably significant, biological and agricultural resource impacts. For conversion of agricultural land impacts, adjusting the location of improvements onsite would have no bearing on the acreage required for full buildout. For these reasons, other than the rotated site alternative, other redesigned site plan alternatives were considered, but rejected from further consideration.

7.3 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 7-1 provides a summary comparison of the impacts of the each of the alternative sites described above and originally analyzed in the 1998 Final EIR. All of the alternative sites would avoid one or more of the significant impacts associated with the proposed project. Notably, two of the alternative sites (Site 5 and 7) would avoid the Class I impact relating to agricultural conversion, and two alternative sites (Sites 7 and 8) would avoid the Class I impacts to aesthetics. However, the alternative sites all have environmental or other constraints (e.g., economic, ownership) that make them undesirable or infeasible.

No site stands out as environmentally superior overall. Alternative Sites 5, 7, and 8 have some advantages to the proposed site, but the proposed site has its own advantages and would be considered comparable to these sites in consideration of the Environmentally Superior Alternative. Site 5 avoids significant impacts to conversion of agricultural lands, but presents potentially significant and unavoidable impacts to cultural resources, and also would result in greater potential noise impacts and a higher potential for soil and groundwater contamination.

While Alternative Site 7 avoids the unavoidably significant impacts to agriculture and aesthetics by locating the jail facility on an existing government facility, the discovery of California Tiger Salamander (CTS) during construction of the existing County Facilities poses unknown and potentially unavoidable impacts to CTS habitat. In addition, since its original consideration in 1998, Site 7 has been developed with added housing to the juvenile facility and houses a

sheriff's sub-station, general services building, and other facilities. Site 7 no longer contains enough undeveloped area to accommodate the proposed project.

Alternative Site 8 may be environmentally comparable to the proposed project, as it avoids the unavoidably significant aesthetic impact associated with the conversion of rural land to a non-agricultural use. On the other hand, this site would have greater potential noise impacts, given its location close to the Santa Maria Valley Railroad, and would have greater potential hazardous materials impacts given the extensive contamination discovered on-site since the certification of the 1998 FEIR. These soil contamination issues, though mitigable, render the site economically infeasible.

Overall, the current project site is determined to be the Environmentally Superior Alternative among the alternative sites. While the proposed site presents significant and unavoidable impacts with respect to conversion of agricultural lands, visual character, and view corridors, it avoids potentially significant and unavoidable impacts to biological resources, cultural resources, and has a low risk of exposure to hazardous materials. Noise impacts are also lower that some of the other comparable sites. Although the current site's impacts to visual resources are determined to be unavoidable and significant, it should be noted that the site is not along a scenic highway and is in a less visually pristine area that many of the alternative sites. Other sites that avoid significant and unavoidable impacts relating to visual resources or conversion of agricultural lands present other impacts that make these sites either environmentally inferior or comparable to the proposed site. The current site's location in a partially industrial area away from scenic highways, lack of access constraints with its frontage on both Betteravia and Black Roads, and lower biological and cultural resource sensitivity render the site environmentally superior overall.

Among the onsite alternatives, the "no project" alternative would be environmentally superior since it would involve no physical change. However, it would not meet the project objectives or the requirements of the Court Order to reduce overcrowding at the Main County Jail. The "Reduced Project" alternative would be environmentally superior among the other on-site alternatives. However, similar to the "no project" alternative, that alternative may not meet the requirements of the Court Order in the event that additional jail beds are needed beyond the 808 to be constructed as part of Phase I.

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8.1 REFERENCES

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Yim, Bill. Santa Barbara County Association of Governments. December 2007.
Vargo, James, New Business Project Manager, Southern California Gas Company, December 2007

8.2 EIR PREPARERS

The County of Santa Barbara prepared this EIR with the assistance of Rincon Consultants, Inc. Gary Kaiser served as the project manager for the County. Consultant staff involved in the preparation of the EIR and supporting technical studies are listed below.

Rincon Consultants, Inc.

Joe Power, AICP, Principal in Charge
Rob Mullane, Senior Planner, Project Manager
Duane Vander Pluym, D.ESE, Principal, Senior Environmental Scientist
Susan V. Christopher, Ph.D., Senior Biologist
Megan Edgar, Associate Planner
Sara Thompson, Associate Planner

Craig Huff, Graphics Technician
Katherine Warner, GIS Analyst
Susan Von Dollen, Administrative Assistant

Associated Transportation Engineers

Scott Schell, AICP, Principal
Dan Dawson, Supervising Transportation Planner
Matthew Farrington, Transportation Planner

Historical, Environmental, Archaeological, Research, Team (H.E.A.R.T)

Robert J. Wlodarski, Principal Investigator

9.0 RESPONSES to COMMENTS on the DRAFT SEIR

9.1 INTRODUCTION

In accordance with § 15088 of the State California Environmental Quality Act (CEQA) Guidelines, the County of Santa Barbara, as the lead agency, has reviewed the comments received on the Draft Subsequent Environmental Impact Report (Draft SEIR) for the New County Jail and has prepared written responses to the written comments received. The Draft SEIR was circulated for a 45-day public review period that began January 4, 2008 and concluded on February 19, 2008.

Each written comment that the County received is included in this Comments and Responses document. Responses to these comments have been prepared to address the environmental concerns raised by the commenters and to indicate where and how the SEIR addresses pertinent environmental issues. The comment letters included herein were submitted by public agencies and private citizens or groups.

The Draft SEIR and this Responses to Comments report collectively comprise the Final EIR for the project. Any changes made to the text of the Draft SEIR correcting information, data or intent, other than minor typographical corrections or minor working changes, are noted in the Final EIR as changes from the Draft EIR.

The focus of the responses to comments is the disposition of environmental issues that are raised in the comments, as specified by § 15088 (c) of the State CEQA Guidelines. Detailed responses are not provided to comments on the merits of the proposed project. However, when a comment is not directed to an environmental issue, the response indicates that the comment has been noted and forwarded to the appropriate decision-makers for review and consideration, and that no further response is necessary.

Where a comment results in a change to the SEIR text, a notation is made in the response indicating that the text is revised. Changes in text are signified by strikeouts (~~strikeouts~~) where text is removed and by bold font (**bold font**) where text is added. If text is added where the font is already bold, additions are noted using underlined bold font (**underlined bold font**).

9.2 WRITTEN COMMENTS and RESPONSES on the DRAFT EIR

Each written comment regarding the Draft SEIR that the County of Santa Barbara received is included in this section (refer to Table 1). Responses to these comments have been prepared to address the environmental concerns raised by the commenters and to indicate where and how the SEIR addresses pertinent environmental issues. The comment letters included herein were submitted by public agencies, local interest groups, companies and private citizens. The comment letters have been numbered sequentially, and each issue within a comment letter, if more than one, has a letter assigned to it. Each comment letter is reproduced in its entirety with the issues of concern lettered in the right margin. References to the responses to comments identify first the letter number, and second, the lettered comment (6B, for example, would reference the second issue of concern within the sixth sequential comment letter).

Table 1 Commenters on the Draft SEIR

Commenters on the Draft SEIR			
Letter	**Commenter**	**Agency**	**Date**
Federal, State, and Local Public Agencies			
1	Terry Roberts, Director	State of California, Governor's Office of Planning and Research, State Clearinghouse	February 20, 2008
2	Marty Wilder, Civil Engineer Manager	Laguna County Sanitation District	January 18, 2008
3	William D. Gillette, Agricultural Commissioner	Santa Barbara County Agricultural Commissioner's Office	February 14, 2008
4	Chris Shaeffer, Caltrans District 5 Development Review	State of California Department of Transportation	February 14, 2008
5	Kirk E. Lindsey, Director of Community Development	City of Santa Maria Community Development Department	February 19, 2008
6	Martin Johnson, Captain, Fire Prevention Division	Santa Barbara County Fire Department	February 19, 2008
Local Interest Groups, Companies and Private Citizens			
7	Joan Leon	Private Citizen	February 12, 2008
8	Doris O. Bynum	Private Citizen	February 16, 2008
9	Jeannett Gibson, Associate Planner	Urban Planning Concepts, Inc.	February 19, 2008
10	Joe Talaugon, Chairman	Santa Ynez Band of Mission Indians, Tribal Elders Council	February 19, 2008

Letter #1

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

ARNOLD SCHWARZENEGGER
GOVERNOR

CYNTHIA BRYANT
DIRECTOR

February 20, 2008

Michael Hays
Santa Barbara County
624 W. Foster Road, Suite C
Santa Maria, CA 93455

Subject: North County Jail
SCH#: 2007111099

Dear Michael Hays:

The State Clearinghouse submitted the above named Supplemental EIR to selected state agencies for review. The review period closed on February 19, 2008, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

1A

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts

Terry Roberts
Director, State Clearinghouse

RECEIVED
FEB 25 2008
S.B.COUNTY (NORTH)
PLANNING & DEVELOPMENT

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2007111099
Project Title North County Jail
Lead Agency Santa Barbara County

Type SIR Supplemental EIR

Description The Santa Barbara County Sheriff's Department is proposing to acquire approximately 50 acres of property for the construction and operation of an 808 to 1,520-bed detention facility. The site may ultimately support other County public safety facilities as well. These may include a public safety training facility (which would include police and fire facilities), an indoor firing range (lead free), and an emergency vehicle operation course. Construction of the jail facility will occur in two broad phases. Phase 1 would include the first 808 beds of a combined County jail and State re-entry facility as well as supporting medical, administrative, warehouse, food service, classroom, vocation, courtroom and law enforcement uses. The initial phase would include and estimated 391,663 square feet of building area. It is expected to be completed over a period of approximately one to three years, but could take up to approximately five years. Phase 2 would consist of an additional 712 beds with up to an additional 155,104 square feet of new facilities, including the live-in work furlough program. Total building area at full build out would be approximately 546,767 square feet.

Lead Agency Contact

Name Michael Hays
Agency Santa Barbara County
Phone (805) 934-6263 **Fax**
email
Address 624 W. Foster Road, Suite C
City Santa Maria **State** CA **Zip** 93455

Project Location

County Santa Barbara
City Santa Maria
Region
Cross Streets Black Road and Betteravia Road
Parcel No. 113-210-004, 013
Township 10N **Range** 34W **Section** 30 **Base** SBB&M

Proximity to:

Highways 1
Airports City of Santa Maria
Railways BNSF & Santa Maria Valley RR Co.
Waterways
Schools
Land Use General Plan: A-11 (Agriculture-11)
Zoning: M-2 (General Industry)

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Geologic/Seismic; Landuse; Public Services

Reviewing Agencies Resources Agency; Regional Water Quality Control Board, Region 3; Department of Parks and Recreation; Native American Heritage Commission; Public Utilities Commission; Office of Historic Preservation; Department of Fish and Game, Region 5; Department of Water Resources; Department of Conservation; California Coastal Commission; California Highway Patrol; Caltrans, District 5; Caltrans, Division of Aeronautics

Date Received 01/04/2008 **Start of Review** 01/04/2008 **End of Review** 02/19/2008

Note: Blanks in data fields result from insufficient information provided by lead agency.

Letter 1

COMMENTER: Terry Roberts, Director, California State Clearinghouse

DATE: February 20, 2008

RESPONSE:

The commenter states that the Draft SEIR has been distributed to selected state agencies for review and acknowledges that the County has complied with the State Clearinghouse review requirements for draft environmental documents. The comment is noted. No response is necessary.

Letter #2

E-mail from Marty Wilder, Civil Engineer and Manager, Laguna County Sanitation District

From: Wilder, Marty
Sent: Friday, January 18, 2008 11:15 AM
To: Hays, Michael
Subject: FW: Revised Jail EIR

Hi Michael,

In additional to the comments below, reference to the closest "County" sewer line on page 4.1-8 should be closest "District" sewer line. **2A**

In my opinion, the jail would be best served by Laguna. **2B**

From: Wilder, Marty
Sent: Friday, January 18, 2008 9:14 AM
To: Kaiser, Gary
Subject: Revised Jail EIR

Hi Gary,

I believe Robyn or Mark Schleich may have mentioned this to you while I was out but I am not in agreement with the statement on page 4.1-2 that "due to topographic gradient the city plant would most likely serve the project". As I recall there are less topographic features in the way to go south to Laguna not to mention less construction costs (almost one mile shorter sewer line). Either way requires a lift station which takes away most topographic issues) which is consistent with our 1959 original Master Plan that shows one located near the corner of Black and Betteravia Roads. **2C**

Also, using recycled (reclaimed is an outdated term) as described on page 4.1-6 would necessarily be from Laguna (only Laguna produces water meeting the minimum standards for this use). Laguna should then be the wastewater provider to do this. What percent of the total use could be recycled? This may factor in the decision to use state water (much more expensive than groundwater). **2D** **2E**

Letter 2

COMMENTER: Marty Wilder, Civil Engineer Manager, Laguna County Sanitation District

DATE: January 18, 2008

RESPONSE:

Response 2A

In accordance with the commenter's recommendation, the last sentence under the discussion that follows Impact PS-2 in Section 4.1, *Public Services,* has been revised as follows:

> The closest ~~County~~ **District** sewer line to the project site is for the Tanglewood residential development, approximately 1.1 miles south of the project site (LCSD Staff, personal communication, December 13, 2007).

Response 2B

The commenter's opinion that the jail would be best served by the Laguna County Sanitation District is noted. County decision makers will ultimately determine which connection to pursue.

Response 2C

The commenter disagrees that the City of Santa Maria Wastewater Treatment Plant would more easily serve the project due to topographic constraints, and argues that a lift station, which would be required for either connection, would eliminate topography as a determining factor. In response to this comment, the second and third full paragraphs under Impact PS-2 in Section 4.1, *Public Services,* have been revised as follows (refer also to Response 2A):

> Both the City of Santa Maria Wastewater Treatment Plant and LCSD have the ability and capacity to treat effluent from the project at their nearby facilities. The City of Santa Maria Wastewater Treatment plant has a permitted capacity of 9.5 mgd, and currently processes an average of 8.7 mgd. The LCSD Treatment Plant is currently rated for 3.7 mgd, with current daily flows of approximately 2.4 mgd. Wastewater generation associated with the proposed project therefore represents an estimated 22.5% of the City's available capacity (0.8 mgd) and 14% of the County's available capacity (1.3 mgd). ~~Due to its proximity to the City of Santa Maria and topographic gradient, the project would most easily be served by the City Wastewater Treatment Plant. Similar to water service, the City would provide sewer service to the site through an outside user's agreement.~~
>
> The project site does not currently have City of Santa Maria or County wastewater service. Conveyance of project-generated wastewater to a treatment plant would require extension of an existing sewer line. The closest City sewer line is located approximately two miles northeast of the project site at the intersection of A Street and West Stowell Road (Brad Hagemann, PE, City of Santa Maria Utilities Department, personal communication, December

14, 2007). Service to the site **through the City** would necessitate the extension of a collection line to the plant and the provision of a pump station. **Similar to water service, the City would provide sewer service to the site through an outside user's agreement.** The closest ~~County~~ **District** sewer line to the project site is for the Tanglewood residential development, approximately 1.1 miles south of the project site (LCSD Staff, personal communication, December 13, 2007). **Service to the site through the LCSD would also necessitate the extension of a collection line to the plant and the provision of a pump station.**

It should also be noted that the SEIR presents and evaluates two possible options for sewer service, and that County decision makers will ultimately determine which connection to pursue.

Response 2D

The commenter notes that recycled water, as required by Mitigation Measure PS-1(c) in Section 4.1, *Public Services,* could only be provided by the Laguna County Sanitation District (LCSD). The comment is noted. However, because this measure states that recycled water should be used "if available," no revisions are necessary. Refer also to Response 2B.

The commenter also notes that "reclaimed water" is an outdated term. Mitigation measure PS-1(c) has therefore been revised as follows:

PS-1(c) **~~Reclaimed~~ Recycled Water.** Onsite development shall, to the extent feasible, use ~~reclaimed~~ **recycled** water for irrigation of landscaping.

Plan Requirements and Timing: If ~~reclaimed~~ **recycled** water is available for landscaping, building plans containing ~~reclaimed~~ **recycled** water delivery infrastructure shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

Monitoring: In areas where ~~reclaimed~~ **recycled** water is available for landscaping, Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that ~~reclaimed~~ **recycled** water infrastructure is included in the plans.

Response 2E

The commenter asks what percent of the project's total water use could be recycled, and notes that this may factor into the decision for State Water. Mitigation Measure PS-1(c) recommends the use of recycled water, if available, for irrigation of landscaping. However, because it has not yet been determined whether the project will connect to the City of Santa Maria Wastewater Treatment Plant or the Laguna County Sanitation District (LCSD), and because recycled water may only be available through a connection to the LCSD (refer to Response 2D above), it cannot be determined at this time if recycled water will in fact be used.

Letter #3

Agricultural Commissioner's Office
Weights & Measures ■ County of Santa Barbara

William D. Gillette
Commissioner / Director

February 14, 2008

Gary Kaiser, Supervising Planner
County of Santa Barbara, Planning and Development
624 West Foster Road
Santa Maria, CA 93455

Re: Draft EIR for the North County Jail Project

Dear Mr. Kaiser

Thank you for the opportunity to review the Draft EIR for the North County Jail Project. We have reviewed the document and have the following comment:

1.) Mitigation Measure AG-2(a) Agricultural Buffers

The mitigation states that "buffers shall be established in consultation with the Agricultural Commissioner's Office". We reviewed the project description and site plan (Figure 2-3) for potential impacts to the adjacent agricultural operations and as a result do not recommend an agricultural buffer. The proposed locations of the buildings and outdoor recreational areas are a sufficient distance from the agricultural fields or strategically placed such that impacts to the neighboring agricultural operations will be less than significant. **3A**

If changes are made to the project we would like the opportunity to review the revised documents and provide input. We look forward to working with you on the North County Jail Project as it progresses. **3B**

Sincerely,

William D. Gillette

William D. Gillette
Agricultural Commissioner

Cc: Michael Hays, Planner III
Stephanie Stark, Agricultural Planner

263 Camino del Remedio • Santa Barbara, California 93110
Phone (805) 681-5600 • Fax (805) 681-5603
www.countyofsb.org/agcomm/

Letter 3

COMMENTER: William D. Gillette, Agricultural Commissioner, Santa Barbara County Agricultural Commissioner's Office

DATE: February 14, 2008

RESPONSE:

Response 3A

The commenter states that the Agricultural Commissioner's Office does not recommend an agricultural buffer based on a site plan review, and thus recommends that Mitigation Measure AG-2(a) (Agricultural Buffers) be eliminated.

Although Phase I facilities and a portion of the Phase II facilities, as shown on Figure 2-3, are buffered a sufficient distance from agricultural operations, the entirety of Phase II facilities have not yet been determined or designed. As a result, certain Phase II facilities could potentially be located an insufficient distance from adjacent agricultural operations. The referenced mitigation measure will therefore remain to ensure adequate review and mitigation of future Phase II facilities.

Response 3B

The commenter requests that, should changes be made to the project, the Agricultural Commissioner's Office have the opportunity to review the revised plans and provide input. Refer to Response 3A. As noted therein, Mitigation Measure AG-2(a) (Agricultural Buffers) will remain to ensure adequate review and mitigation of Phase II facilities. Retaining this measure fulfills the commenter's request.

DEPARTMENT OF TRANSPORTATION
50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TDD (805) 549-3259
http://www.dot.ca.gov/dist05/

Letter #4

Flex your power!
Be energy efficient!

February 14, 2008

Michael Hays
Santa Barbara County Planning
624 W. Foster Road, Suite C
Santa Maria, CA 93455

SB-135/101/166/001
SCH 2007111099

SUBJECT: North County Jail, Supplemental Environmental Impact Report

Dear Mr. Hays:

Thank you for the opportunity to provide comment on the North County Jail draft Supplemental Environmental Impact Report. The facility will be located westerly of Santa Maria at the intersection of Black Rd / W. Betteravia Rd. Caltrans staff offers the following comments: **4A**

1. Traffic. Existing Conditions.
   a. Table 4.2-2 indicates that the SR135 (Broadway) / Betteravia intersection currently operates at Level of Service (LOS) C in the P.M. peak period. This is different from what is reported in the McCoy / Depot traffic analysis (same traffic consultant) in September 2007. It was reported then that the intersection operates at LOS D. This is important because the County Jail project distributes 43% of its traffic at this intersection (52 trips / phase 1 and 99 trips / phase 2). According to the Santa Barbara County thresholds of significance, this would be a significant impact. The City of Santa Maria has identified a project, and has a mechanism in place that would allow for a pro-rata share contribution for an improvement at this intersection. **4B**

   b. This will potentially alter Table 4.2-6 and the related discussion as well. **4C**

   c. The consistency concern discussed in 1a above is also important because Impact T-4 and the Congestion Management Plan discussion will change. A CMP intersection may be impacted by project-added trips. **4D**

   Please re-evaluate the analysis at this intersection. Because Broadway (SR 135) is a state owned facility, please use the Highway Capacity Manual 2000 methodology, as requested in the NOP. Caltrans staff recommends that the lead agency and Caltrans discuss mutually agreed upon assumptions for the re-evaluation. **4E**

2. Traffic. Cumulative analysis.
   a. The traffic analysis does not appear to be entirely sensitive to other projects in the area, in this case, this would be particular to the Betteravia / Broadway intersection. For instance, the Mahoney Ranch South DEIR, to which this SEIR references, provides analysis (same traffic consultant) that indicates that the LOS at the Broadway / Betteravia intersection deteriorates to LOS E just with the Mahoney Ranch Project. **4F**

b. Other than a reference in Table 4.2-7, there is no discussion about the Broadway / Betteravia intersection in the cumulative analysis. **4G**

c. Taking into account items a. & b. above, the thresholds within the Congestion Management Plan (CMP) would be exceeded. It appears that this project generates trips that are contributing to an LOS E condition. The analysis should be re-examined. **4H**

d. The cumulative analysis assumes traffic reductions on existing facilities due to street network modifications. The assumptions and, subsequently the derived reductions, should be re-evaluated and/or an analysis scenario included that does not include network modifications within the assumed time period. The SEIR assumes that Union Valley Parkway (UVP) and the UVP / US 101 interchange will be constructed within 3 – 5 years. While this a desired outcome, it may be optimistic. These projects remain undergoing their own environmental analysis phase. In addition, if in fact this SEIR assumes UVP construction, then this SEIR also assumes that the project is fully funded through a mechanism that has yet to be re-approved. Although Caltrans, SBCAG, and local governments are fully committed to these projects being completed, voters must renew Measure D in order for this to be accomplished. Because this has not yet occurred, an alternatives analysis should be included that takes this into consideration. **4I**

There is no question that this is a very important project. However, there are important issues discussed above that should be re-evaluated prior to the project going before the decision-makers. I can be reached at 805.549.3632 if you have any questions pertaining to these comments.

Sincerely,

Chris Shaeffer
Caltrans District 5
Development Review

Letter 4

COMMENTER: Chris Shaeffer, Caltrans District 5 Development Review, State of California Department of Transportation

DATE: February 14, 2008

RESPONSE:

Response 4A

The commenter's summary of the project location is noted.

Response 4B

The commenter notes an inconsistency between the Level of Service (LOS) assigned to the Betteravia Road/Broadway (SR 135) intersection in the Draft SEIR and that which was assigned in a separate report (McCoy/Depot Traffic Study) from the same traffic consultant.

The traffic analysis prepared for the New County Jail used baseline information from the Mahoney Ranch South Specific Plan, since the Specific Plan is located in the vicinity of the proposed project. In contrast, the traffic analysis prepared for the McCoy/Depot Project analyzed this intersection using counts that are newer than those used in the New County Jail SEIR, thus resulting in slightly different LOS values.

The proposed jail facility's impacts to the Betteravia Road/Broadway (SR 135) intersection were evaluated based on City of Santa Maria thresholds, since the intersection is located in the City. The Draft SEIR correctly identified that the project would not generate an impact at this location based on City thresholds. This finding would not change if the count data contained in the McCoy/Depot Project traffic study was used to analyze the intersection.

Pursuant to the commenter's request, ATE prepared the following supplemental analysis for the Broadway/Betteravia intersection. The supplemental analysis used the newer counts from the McCoy/Depot Project and employed the Highway Capacity Manual operations methodology to re-assess operations for the intersection. The following table summarizes the existing and future levels of service using the new counts and the commenter's preferred methodology. LOS calculation worksheets for these revisions have been added to the end of Appendix B in the Final SEIR.

Broadway/Betteravia P.M. Peak Hour LOS (HCM Method)

Intersection	Delay / LOS			
	Existing	Existing + Project	Cumulative	Cumulative + Project
Broadway/Betteravia	36.7 Sec/LOS D	36.3 Sec/LOS D	44.0 Sec/LOS D	46.4 Sec/LOS D

(a) LOS based on average delay per vehicle in seconds pursuant to HCM 2000.

As shown in the above table, the intersection currently operates at LOS D using the newer counts and the commenter's preferred LOS methodology. The intersection is forecast to continue to operate at LOS D under Existing + Project, Cumulative, and Cumulative + Project conditions. These operations meet the City of Santa Maria's LOS D standard. Thus, the impact is considered adverse but less than significant.

Response 4C

Refer to Response 4B. Since the findings of the traffic analysis would not change, revisions to Section 4.2, *Transportation/Circulation,* are not necessary.

Response 4D

The City of Santa Maria has adopted a standard of LOS D for intersections located within the City. Based on this threshold, the Betteravia Road/Broadway (SR 135) intersection currently operates at an acceptable level, and the New County Jail would not generate a significant impact to this intersection. The CMP program does not require deficiency plans and improvements for intersections until LOS E is reached. As a result, there is no requirement for a CMP deficiency at this intersection with Existing + Project traffic.

It should also be noted that the City of Santa Maria has programmed improvements for the Betteravia Road/Broadway (SR 135) intersection as part of its traffic mitigation fee program. The improvements include widening Betteravia Road to a six-lane arterial, which will add east-west capacity, as well as adding a second left-turn lane on the northbound approach. These improvements will provide LOS C (or better) under cumulative traffic conditions, meeting the City's standard.

Response 4E

Refer to Responses 4B through 4D.

Response 4F

The commenter questions consistency between the SEIR and an EIR prepared for the Mahoney Ranch South Specific Plan. The traffic analyses prepared for each document used the same cumulative traffic model. Thus, the LOS forecasts are the same in the Mahoney Ranch South Specific Plan EIR and New County Jail SEIR. The Betteravia Road/Broadway (SR 135) intersection is forecast to operate at LOS D under Cumulative + Project conditions in both traffic analyses. The Mahoney Ranch South Specific Plan traffic study shows ICU 0.88, while the New County Jail traffic study shows ICU 0.90. This slightly higher ICU is due to additional traffic from the jail project.

The commenter's reference to an LOS E for the Betteravia Road/Broadway (SR 135) intersection is for the Existing + Project condition in the Mahoney Ranch South Specific Plan traffic study. The intersection was forecast to degrade to the low end of LOS E (ICU 0.93) under Existing + Project conditions, which is reasonable given that the Mahoney Ranch Specific Plan is relatively large in scale (1,400 residential units, plus commercial center, plus school). However, the intersection was forecast to operate at the high end of LOS D (ICU 0.88) under Cumulative + Project conditions. The cumulative traffic model shows that future traffic increases at the intersection would be offset by

new roadway improvements in the area. As noted in that study, the cumulative model includes the improvements planned within the near term period, such as the Highway 101 widening project, which will draw traffic from the surface street network in the future.

It should also be noted that the City of Santa Maria has programmed improvements for the Betteravia Road/Broadway (SR 135) intersection as part of its traffic mitigation fee program. The improvements include widening Betteravia Road to a six-lane arterial, which will add east-west capacity, as well as adding a second left-turn lane on the northbound approach. These improvements will provide LOS C (or better) under cumulative traffic conditions, meeting the City's standard.

Response 4G

There is no written discussion regarding the Betteravia Road/Broadway (SR 135) intersection because it is forecast to operate at LOS D under Cumulative and Cumulative + Project conditions, which meets the City's standard.

Response 4H

Refer to Response 4D. Refer also to Response 4F.

Response 4I

The commenter recommends that the cumulative model be re-evaluated based on an assumption that future projects included therein may not be constructed. However, the cumulative model assumes improvements that are mostly funded by City fees. While the Union Valley Parkway project in the Orcutt area is included in the cumulative model, not including it in the model would have little effect on the intersections within the Betteravia Road corridor. Extending the Union Valley Parkway from U.S. Highway 101 to Blosser Road and constructing a new interchange at U.S. Highway 101 is anticipated to shift traffic from other east-west streets in that vicinity (Lakeview Road, Foster Road, Clark Avenue). Re-evaluation is therefore determined unnecessary.

Letter #5

CITY OF SANTA MARIA
COMMUNITY DEVELOPMENT
DEPARTMENT

110 S. PINE STREET #101 (ON HERITAGE WALK) • SANTA MARIA, CALIFORNIA 93458-5082 • 805-925-0951 • TDD 925-4354

February 19, 2008

Michael Hays
Senior Planner
County of Santa Barbara
Department of Planning and Development
624 Foster Road, Suite C
Santa Maria, CA 93455

Subject: **New County Jail Subsequent Environmental Impact Report, SCH#2007111099**

Dear Mr. Hays:

The City of Santa Maria has completed its review of the above Subsequent EIR, and we have the following comments:

1. **Page ES-6** – PS-1: In the column titled "Significance After Mitigation", the second sentence of the second paragraph states that the closest waterline lies directly north of the project site. Per our records, there is a 42" State Water aqueduct, which runs along Black Road east of the project site. This waterline is not available to be tied into. The closest City waterline currently available is at the intersection of Betteravia and A Street, which is approximately 8,000 feet to the east of the project site. **5A**

2. **Page ES-6** – PS-2(a): This mitigation states that the size of the proposed sewer connection line "SHALL" be based on only the demands of the project. The City of Santa Maria Planning and Engineering staff is currently processing two large specific plans, which would also require the construction of the proposed sewer line along Black Road to the City's wastewater treatment plant. It is understood that this project would only be required to fund the improvements necessary to provide sewer service to this project. However, as multiple projects will be in need of this sewer line, there should be only one sewer line to run the 9,800 feet from Betteravia Road to the City's wastewater treatment plant. It is recommended to modify the wording of the mitigation measure to allow for a potential cost sharing agreement for the installation of this major infrastructure requirement. **5B**

3. **Page 4.1-2** – First paragraph, second sentence: State Water Project (SWP) water is not delivered directly to the City water customers. SWP water is blended with well water and treated before it is distributed to City customers. **5C**

Second paragraph, second sentence: The 42" waterline, which is on the east side of the project site, is not a City waterline and therefore is not available for connection for City water service. **5D**

4. **Page 4.1-8** – PS-(a): See comment above for Page ES-6. **5E**

5. Please note that Black Road is identified as a primary arterial roadway in the City's Circulation element, and is anticipated to be widened to an arterial standard at some time in the future. This site should be designed to allow for the future widening of Black Road. **5F**

In responding to these comments, please feel free to contact Rodger Olds, Senior Civil Engineer at (805) 925-0951, ext. 481 if you need further information. **5G**

Please notify Rodger Olds, Brian Smith, and myself at the above address when the Final EIR, including responses to these comments, is available. We would also appreciate being notified of the Planning Commission and Board of Supervisors hearings on this project. Thank you for your attention to this matter.

Sincerely,

KIRK E. LINDSEY, AICP
Director of Community Development

cc: Rodger Olds
Brian R. Smith

Letter 5

COMMENTER: Kirk E. Lindsey, Director of Community Development, City of Santa Maria Community Development Department

DATE: February 19, 2008

RESPONSE:

Response 5A

The commenter points out an informational error in the Executive Summary. This information is also referenced several times in Section 4.1, *Public Services.* Applicable revisions to this section are outlined below.

The last paragraph in Section 4.1.1(a) (Water) has been revised as follows:

> No City of Santa Maria or SWP water lines currently extend to the project site. ~~A connection to the City water supply is available along Betteravia Road directly north of the subject property via a 42" pipe (Chisam 2000). Other connections may be made available as the City develops near the future E Street to the east of the project site.~~ **Although a 42" State Water aqueduct is located along Black Road east of the project site, this waterline is not available for tie in. The closest City waterline currently available is at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site.** Because the project site is located outside the incorporated city boundaries, the City would provide water service through an outside user's agreement.

The third full paragraph under Impact PS-1 has been revised as follows:

> Although the project would exceed water demand thresholds, the City of Santa Maria's SWP entitlement could provide adequate supplies of water without the use of groundwater. If water is obtained from the City of Santa Maria via an outside user's agreement, the project would not affect the groundwater basin, and impacts to overdrafted water basins would be less than significant. No City of Santa Maria water lines currently extend to the project site. ~~A connection to the City water supply is available along Betteravia Road directly north of the subject property via a 42" pipe (Chisam 2000). Other connections may be made available as the City develops near the future E Street to the east of the project site.~~ **Although a 42" State Water aqueduct is located along Black Road east of the project site, this waterline is not available for tie in. The closest City waterline currently available is at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site.** Because the project site is located outside the incorporated City boundaries, the City would provide water service through an outside user's agreement.

The second paragraph under *Significance After Mitigation* under Impact PS-1 has been revised as follows:

> Extension of water lines to the project site could result in residual construction-related environmental impacts. However, the closest water line is located ~~directly north of the~~

~~project site along Betteravia Road~~ **at the intersection of Betteravia and A Street, approximately 8,000 feet east of the project site**. Disturbance associated with extension of this line would therefore occur within the existing Betteravia right-of-way and the project site itself. Disturbance of the project site is addressed throughout this document, and construction activities in the existing developed, and previously disturbed Betteravia right-of-way, would not be expected to result in any significant impacts. As a result, physical impacts associated with water line extension have been addressed, and no significant residual impacts are anticipated.

The preceding revision has also been incorporated into the Executive Summary, as referenced by the commenter.

Response 5B

In accordance with the commenter's recommendations, Mitigation Measure PS-2(a) in Section 4.1, *Public Services,* has been revised as follows:

PS-2(a) **Sewer Line Extension.** A new sewer line extension shall be constructed to serve the proposed project. **If sewer service is provided by the City of Santa Maria, the project shall pay its fair share to fund extension of a sewer line along Black Road. If sewer service is provided by the LCSD,** ~~T~~**t**he size of the line shall be based only on the demands of the project.

The above revision has also been incorporated into the Executive Summary, as referenced by the commenter.

Response 5C

The second to last paragraph in Section 4.1.1(a) (Water) in Section 4.1, *Public Services,* has been revised as follows:

The City of Santa Maria holds 17,280 AFY of entitlement from the SWP and anticipates current use at approximately 13,706 AFY (Urban Water Management Plan, 2005). SWP water is ~~delivered directly~~ **blended with well water and treated before being distributed** to water customers in the City of Santa Maria and is the primary source of water for the area. The State Water Project reduces the overall supply deficit for this region of the County, including the deficit for the City of Santa Maria.

Response 5D

Refer to Response 5A. The referenced sentence [in the last paragraph of Section 4.1.1(a) (Water)] has been deleted.

Response 5E

Refer to Response 5B.

Response 5F

The segment of Black Road located along the project's eastern frontage is a two-lane road that is currently located in the County of Santa Barbara. Refer to mitigation measure T-2(a) (Black Road Site Access) in Section 4.2, *Transportation/Circulation,* which requires that Black Road be widened in the vicinity of the primary access driveway for the jail to provide one 12-foot travel lane and an 8-foot shoulder in each direction, plus a northbound left-turn lane. The commenter correctly notes that this segment of Black Road is classified as an arterial road in the City Circulation Element and that the roadway may require further widening sometime in the future (as land is annexed, development occurs, and traffic volumes dictate). The review of the site plan for the North County Jail Project shows that there are no buildings proposed in the area where the future widening may occur. However, future widening could affect the layout/configuration of site access driveways. The final design of the site circulation and parking layout will be reviewed by the County to ensure that it does not encroach into the area of the future roadway widening that may occur.

Response 5G

The commenter's request to be notified of the final EIR's availability and meetings of the Planning Commission and Board of Supervisors on this project are noted.

Letter #6

Fire Department

"Serving the community since 1926"

4410 Cathedral Oaks Road
Santa Barbara, CA 93110-1042
(805) 681-5500 FAX (805) 681-5563

John M. Scherrei
Fire Chief
County Fire Warden

February 19, 2008

Michael Hays, Planner
624 West Foster Road
Santa Maria, CA 93455

SUBJECT: APN#: 113-210-004/013
Case #: 07EIR-00003, 07GPA-00011; SCH#: 2007111009
Project Description: Draft Subsequent Environmental Impact Report (DSEIR) For the Proposed North County Jail.

Dear Mr. Hays:

The Santa Barbara County Fire Department has had an opportunity to review the DSEIR for the proposed North County Jail facility and offers the following comments:

The County Fire Department operates two fire stations within the Orcutt Planning Area. "The Santa Barbara County Fire Department uses a county-wide service ratio of one on-duty fire fighter per 4,000 population served and a five-minute response time from a fire station location to determine the fire protection levels within Orcutt." (Orcutt Community Plan, 74). **6A**

Fire Station 21 located at 3339 Terminal Drive at the Santa Maria Airport currently serves a population of 12,345 (2000 US Census), and is the primary responding engine company that will be serving the proposed North County Jail Facility. Engine 21 is staffed with three (3) full time on-duty fire fighters, and based upon the Orcutt Community Plan guidelines should serve a maximum population of 12,000 people. Using the 2000 US Census Bureau statistics, the existing population served by Engine 21 already exceeds the maximum population that can be adequately protected by a margin of 345 people. With those population numbers expected to go even higher as nearby new developments occur and considering that these figures are 8 years old, it becomes clear that additional firefighting resources will be required to adequately serve new development that occurs in western Orcutt, as well as maintaining current levels of service in eastern Orcutt. **6B**

Fire Station 21 is located 3.8 miles from the proposed new County Jail project. The Orcutt Fire Station is located 6.3 miles away. This creates emergency response times in excess of 6 to 8 minutes, depending upon turn-out time, time of day and other factors. This represents a response time that is above what is considered acceptable per the Orcutt Community Plan. "All of this area (referring to West Orcutt) is currently outside the five-minute response zones. The Santa Barbara County Fire Department has identified West Orcutt (key site 22) as an area requiring a new fire station if urbanized." (Orcutt Community Plan, 74). **6C**

If you have any questions, please do not hesitate to call.

Yours in the interest of life and fire safety,

Martin Johnson, Captain
Fire Prevention Division

Letter 6

COMMENTER: Martin Johnson, Captain, Fire Prevention Division, Santa Barbara County Fire Department

DATE: February 19, 2008

RESPONSE:

Response 6A

The commenter provides information regarding existing fire stations in the Orcutt area and notes county-wide and Orcutt area-specific service ratio and response time objectives. Comment noted.

Response 6B

The commenter provides setting information regarding Fire Station 21, which would serve the project. Although the information provides detail beyond that provided in the SEIR, the additional detail would not alter the analysis. Comment noted.

Response 6C

The commenter notes that Fire Department response times to the project site would be approximately six to eight minutes, which is above the five-minute response time referenced in the Draft SEIR. The discussion under Impact PS-3 in Section 4.1, *Public Services,* has therefore been revised as follows:

> Buildout of Phase I of the jail facility would add 391,663 square feet of building area. Future expansions of the project would add an additional 155,104 square feet. The total area added by the project, 546,767 square feet, would increase the possibility of structural fires compared to existing conditions. Fire Station 21 would primarily provide fire protection services for the jail facility. The site is ~~within~~ **outside of** the standard five-minute response time from this station. ~~Therefore, impacts related to response time to emergency calls at the project site would not be significant. Service demand created by the project is expected to be within the capability of the County Fire Department.~~ **In addition, ~~T~~the** County of Santa Barbara designates the site as having a high fire hazard (County of Santa Barbara, 2004). Therefore, impacts would be potentially significant~~,~~**. However,** ~~though~~ fire hazard reduction measures, including setbacks from the property line and landscaping, would reduce the hazard from wildfires and structural fires to a less than significant level**, thereby reducing impacts related to response times**. Water supply to the site for fire flow and sprinklers would need to be incorporated into overall plans for project water supply as required by County Fire Code. All project construction would comply with the state and federal fire codes including internal fire sprinklers included in all structures.

As is evident in the above revisions, mitigation measures related to Fire Department standards would also reduce impacts associated with response times to a less than significant level. In addition, the County of Santa Barbara will continue to track the need for a new fire station in the

vicinity of the project site. As noted in Section 2.0, *Project Description*, Phase II of the proposed project may include a fire facility, which would improve response times in the area.

It should also be noted that the City of Santa Maria would provide back-up services to the project site as part of the Joint Service Agreement that Santa Barbara County has with the City of Santa Maria. Should a new City fire station be constructed in the area in the future, this may also improve services to the project site. The Mahoney Ranch South Specific Plan would be required to set up a funding mechanism and pay fair-share costs of providing a new fire station in this area.

Letter #7

JOAN LEON
521 Amber lane
Santa Maria, CA 93454

February 12, 2008

Michael Hays
Santa Barbara County Planning and Development Department
Via e-mail mhays@co.santa-barbara.ca.us

Subject: proposed jail SEIR

Mr. Hays, after reviewing all the alternate sites, I favor the "No Project" alternative. 7A

7B Each site is on productive agriculture land. Building a new jail will cost millions, which the county does not have. Operation of the new jail will cost $15 million per year, which the county does not have. Each prisoner will cost $39,000 per year, which the county does not have. Treatment or alternatives cost $11,000 per year. 7C

I do not think voters will be willing to tax themselves to support any new jail. 7D

One better solution might be to do as Andy Caldwell suggested: have several judges located at the main jail so prisoners do not have to be transported back and forth for hearings. Try teleconferencing instead of in-person appearances. Use alternatives to incarceration such as Restorative Justice for first-time offenders. Use house arrest or GPS monitoring for non-violent offenders. Incarcerate only violent offenders and repeat criminals. 7E

Use funds for mental health, alcohol and drug treatment instead of incarceration -- treatment instead of punishment. Use available funds for prevention beginning at young ages such as fourth and fifth graders to keep them out of gangs. 7F

As Supervisor Brooks Firestone suggested, decriminalization of marijuana might reduce the jail population enough such that a new jail is not needed. 7G

Sincerely,

Joan Leon

Letter 7

COMMENTER: Joan Leon, Private Citizen

DATE: February 12, 2008

RESPONSE:

Response 7A

The commenter's preference for the No Project Alternative is noted. It should be noted, however, that this alternative is inconsistent with a court order that requires a new jail to relieve overcrowding [refer also to the first bullet in Section 2.6 (Project Objectives)].

Response 7B

The commenter notes that the project site and each alternative site are located on productive agricultural land. Refer to Sections 4.8, *Agricultural Resources,* and 7.0, *Alternatives,* for a discussion of agricultural resource impacts from the project and alternatives.

Response 7C

The commenter provides monetary figures related to the construction and operation of a jail facility. The comment is noted. However, as stated in § 15131(a) of the State CEQA Guidelines, economic or social effects of a project shall not be treated as significant effects on the environment. In addition, because the comment is not directed to an environmental issue, no further response is necessary.

Response 7D

Comment noted. Refer also to Response 7C.

Response 7E

The commenter makes several suggestions intended to reduce the need for a jail facility. The suggestions are noted and will be forwarded to the appropriate decision-makers for review and consideration. However, because the suggestions do not relate to an environmental issue, no further response is necessary.

Response 7F

The commenter's suggestions related to the appropriate use of funds are noted. Refer also to Responses 7C and 7E.

Response 7G

Refer to Response 7E.

Letter #8

Doris O. Bynum
1838 Sandalwood Dr.
Santa Maria, CA. 93455-2866
February 16, 2008

Mr. Michael Hayes
Santa Barbara County Planning & Development Dept.
Santa Maria, CA

Dear Mr. Hayes:

I read the article in the Santa Maria Times regarding the "new" site being considered for the North County Jail and was indeed surprised. As the former Sheriff, Mr. Anderson, can tell you, the residents of Tanglewood do not want the jail that close to our community and our school. **8A**

It is just 1.3 miles from the corner of Betteravia and Black Road to the first entrance into the community of Tanglewood (440 homes) and only 2.5 miles to the Arellanes school which has children from Kindergarten through 8th grade. An easy walk for most people under the age of 50. There are also two homes even closer to the site on Mahoney Road. This community is a mixture of familes and retirees and there are many children in the community. **8B**

Also, Mr. Sutti was sued for grading some of the land and now you are considering doing exactly the same thing. Most of the land in this area are wetlands. No matter how the buildiongs are designed, there will be a necessity to grade the site and disturb the wetlands before building. **8C**

It also seems to me that there is some shortsightedness among the planners in both the county and the city of Santa Maria. Growth means more money in the coffers, but where is the agriculture going to come from. The more that has to be shipped in, the more it costs in dollars and more destruction to the environment. **8D**
Without a good environment, health costs also increase. It is a domino effect that planners seem to ignore. Look at the Los Angeles and San Diego areas as well as other large metropolitan areas throughout the country. **8E**

Sincerely,

Doris Bynum

Doris Bynum
CC: Sheriff Brown
Supervisor Joni Gray
Governor Schwatzenager

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PLANNING & DEVELOPMENT

Letter 8

COMMENTER: Doris O. Bynum, Private Citizen

DATE: February 16, 2008

RESPONSE:

Response 8A

The commenter's opinion is noted.

Response 8B

The commenter's description of the community is noted.

Response 8C

Refer to Section 4.12, *Geology/Drainage,* for a discussion of impacts related to grading. Refer to Section 4.4, *Biological Resources,* for a discussion of impacts related to wetlands.

Response 8D

Refer to Section 4.8, *Agricultural Resources,* for a discussion of impacts to agricultural resources.

The commenter's opinion regarding City and County planners is also noted.

Response 8E

The commenter claims that the project may result in increasing health costs. State CEQA Guidelines limit the requirement for forecasting to that which could be reasonable expected under the circumstances [§ 15144] and prohibit the analysis of speculative impacts [§ 15145]. No further response is feasible.

Letter #9

URBAN
PLANNING
CONCEPTS, INC.
URBAN DESIGN ● LAND PLANNING ● ENVIRONMENTAL ANALYSIS

February 19, 2008

County of Santa Barbara
Planning & Development
Gary Kaiser
624 West Foster Road
Santa Maria CA 93455

RE: New County Jail Subsequent Environmental Impact Report

Dear Mr. Kaiser,

In reviewing the New County Jail EIR, particularly in relation to the Mahoney Ranch South Specific Plan area, we were concerned with the following items:

1. **Mitigation Measures T-1(a) and T-2(b) Black/Betteravia Road Site Access:**

These mitigation measures call for the widening of Black and Betteravia Roads to 12' travel lanes and 8' shoulders in each direction "*in the vicinity of the primary access driveway*". The Mahoney Ranch South project is required to widen Mahoney and Black Roads south of Betteravia Road to the City of Santa Maria's Secondary Arterial standards, which contain 2 lanes in *each* direction plus a center median/left-turn lane. These road improvements are required along the County Jail site frontage. We look forward to coordinating with the County, the City, and the developer/s on a proportional share funding scenario for the road sections along the Jail frontage. **9A**

In addition to the widening of Mahoney and Black Roads, the Mahoney Ranch South project is also being conditioned to widen Betteravia Road as a Secondary Arterial from A Street to the intersection of Betteravia and Mahoney Roads. Additional right-of-way for landscaping, curb/gutter, and sidewalks is also being required for a total of 72'-84' of right-of-way. The mitigation measure for the Jail requires widening of Betteravia to 2-lanes. The narrowing of Betteravia from 4 lanes to 2 lanes should be taken into consideration of the project design. Again, coordination between the County and the City will be invaluable to the lessening of adverse traffic impacts to this area. **9B**

2. **Mitigation Measure PS-2(a) Sewer Line Extension:**

This mitigation measure allows for connection to either Laguna County Sanitation District or the City of Santa Maria Wastewater Treatment Plant. While the Jail is in the County's jurisdiction, it's location near the City Treatment Plant and the shared funding of the lines and lift stations required can significantly reduce the cost of sewer infrastructure for the Jail. Sewer infrastructure is currently being designed to connect both the Mahoney Ranch South project and Area 9, thus making the cost of the construction of this infrastructure shared three ways. In addition to the reduced cost for the jail, it would also be the best option from and environmental standpoint, as it would require significantly less sewer line than connecting to Laguna County Sanitation facilities. **9C**

We look forward to collaborating with the County and the City of Santa Maria on these issues.

Sincerely,

Jeannett Gibson
Associate Planner

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Letter 9

COMMENTER: Jeannett Gibson, Associate Planner, Urban Planning Concepts, Inc.

DATE: February 19, 2008

RESPONSE:

Response 9A

The commenter notes that the Mahoney Ranch South Specific plan is required to widen Mahoney and Black Roads south of Betteravia Road to the City of Santa Maria's Secondary Arterial standards, which vary from mitigation measures T-2(a) (Black Road Site Access) and T-2(b) (Betteravia Road Site Access), which require widening of Black and Betteravia Roads in the vicinity of access driveways to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a left-turn lane.

The proposed jail facility fronts the segment of Black Road south of Betteravia Road, while the Mahoney Ranch South Specific Plan area fronts the segment of Black Road south of Mahoney Road. There are no shared frontages for these two projects. As a result, each project would be responsible for their frontage improvements, with no opportunity for shared cost as suggested in the comment letter.

Response 9B

The proposed jail facility fronts Betteravia Road west of Black Road. The improvements required for the Mahoney Ranch South Specific Plan are for the segment of Betteravia Road east of Mahoney Road. The proposed jail facility would be responsible for improvements that do not overlap with improvements required for the Mahoney Ranch South Specific Plan.

Response 9C

The commenter recommends that the project connect to the City of Santa Maria Wastewater Treatment Plant and suggests that this would also reduce environmental impacts as it would require less sewer line than connecting to the Laguna County Sanitation District (LCSD).

The commenter's opinion is noted. The Draft SEIR analyzed both options as having a potential to serve the project. This analysis included assessment of environmental impacts associated with extending sewer lines under both options (refer to *Significance After Mitigation* under Impact PS-2). Based on this analysis and other determining factors, County decision makers will ultimately determine which connection to pursue.

Refer also to Response 2B.

Letter #10

SANTA YNEZ BAND OF MISSION INDIANS
Tribal Elders Council

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S.B.COUNTY
PLANNING & DEVELOPMENT

February 19, 2008

Mr. Gary Kaiser
County of Santa Barbara
Planning and Development
123 East Anapamu Street
Santa Barbara 93101
Phone: 568-2000 / Fax: 805-568-2030

RE: North County Jail
Comment Deadline: February 19, 2008

Dear Mr. Kaiser:

This is in response to a notice of availability of and Public Hearing on the draft subsequent environmental impact report for the proposed North County Jail. This project calls for the construction of 546,767 square feet of building space on a 50 acre site located approximately six km southwest of the city of Santa Maria. **10A**

The County's Cultural Resources Guidelines, in the Environmental Thresholds and Guidelines Manual provides, in part, for the following: **10B**

> As part of the environmental review process, archeological site maps are reviewed to determine if a recorded cultural resource is located within the project site or whether there us a high potential for its presence onsite based on recorded site distribution patterns or historical accounts. If this determination is positive and the project site is not developed, a Phase I archaeological investigation including a systematic inspection of the ground surface is carried out by Planning and Development staff or a County approved professional Archaeologist, and sub-surface testing to define the presence of archaeological artifacts or site boundaries when vegetation obscures ground visibility." (Emphasis added.)

This is not a "surprise find" per CEQA Appendix K and the Tribe believes that there is a high potential for presence onsite of cultural resources based on the following: **10C**

Cultural Setting

One prehistoric site has been assigned an official trinomial within a one-mile radius of the project location, SBA-2049. That site was recorded in 1986and was described as a scatter of flakes and biface tools. Remarks in the site record indicate that the site may be associated with a prehistoric village named "lehlele" that was situated in the shores of Guadalupe Lake. The author of the site record cites Dr. Richard Applegate, 1975, Index of Chumash Placenames. **10D**

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A site to the south and west was originally considered for the North County Jail Facility that was adjacent to the current location. In the EIR prepared for that site by Rincon Associates in 1997 (E-2078 on the map included with this report), they state that "the closest recorded historic Chumash settlement is Ajuaps, or La Larga, situated along the southern shore of Guadalupe Lake, and unknown distance from the project site" (5.5-1). It is unclear if the two notations actually refer to the same settlement or if there is evidence of two settlements associated with Lake Guadalupe. **10E**

A curious thing is that in the Rincon 1997 report, two archaeological sites are mentioned and we could find no evidence that they were ever officially recorded with the CCIC nor does it seem that they were ever assigned trinomials. The Rincon 1997 report indicates that two archaeological sites were discovered and give the field designations LRW-97-02 and LRW-97-03 (5.5-3). **10F**

They describe site LRW-97-02 as a "substantial prehistoric Native American habitation site in the southern portion of the project site" (5.5-3). Note that they are referring to the original project site rather than the current project site. They describe the site as having 20 acres of low density artifacts and five acres of high density artifact area. They list "Monterey chert biface reduction flakes, biface and perform fragments, flake and blade scrapers, bird bone, fire-cracked rock, ground stone artifacts, lumps of sand asphaltum, and mammal bone as evidence of the site. They write that "The site's characteristics suggest heavy use of this locality for the hunting and processing of waterfowl and other game at the ancient lake, and the production of finished stone tools…" (5.5-3). We do not know why a site described as such would not have been submitted to the CCIC and given an official trinomial **10G**

Rincon 1997 describes archaeological site LRW-97-03 as "a prehistoric or very early historic native American habitation site comprised of four clusters of cultural materials in the northern portion of the project site. Please note that the current project site is close to the northern border of the original project site, so LRW-97-03 could be very close to the current project site. Rincon 1997 further describes LRW-97-03 as "A 95-meter diameter area contains a high density of cultural materials associated with a brown sand. The materials here include Monterey chert biface reduction flakes, chunks, fire-cracked rock, ground stone artifacts, sandy asphaltum, animal bone, and possible human bone" (5.5-4). Three other sites are shown on the map included with this report. SBA-2712, SBA-2716, and SBA-2726 are all historic-era sites with no prehistoric or Chumash cultural component. **10H**

The current SEIR cites several reports such as Snethcamp, Michaels, & Costello 1989, Sheets 1991, Applied Earthworks 1991, and SAIC 1997. Each of these reports are for linear projects such as aqueduct/pipeline construction or fiber optic cable work. As such, none of them seem to have covered significant portions of the project location. In response to Freddie Romero's question in his email dated 1/28/2008, none of these reports seem to have had any subsurface testing on the project site except for perhaps standard shovel scrapes to clear obscuring vegetation where surface visibility was low. The current SEIR does indicate that the project area was surveyed last December, but I could not find any indication that the report has been filed with the CCIC. **10I**

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SANTA YNEZ BAND OF MISSION INDIANS
Tribal Elders Council

Conclusions

The Tribe requests the following action items:

1. That the county be contacted to acquire a copy of the December 2007 survey report mentioned in the SEIR. **10J**

2. That the county be contacted in an effort to resolve the discrepancies between the Rincon 1997 report and the current SEIR, which was also prepared by Rincon Consultants. The current SEIR states that "one prehistoric archaeological site, CA-SBA-2712, is recorded within 1/2 mile of the project site" (4.5-3). That is both inaccurate in the sense that CA-SBA-2712 is NOT a prehistoric site and in that it disagrees with their 1997 report that clearly records two substantial prehistoric archaeological sites. **10K**

3. It should be requested that the archaeological sites referred to in Rincon Consultants 1997 be recorded on the appropriate DPR forms and submitted to the CCIC so that trinomials can be assigned and the resources can be mapped. **10L**

Demand for SB 18 Consultations

Pursuant to SB 18 as codified in Government Code 65352, et seq., and the those State of California, Office of Planning and Research, Tribal Consultation Guidelines dated April 15, 2005, the Santa Ynez Band of Chumash Indians formerly requests government-to-government consultation regarding the above Project. **10M**

Sincerely,

Joe Talaugon,
Chairman, Elders Council

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Letter 10

COMMENTER: Joe Talaugon, Chairman, Santa Ynez Band of Mission Indians, Tribal Elders Council

DATE: February 19, 2008

RESPONSE:

Response 10A

The commenter's summary of the project is noted.

Response to 10B and 10C

The commenter provides an excerpt of the Cultural Resources Guidelines in the County's Environmental Thresholds and Guidelines Manual. The comment is noted.

In referencing the excerpt provided in Comment 10B, the commenter states: "This is not a 'surprise find' per CEQA Appendix K…" This comment appears to reference a section within the County's Cultural Resources Guidelines that pertains to the appropriate response to the unexpected encounter of cultural resources during construction. In compliance with the County's Cultural Resource Guidelines, a mitigation measure has been included to address the potential impact of encountering unexpected cultural resources during construction. Please refer to Mitigation Measure CR-1(a) in Section 4.5, *Cultural Resources*.

The commenter further notes that the Tribe believes there is a high potential for presence of onsite cultural resources. The comment is noted. Refer to Responses 10D through 10I for responses to the specific points raised by the commenter.

Response 10D

The commenter describes a prehistoric site located within a one-mile radius of the project site. Section 4.5.1(b) (Cultural Resources in the Site Vicinity) discusses prehistoric and historic resources on the project site and within a 1/3-mile radius of the project site. Because the site referenced by the commenter is outside of this radius, it has not been included in the discussion. The project would not affect any resource located at this distance. Refer also to Impact CR-1 in Section 4.5, *Cultural Resources.*

Response 10E

The commenter references a previously considered site for the New County Jail, and questions a reference contained in the associated EIR. Because the comment does not address the current Draft SEIR, no specific response is feasible.

Response 10F

The commenter again references a previous EIR conducted for a previously considered site for the New County Jail, and notes that two archaeological sites mentioned therein have no official record. This matter has been forwarded to the appropriate authorities, and the sites will be recorded with the CCIC. It should also be noted that the presence of these two sites does not affect the analysis or conclusions made in the SEIR.

Refer also to Response 10K.

Response 10G

Refer to Response 10F.

Response 10H

Comment noted. Refer also to Response 10F.

Response 10I

The commenter notes that several previous surveys cited in Section 4.5, *Cultural Resources,* of the Draft SEIR were linear and may not have covered a substantial portion of the project site. As noted in Appendix D (Phase 1 Archaeological Study), the 1997 SAIC study encompassed the entire project area with negative results. In cases where there are no known resources in the immediate vicinity of the site and where the results of Phase I testing are negative, no further testing or monitoring is required according to Santa Barbara County Thresholds and Guidelines. However, in this case, the Santa Ynez Band of Mission Indians has requested either additional subsurface testing or monitoring during grading activities given that the site is located in an area that is highly sensitive. This request is noted and will be forwarded to County decision-makers for review and consideration.

The December 2007 study by Historical, Environmental, Archaeological, Research Team is included in the SEIR as Appendix D, and has been sent to the CCIC as requested by the commenter.

Response 10J

The commenter requests a copy of the December 2007 survey report mentioned in the SEIR. As noted in Response 10I, this study is included in the SEIR as Appendix D, and the noted revisions have been made to this Appendix.

Response 10K

Section 4.5.1 (b) has been revised as follows:

> **b. Cultural Resources in the Site Vicinity.** Four previous cultural resource investigations have been conducted which encompass portions of the project site, including one which covered the entire property (Snethkamp, Michaels & Costello 1989; Sheets 1991; Applied Earthworks 2001; and, SAIC 1997). All four investigations yielded negative results. ~~Seven~~ **Eleven** additional investigations have been conducted within a ~~½~~ **1/3**-mile radius of

the project site (**Applied Earthworks 2001;** Rincon 1997; **SAIC 1997;** Santoro 1998; Santoro & Toren 1998; **Sheets 1991;** Snethkamp, Michaels & Costello **1989,** 1990; State Water Resources 1991a,b; Wlodarski 1997). No previously recorded prehistoric or historic cultural resources exist within the boundaries of the project~~, although one prehistoric archaeological site, CA-SBA-2712, is recorded within a ½ mile radius of the site~~. No historic archaeological sites or historic properties have been previously recorded within ~~½~~ **1/3**-mile of the project area, although several historic sites are located along Black Road at the Santa Maria Valley Railroad crossing a few miles north and northeast of the project area, including a historic barn (CA-SBA-2717H), a historic trash scatter (CA-SBA-2716H), a railroad feature (CA-SBA-2726H), and an oil field pipeline (CA-SBA-2712H).

It should also be noted that two unrecorded but previously studied archaeological sites are located approximately ½-mile from the site. Because these sites are outside of the 1/3-mile radius discussed in Appendix D and would not be affected by development on the project site, these sites need not be discussed in the SEIR.

Refer also to Response 10F.

Response 10L

Refer to Response 10F.

Response 10M

The commenter requests consultation pursuant to SB 18. SB 18 is not part of CEQA. SB 18 does however require consultation as part of the processing of a General Plan Amendment. Public Facilities Policy 2 requires that the Land Use Element Map be amended "either concurrent with or following the acquisition of the site by the public agency and prior to any development pertaining to the facility". In this case, time is of the essence in obtaining the site and pursuing funding sources, and the GPA/Consultation pursuant to SB 18 is not being done at this time but will be done prior to construction. The County of Santa Barbara looks forward to consulting with the Santa Ynez Band of Chumash Indians pursuant to SB 18 requirements.

10.0 MITIGATION MONITORING AND REPORTING PROGRAM

CEQA requires that a reporting or monitoring program be adopted for the conditions of project approval that are necessary to mitigate or avoid significant effects on the environment (Public Resources Code 21081.6). The mitigation monitoring and reporting program is designed to ensure compliance with adopted mitigation measures during project implementation. For each mitigation measure recommended in this Environmental Impact Report, specifications are made herein that identify the action required and the monitoring that must occur. In addition, a responsible agency is identified for verifying compliance with individual conditions of approval contained in the Mitigation Monitoring and Reporting Program (MMRP).

In order to implement this MMRP, the County of Santa Barbara shall designate a Project Mitigation Monitoring and Reporting Coordinator ("Coordinator"). The coordinator shall be responsible for ensuring that the mitigation measures incorporated into the project are complied with during project implementation. Further, the coordinator will distribute copies of the MMRP to those responsible agencies identified in the MMRP, which have partial or full responsibility for implementing certain measures. Failure of a responsible agency to implement a mitigation measure shall not in any way prevent the lead agency from implementing the proposed project.

The following list shall be used as the coordinator's checklist to determine compliance with required mitigation measures.

10.1 COMPILATION OF MITIGATION MEASURES

PS-1(a) **Interior Water Conservation.** Interior water conservation measures, as required by the State of California, shall be incorporated into onsite facilities. These include, but are not limited to:

- *Installation of low flow toilets*
- *Installation of water heating system and pipe insulation to reduce water used before water reaches equipment or fixtures*
- *Installation of self-closing faucets in all lavatories*

Plan Requirements and Timing: Building plans containing interior water conservation measures, as required by the State of California, shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

Monitoring: Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that the interior water conservation measures are included in the plans. Public Works Department shall inspect structures at buildout to ensure interior water conservation measures are implemented.

PS-1(b) **Exterior Water Conservation.** Exterior water conservation features, as recommended by the State Department of Water Resources, shall be incorporated into onsite development. These include, but are not limited to:

- *Landscaping of common areas with draught tolerant plants;*
- *Minimizing the use of turf by limiting it to lawn dependent uses; and*
- *Wherever turf is used, installing warm season grasses.*

Plan Requirements and Timing: Building plans containing exterior water conservation measures, as recommended by the State Department of Water Resources, shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

Monitoring: Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that the exterior water conservation measures are included in the plans. Public Works Department shall inspect the project site at buildout to ensure exterior water conservation measures are implemented.

PS-1(c) **Recycled Water.** Onsite development shall, to the extent feasible, use **recycled** water for irrigation of landscaping.

Plan Requirements and Timing: If **recycled** water is available for landscaping, building plans containing **recycled** water delivery infrastructure shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

Monitoring: In areas where **recycled** water is available for landscaping, Public Works Department shall inspect building plans prior to approval of a Land Use Permit to verify that **recycled** water infrastructure is included in the plans.

PS-1(d) **Landscaping.** Landscaped areas onsite shall use vegetation that will eventually naturalize and require minimal irrigation.

Plan Requirements and Timing: Landscaping plans shall be submitted to the Public Works Department and Planning and Development for review and approval prior to approval of a Land Use Permit for grading for the first project phase.

Monitoring: Public Works Department shall inspect landscaping plans prior to approval of a Land Use Permit to verify that the plans include vegetation that will eventually naturalize and require minimal irrigation. Public Works Department shall inspect the project

site one year after buildout to ensure said landscaping has been implemented.

PS-2(a) **Sewer Line Extension.** A new sewer line extension shall be constructed to serve the proposed project. If sewer service is provided by the City of Santa Maria, the project shall pay its fair share to fund extension of a sewer line along Black Road. If sewer service is provided by the LCSD, the size of the line shall be based only on the demands of the project.

Plan Requirements and Timing: Plans for line development and any further environmental review shall be reviewed by Public Works and Planning and Development prior to issuance of building permits.

Monitoring: Prior to issuance of building permits for individual project components, Public Works shall review and approve planned sewer line improvements, if any. Sewer lines shall be inspected by Public Works for conformance with approved plans.

PS-3(a) **Fire Hazard Building Requirements**. The final site plan shall incorporate standard building practices set forth by the Santa Barbara County Fire Department (Santa Barbara County Code, Chapter 10, Article XII, High Fire Hazard Areas) and Uniform Building Code including, but not limited to, conditions listed as follows:

- *Prior to erection of combustible materials, fire hydrants capable of supplying the required flow for fire protection shall be provided to all buildings, and located in areas that will provide proper fire protection for all existing and proposed structures. The hydrants shall be of the type approved by the Fire Department and appropriate to the water availability serving the property. The fire hydrants and mains shall be installed in accordance with the standards established in and by the Uniform Fire Code, the National Fire Protection Association and the American Water Works Association, and supply a minimum of 1,250 gallons per minute under normal flow pressure (20 psi minimum).*
- *Prior to the erection of combustible materials, the fire protection water system shall be installed, tested, and approved by the Fire Department to assure compliance with the standards expressed herein.*
- *Prior to rough framing sign-off, all structures shall be protected by an approved, automatic fire sprinkler system. The system shall be supervised via a dedicated phone line to an approved alarm monitoring service and shall be installed in accordance with NFPA Pamphlet 13.*
- *Prior to occupancy clearance, portable fire extinguisher(s) are to be installed in new buildings in accordance with Santa Barbara County Fire Department regulations.*
- *Prior to occupancy clearance, standard fire prevention messages issued by the state shall be posted in key use areas and along the perimeter of the*

jail facility. The locations of posted areas shall be determined in consultation with the County Fire Department.

- *During project construction, all internal combustion machines shall be equipped with spark arrestors.*

Plan Requirements and Timing: The fire protection design requirements shall be denoted on building and grading plans as appropriate prior to approval of any Land Use Permits for grading and shall be implemented during project construction. Santa Barbara County Fire Department shall review plans to ensure compliance prior to occupancy clearance.

Monitoring: Santa Barbara County Fire Department shall ensure compliance prior to occupancy clearance. Permit Compliance shall verify compliance prior to signing off on occupancy clearance.

PS-3(b) **Fire Management and Emergency Response Plan.** The Sheriff's Department shall develop a Fire Management and Emergency Response plan for the jail facility in consultation with the County Fire Department to ensure that all fire prevention equipment is properly maintained and periodically inspected by the County Fire Department.

Plan Requirements and Timing: The Fire Management and Emergency Response Plan shall be reviewed and approved by the County Fire Department and Planning and Development prior to approval of any Land Use Permits.

Monitoring: Santa Barbara County Fire Department and Permit Compliance shall ensure compliance prior to occupancy clearance. The Santa Barbara County Fire Department shall conduct inspections on the jail facility on a regular basis to ensure compliance.

PS-4(a) **Solid Waste Management Plan.** The Sheriff's Department shall develop and implement a Solid Waste Management Plan to be reviewed and approved by County Public Works Resource Recovery and Waste Management Division, Planning and Development, and Health Sanitation Service. The plan shall include provisions for the following to reduce waste generation:

- *Implementation of a bi-annual monitoring program to ensure a 35% to 50% minimum participation rate in overall waste disposal, using source reduction, recycling, and/or composting programs. The monitoring program shall include a detailed report on the programs implemented and documented on (i.e., receipts) of the amounts diverted where applicable or, in the case of source reduction programs, an estimate of the amount diverted.*

- *Development of a plan for accessible collection of materials on a regular basis.*
- *Provision of space and/or bins for storage of recyclable materials within the project site appropriate for institutional use.*
- *Establishment of a recyclable material pickup area appropriate for institutional use.*
- *Development of a Source Reduction Plan (SRP), describing the recommended program(s) and the estimated reduction of the solid waste disposed by the project. For example, the SRP may include a description of how a detailed set of office procedures such as use of duplex copy machines and purchase of office supplies with recycled content can meet source reduction goals.*
- *Implementation of a program to purchase materials that have recycled content (i.e., plastic lumber, office supplies, etc.). The program could include requesting suppliers to show recycled materials content.*
- *Excess construction materials shall be separated for reuse/recycling for proper disposal (e.g. concrete and asphalt). Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance.*
- *Implementation of a green waste-composting program.*

Plan Requirements and Timing: The Sheriff's Department shall submit a Solid Waste Management Program to Planning and Development and Public Works Resource Recovery and Waste Management Division for review and approval prior to implementation of Phase I development.

Monitoring: Planning and Development and Public Works shall review and approve the Solid Waste Management Program prior to approval of building permits. Permit Compliance shall inspect the site for implementation of the SWMP.

T-2(a) **Black Road Site Access.** Black Road shall be widened in the vicinity of the primary access driveway to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a northbound left-turn lane.

Plan Requirements and Timing. Site Access improvements shall be identified on final plans, prior to approval of Land Use Permits for grading by Planning and Development.

Monitoring. Planning and Development and Public Works staff shall ensure construction according to plan.

T-2(b) **Betteravia Road Site Access.** Betteravia Road shall be widened in the vicinity of the primary access and truck court driveways to provide one 12-foot travel lane and 8-foot shoulder in each direction plus a westbound left-turn lane.

Plan Requirements and Timing. Site Access improvements shall be identified on final plans, prior to approval of Land Use Permits for grading by Planning and Development.

Monitoring. Planning and Development and Public Works staff shall ensure construction according to plan.

T-3(a) **Intersection Improvements Required prior to Development of Phase II.** Construction of Phase II of the proposed facility improvements shall not occur until after the improvements to the Betteravia Road/Blosser Road intersection identified in the City of Santa Maria's Capital Improvement Program are implemented, or other improvements that are recommended in an updated traffic study and that would eliminate significant cumulative impacts to circulation are implemented. Alternatively, if the Betteravia/Blosser Road intersection improvements are not made, but other improvements identified to eliminate significant circulation impacts, the Sheriff's Department shall pay the applicable traffic fees required by the County of Santa Barbara to offset its cumulative traffic conditions.

Plan Requirements and Timing: If the Betteravia Road/Blosser Road intersection improvements are not constructed prior to the planned implementation of Phase II facility improvements, an updated traffic study shall be prepared. Costs shall be reviewed by Public Works prior to approval of land use permits for Phase II of the project.

Monitoring: Planning and Development and Public Works staff shall review any updated traffic study, if such a study is necessary. A Public Works Official shall meet with Sheriff's Department officials to determine cost and ensure participation in the traffic impact fee program, if transportation improvements are not in place to mitigate cumulative + project impacts.

AQ-1(a) **Construction Dust Control Program.** A Construction Dust Control Program shall be developed for the project that includes measures designed to reduce particulate matter emissions from project construction. The plan shall include, but not be limited to, the following measures:

- *Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this will require two daily applications (once in late morning and once at the end of the workday). Increased watering is required whenever wind speeds exceed 15 mph.*
- *On-site vehicle speeds shall be reduced to 15 mph or less.*
- *Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.*

- *If importation, exportation, or stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting material off-site or into the site shall be tarped from the point of origin.*
- *After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed.*
- *Construction contractors shall designate a monitor for the dust control program. The monitor's work schedule would include holiday and weekend periods when work may not be in progress.*
- *Prior to land use clearance, the Sheriff's Department shall include, as a note on a separate informational sheet to be recorded with any map, the aforementioned dust control requirements. All requirements shall be shown on grading and building plans.*

Plan Requirements and Timing: P&D shall review grading and building plans for all project components prior to grading and construction.

Monitoring: Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to complaints.

AQ-1(b) **Ozone Precursor Control Program.** An Ozone Precursor Control Program shall be developed for the project that includes measures designed to reduce ozone precursor (NO_X and ROC) emissions from project construction. The plan shall include, but not be limited to, the following measures:

- *Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) should be utilized wherever feasible.*
- *The engine size of construction equipment shall be the minimum practical size.*
- *The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.*
- *Construction equipment shall be maintained in tune per the manufacturer's specifications.*
- *Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines.*
- *Catalytic converters shall be installed on gasoline-powered equipment.*
- *Diesel catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed.*
- *Diesel powered equipment should be replaced by electric equipment whenever feasible.*

- *Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.*

Plan Requirements and Timing: P&D shall review grading and building plans for all project components prior to grading and construction.

Monitoring: Permit Compliance inspectors shall perform periodic spot checks during construction to ensure compliance with requirements. APCD inspectors shall respond to nuisance complaints.

AQ-3(a) **Transportation Demand Management Program.** The applicant shall develop and operate an Employer-based Transportation Demand Management Program per Clean Air Plan.

Plan Requirements and Timing: The applicant shall denote showers, bike racks, and motorcycle and carpool parking on building plans. Showers, bike racks, and motorcycle and carpool parking shall be installed prior to occupancy clearance.

Monitoring: Planning and Development shall review plans and building inspector shall confirm implementation at completion of construction for each component of the project.

AQ-3(b) **Commuter Public Transit Service.** The Sheriff's Department shall work with Santa Maria Area Transit (SMAT) to develop bus routes that serve the jail facility. If feasible, the applicant shall provide direct pedestrian access from bus stops to the most heavily used buildings on-site and shall provide bus shelters that are visible and well lit, with appropriate landscaping.

Plan Requirements and Timing: The Sheriff's department shall meet with SMAT before facilities are completed to develop bus routes that serve the jail. Routes shall be reviewed by Planning and Development prior to occupancy clearance.

Monitoring: SMAT and Planning and Development shall review route schedules periodically prior to construction of individual project components.

BIO-2(a) **CRLF Avoidance, Mitigation and Minimization Measures.** The following minimum mitigation measures are required to reduce impacts to individual CRLF and their habitat. Additional measures may be required by the USFWS.

- *At least three months prior to the onset of activities, the Sheriff's Department shall submit the name(s) and credentials of biologists who*

will conduct the following activities to the U.S. Fish and Wildlife Service and County for approval. No project activities shall begin until proponents have received written approval from the U.S. Fish and Wildlife Service that the biologist(s) is/are qualified to conduct the work. The Sheriff's Department shall also contact the U.S. Fish and Wildlife Service to determine an appropriate site in which to relocate California red-legged frogs, if found in the work area.

- *The work area shall be surrounded by a solid temporary exclusion fence (such as silt fence) that shall buried into the ground and extend at least 3 feet above the ground to exclude CRLF from the work area. The fence shall be installed in June of the year prior to the start of construction. During any construction conducted between July 2 through May 2, the fence shall be inspected daily to ensure that it is functioning properly to exclude CRLF from the work area. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *To minimize the potential for direct impacts to dispersing individuals, initial ground disturbing activities shall be completed during the period May 1 through July 1. The initiation of any subsequent ground disturbing activity or construction during July 2 through May 2, the period when California red-legged frogs are potentially dispersing or utilizing upland areas, shall be preceded by two night surveys of the work area. The purpose of these surveys is to determine whether any CRLF have bypassed the exclusion fencing into the work area. Surveys shall be conducted on two separate nights within 48 hours prior to the start of work activities. If California red-legged frogs are present they shall be moved out of the work area by an approved biologist following the methods described below. The approved biologist will maintain detailed records of all translocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site.*
- *Captured California red-legged frogs will be placed immediately into plastic zip lock bags dampened with untreated water and released in designated relocation areas no more than one hour after capture.*
- *Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the California red-legged frog and its habitat, the importance of the California red-legged frog and its habitat, the specific measures that are being implemented to conserve the California red-legged frog as they relate to the project, and the boundaries within which the project may be accomplished.*
- *During all initial ground disturbing activities, an approved biologist shall be on-site to recover any California red-legged frogs that may be found at that time. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured,*

the USFWS shall be consulted immediately. Any dead California red-legged frogs must be reported immediately to the U.S. Fish and Wildlife Service and deposited in an approved museum, such as the Santa Barbara Museum of Natural History or the Museum of Systematics and Ecology at the University of California, Santa Barbara.

- *An approved biologist shall be present at the work site until such time as all removal of California red-legged frogs, instruction of workers, and initial ground disturbance have been completed. After this time, the Sheriff's Department shall designate a person to monitor compliance of all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and is qualified to identify California red-legged frogs. The monitor and the approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by U.S. Fish and Wildlife Service during review of the proposed action. If work is stopped, the County shall be notified immediately to determine the appropriate course of action.*
- *An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15.*
- *During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.*
- *The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside wetland areas.*
- *All refueling, maintenance, and staging of equipment and vehicles will occur at least 100 feet from riparian or aquatic habitats, and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor will check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be designated, and all workers must be briefed on the provisions of this plan.*
- *Temporarily impacted areas will be recontoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material will be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping.*
- *Best management practices will be implemented during and after project implementation to control sedimentation.*
- *Water will not be impounded in a manner that may attract California red-legged frogs.*
- *California Natural Diversity Database forms shall be completed and sent to the California Department of Fish and Game for all California red-legged frogs observed during the project.*

Plan Requirements and Timing*:* Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.** The Sheriff's Department shall submit the qualifications of the primary biologist who will conduct surveys, worker training, and CRLF relocation.

Monitoring: P&D shall review and approve the proposed primary biologist, project plans (including impact areas and mitigation measures), and conduct site inspections during construction to ensure compliance.

BIO-2(b) Pesticide Compliance. Use of pesticides shall be in compliance with all local, state and federal regulations. This is necessary to prevent primary or secondary poisoning of CRLF. A landscape management plan is to be developed that will identify operational procedures to be employed to maintain a healthy landscape with minimum application of fertilizers and pesticides.

- *Design and implement an approved Integrated Pest Management Plan (IPMP) for the proposed project. This would minimize the risk to aquatic habitats from improper pesticide and fertilizer use. Once a landscape architect is selected, the IPMP plan will be prepared and provided to the USFWS and P&D for review and comment.*
- *No rodent control, pesticides, or herbicides shall be used in any drainage features that drain toward the south of the property toward CRLF aquatic habitat.*

Plan Requirements and Timing*:* Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

BIO-2(c) CRLF Movement Pathway. The project shall be designed to include a pathway for movement of CRLF through the property along a north-south axis and appropriate fencing that would allow CRLF access to the movement pathway. The movement pathway and fencing shall include the following specifications:

- *The movement pathway shall be at least 150 wide and shall be designed to allow CRLF through the property along a north-south axis. The movement pathway can be planted with native plant species, or with turf grass or other types of landscaping that would be suitable for CRLF movement. Driveways and paved areas could be present in the corridor. It is anticipated that a perimeter movement pathway would be compatible with facility plans and required agricultural buffers; however, other*

designs that meet the goal of maintaining CRLF dispersal would be considered.

- *Fencing shall be designed to allow CRLF access to the movement pathway. If perimeter fencing is used on the outside edge of the movement pathway, it shall consist of a material such as chain link with openings of at least 1 ¾", that would allow passage of CRLF.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

BIO-2(d) **Habitat Buffers.** The project shall be designed to avoid permanent impacts to buffer areas adjacent to CRLF aquatic (breeding) and riparian (nonbreeding or upland) habitat, as shown on Figure 4.4-2. No structures or other types of development shall occur in these buffer areas. The planned movement pathway and CRLF-permeable fencing can occur within the buffer areas.

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

BIO-3(a) **CTS Avoidance, Mitigation and Minimization Measures.** The following minimum mitigation measures are required to reduce impacts to individual CTS and their habitat. Additional measures may be required by the USFWS.

- *At least three months prior to the onset of activities, the Sheriff's Department shall submit the name(s) and credentials of biologists who will conduct the following activities to the U.S. Fish and Wildlife Service and County for approval. No project activities shall begin until proponents have received written approval from the U.S. Fish and Wildlife Service that the biologist(s) is/are qualified to conduct the work. The Sheriff's Department shall also contact the U.S. Fish and Wildlife Service to determine an appropriate site in which to relocate California tiger salamanders, if found in the work area.*
- *A salvage and relocation program shall be designed and implemented by an approved biologist to avoid and minimize take of individuals in upland refuges during construction. Relocation of CTS in upland areas shall be conducted between one month and two weeks prior to the start of construction using fiber optic scopes and hand excavation. Captured CTS shall be placed immediately into plastic zip lock bags containing*

moist soil and inflated with air, and released to the relocation site no more than one hour after capture. The Sheriff's Department shall coordinate with the USFWS to determine the best method to salvage and relocate CTS. The approved biologist will maintain detailed records of all relocated individuals (e.g., size, coloration, any distinguishing features, and photographs) to assist in determining whether translocated individuals return to the work site.

- *As detailed above for the CRLF, the work area shall be surrounded by a solid temporary exclusion fence (such as silt fence) that shall buried into the ground and extend at least 3 feet above the ground to exclude CTS from the work area. The fence shall be installed in June of the year prior to the start of construction. During any construction conducted between October 15 and March 15, the fence shall be inspected daily to ensure that it is functioning properly to exclude CTS from the work area. In addition, the approved biologist will conduct daily surveys during this time period for CTS that may have emerged from burrows within the project site and become trapped along the fence line. Any CTS found within the work area shall be relocated as described above. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *Before any construction activities begin on the project, an approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of the CTS and its habitat, the importance of the CTS and its habitat, the specific measures that are being implemented to conserve the CTS as they relate to the project, and the boundaries within which the project may be accomplished.*
- *During all initial ground disturbing activities, an approved biologist shall be on-site to recover any CTS that may be found at that time. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the USFWS shall be consulted immediately. Any dead CTS must be reported immediately to the U.S. Fish and Wildlife Service and deposited in an approved museum, such as the Santa Barbara Museum of Natural History or the Museum of Systematics and Ecology at the University of California, Santa Barbara.*
- *An approved biologist shall be present at the work site until such time as all removal of CTS, instruction of workers, and initial ground disturbance have been completed. After this time, the Sheriff's Department shall designate a person to monitor the on-site compliance with all mitigation measures. The approved biologist shall ensure that this individual receives training outlined above and in the identification of the CTS. The monitor and the approved biologist shall have the authority to halt any action that might result in impacts that exceed the levels anticipated by U.S. Fish and Wildlife Service during review of the*

proposed action. If work is stopped the County shall be notified immediately to determine the appropriate course of action.

- *An approved biologist or trained monitor shall conduct daily surveys of any pits or trenches that are left open over night during the period from October 15 through March 15.*
- *During construction, all trash that may attract predators shall be properly contained, removed from the work site and disposed of regularly. Following construction, all trash and construction debris shall be removed from the work areas.*
- *The number of access routes, number and size of staging areas, and the total area of the activity shall be limited to the minimum necessary to achieve the project goal. Routes and boundaries shall be clearly demarcated, and these areas shall be outside wetland areas.*
- *All refueling, maintenance, and staging of equipment and vehicles will occur at least 100 feet from riparian or aquatic habitats, and not in a location where a spill would drain directly toward an aquatic habitat. The approved biologist or designated monitor will check the staging area periodically to ensure that contamination of aquatic habitats does not occur. Prior to the onset of work, a spill response plan must be designated, and all workers must be briefed on the provisions of this plan.*
- *Temporarily impacted areas will be recontoured to their original configurations and revegetated with native plant species suitable for the area. Locally collected plant material will be used to the extent practicable. Invasive exotic plant species shall not be used in site landscaping.*
- *Best management practices will be implemented during and after project implementation to control sedimentation.*
- *California Natural Diversity Database forms shall be completed and sent to the California Department of Fish and Game for all CTS observed during the project.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.** The Sheriff's Department shall submit the qualifications of the primary biologist who will conduct surveys, worker training, and CRLF relocation.

Monitoring: P&D shall review and approve the proposed primary biologist, project plans (including impact areas and mitigation measures), and conduct site inspections during construction to ensure compliance.

BIO-3(b) CTS Movement Pathway. The project shall be designed to include a corridor for movement of CTS through the property, and appropriate fencing that would allow CTS access to the movement pathway. The movement pathway and fencing shall include the following specifications:

- *The movement pathway shall be a minimum of 150 feet wide and designed to allow CTS to disperse through the property in a north-south direction. The movement pathway can be planted with turf grass or contain other types of landscaping that would be suitable for CTS movement.*
- *Fencing shall be designed to allow CTS access to the movement pathway. If perimeter fencing is used on the outside edge of the movement pathway, it shall consist of a material such as chain link with openings of at least 1 ¾", that would allow passage of CTS.*

Plan Requirements and Timing: Prior to final land use clearance, the applicant shall submit the above plans for approval by the P&D**.**

Monitoring: P&D shall review and approve the proposed project plans, and conduct site inspections during construction to ensure compliance.

BIO-4(a) **Pre-construction Bird Survey.** To minimize impacts to nesting bird species and raptors, including special status species and species protected by the Migratory Bird Treaty Act, all initial ground disturbing activities and tree removal shall be limited to the time period between September 1 and February 1. If initial project specific site disturbance, grading, and tree removal cannot be conducted during this time period, pre-construction surveys for active nests and roosting turkey vultures and raptors within the limits of the project shall be conducted by a qualified biologist who has been approved by P&D. Surveys shall be conducted two weeks prior to any construction activities. If no active nests or roosts are located, ground disturbing/construction activities can proceed. If active nests or roosts are located, then all construction work must be conducted outside a non-disturbance buffer zone at a distance established by P&D in consultation with the CDFG. No direct disturbance to nests shall occur until the young are no longer reliant on the nest site as determined by the approved qualified biologist. The approved biologist shall conduct monitoring of the nest until all young have fledged. Roost sites used by turkey vultures or raptors shall be protected or replaced.

Plan Requirements and Timing: Prior to approval of the grading permits, the applicant shall retain the services of a County approved biologist. The biologist shall submit a report to P&D detailing the results of the survey and any monitoring efforts for established buffer areas. If roost sites of turkey vultures or raptors are found, the Sheriff's Department shall submit plans for protecting or replacing affected habitat resources.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report, and any roost site protection/replacement plans.

BIO-4(b) **Landscaping Requirements.** The Sheriff's Department shall submit a landscape plan to P&D that details the plant species to be used. The plan shall contain only those species that are not considered invasive. A list of California invasive plant species can be found at: http://www.cal-ipc.org/ip/inventory/index.php.

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall submit landscaping plans to P&D for approval.

Monitoring: P&D shall review and approve the landscaping plan.

BIO-4(c) **American Badger Avoidance**. The mitigation measures below are recommended to determine whether badgers are present in the area and to prevent badgers from being injured or killed during construction activities.

For construction activities conducted between March 1 and June 30:

- *A pre-construction survey for active badger dens shall be conducted one month prior to any ground disturbing activities that would take place between March 1 and June 30. The survey shall be conducted by a County approved biologist. In order to avoid potential direct impacts to adults and nursing young, no grading shall occur within 50 feet of an active badger den as determined by an approved biologist.*

Construction activities during July 1 and March 2 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers:

- *A County-approved biologist shall conduct a biological survey of the entire project site between 2 and 4 weeks prior to the start of construction. The survey shall cover the entire area proposed for development. Surveys shall focus on both old and new den sites. If dens are too long to see the end, a fiber optic scope (or other acceptable method) shall be used to assess the presence of badgers. Inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction.*
- *Badgers shall be discouraged from using currently active dens prior to the grading of the site by partially blocking the entrance of the den with sticks, debris and soil for 3 to 5 days. Access to the den shall be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After*

badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use.

- *The County-approved biologist shall be present during the initial clearing and grading activity. If additional badger dens are found, all work shall cease until the biologist can complete measures described above for inactive and active dens. Once the badger dens have been excavated, work on the site may resume.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any den closure efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(d) Western Spadefoot Avoidance, Capture, and Relocation: The temporary solid exclusion fence required for the CRLF and CTS will also function to exclude western spadefoot. As detailed above, the fence shall be installed in the month of June prior to the start of construction, and shall encircle the entire work area. Suitable habitat adjacent to the project site shall be designated for release sites. The following measures shall be implemented to avoid or reduce impacts to western spadefoots:

- *If work is to start in the summer or fall (July 1 through November 30) following the June exclusion fence installation, spadefoots that are estivating in small mammal burrows shall be relocated away from the work area. A County-approved biologist shall survey all small mammal burrows within the project using a fiber optic scope and then hand excavate burrows.*
- *If work is to start after November 30, a County-approved biologist shall conduct night surveys on each night that there is precipitation to relocate individuals that emerge from burrows within the work site. Surveys are to continue throughout the rainy season until the start of work. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *Captured spadefoots shall be placed in zip lock bags containing moist soil and inflated with air, and released at the entrance of small mammal burrows outside of the work area no more than one hour following capture.*
- *A County-approved biologist shall be on-site during initial grading activities to relocate any spadefoots that are unearthed during excavation. If the animals are in good health, they shall be immediately*

relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum.

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(e) **California Legless Lizard Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the California legless lizard within the limits of grading. Suitable habitat adjacent to the project site shall be designated for release sites. Surveys shall be conducted by a County-approved biologist, and shall include the following minimum requirements:

- *Raking surveys shall be conducted on a weekly basis from 1 February through May 31 prior to the start of construction. These surveys shall entail raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed, to a minimum depth of eight inches. These surveys shall be conducted in the drainage ditch or any suitable ruderal areas.*
- *Searches for California legless lizards under cover objects such as plywood, carpet, and other debris shall be conducted on a monthly basis within the project area.*
- *Captured lizards shall be placed immediately into containers containing sand and kept at a constant cool temperature. Lizards shall be released in designated relocation areas no more than one hour after capture.*
- *During all initial grading activities, a qualified biologist shall be on-site to recover any California legless lizards that may be excavated/unearthed with native material. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to

P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(f) **California Horned Lizard Capture and Relocation:** Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the California horned lizard within the limits of grading. Designated areas of suitable habitat shall be identified adjacent to the project site for release sites. Surveys shall be conducted by a County-approved biologist, and shall include the following minimum requirements:

- *Prior to the initiation of construction, surveys shall be conducted for the California horned lizard. If construction activities are to take place within the activity period of the California horned lizard (April to October), pre-construction visual surveys shall be conducted weekly beginning two months prior to initial ground disturbing activities. All lizards found within the project footprint shall be captured and released into designated relocation areas approved by the City and a qualified biologist.*
- *Captured lizards shall be placed immediately into containers containing sand and kept at a constant cool temperature. Lizards shall be released in designated relocation areas no more than one hour after capture.*
- *During all initial grading activities, a qualified biologist shall be on-site to recover any California horned lizard that may be excavated/unearthed with native material. If the animals are in good health, they shall be immediately relocated to the designated relocation area. If they are injured, the animals shall be turned over to a California Department of Fish and Game approved specialist until they are in a condition to be released into the designated release area or deposited at an approved vertebrate museum.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(g) **Southern Pacific Pond Turtle Avoidance, Capture and Relocation:** The temporary solid exclusion fence required for the CRLF and CTS will also function to exclude southern Pacific pond turtles. As

detailed above, the fence shall be installed in the month of June prior to the start of construction, and shall encircle the entire work area. The following measures shall be implemented to avoid or minimize impacts to southern Pacific pond turtles:

- *An exclusion fence constructed out of three-foot tall silt fence shall be installed around the perimeter of the work site and keyed into the ground to exclude southwestern pond turtles from the construction activities. This fence shall be installed during the month of June, prior to the start of construction. The timing of installation should allow for hatchlings to have emigrated to aquatic sites, and should prevent adult females from entering the area to establish new nests. The area within the exclusion fence should then be surveyed by a County-approved biologist for the southern Pacific pond turtle on a daily basis for the first two weeks, and weekly thereafter until the start of construction. If any southern Pacific pond turtles are found, they shall be moved out of the exclusion area by a qualified biologist and relocated to the nearest aquatic site with suitable habitat. The fence shall remain in place throughout construction. Access roads shall be temporarily sealed off over night using a section of fence that is anchored to the ground (e.g., fire hose filled with sand or sand bags can be used to anchor the bottom of the fence).*
- *A biologist shall survey all areas of the work site two weeks before the start of site grading or other ground disturbing activities. The survey should include raking of leaf litter and sand under shrubs within suitable habitat in the area to be disturbed to a minimum depth of five inches. These surveys shall be conducted within the drainage ditch. The approved biologist shall be allowed sufficient time to relocate southern Pacific pond turtle before work activities begin.*
- *During all initial grading activities, a qualified biologist shall walk alongside the excavating equipment to recover any southern Pacific pond turtles that may be uncovered. If the animals are in good health, they shall be immediately relocated to the designated release area. If they are injured, the animals shall be turned over to a California Department of Fish and Game-approved specialist until they are in a condition to be released into the designated release area. Dead southern Pacific pond turtle shall be deposited at a vertebrate museum such as the Santa Barbara Natural History Museum or the University of California Museum of Systematics and Ecology.*

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the applicant shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(h) Two-striped Garter Snake Avoidance, Capture and Relocation. Immediately prior to the initiation of construction in the developable area, capture and relocation efforts shall be conducted for the two-striped garter snake within the limits of grading. Designated areas of suitable habitat shall be identified adjacent to the project site for release sites. A County-approved biologist shall conduct surveys. During all initial ground disturbing activities, a qualified biologist shall be on-site to recover any two-striped garter snakes that may be excavated from underground refugia. If the animals are in good health, they shall be relocated immediately to a designated release area. If they are injured or killed, the animals shall be deposited at a suitable vertebrate museum, such as the University of California Santa Barbara Museum of Systematics and Ecology or the Santa Barbara Museum of Natural History.

Plan Requirements and Timing: Prior to approval of the Land Use Permit for clearing and grading activities, the Sheriff's Department shall retain the services of a qualified biologist, and submit their qualifications to P&D for approval. The biologist shall submit a report to P&D detailing the results of the survey and any relocation efforts.

Monitoring: The County-approved biologist shall be responsible for monitoring activities. P&D shall review the survey and monitoring report.

BIO-4(i) Worker Education. Before any construction activities begin, a biologist shall conduct a training session for all construction personnel. At a minimum, the training should include a description of each of the special status animal species listed above. The training shall include habitat requirements, regulatory status, the measures that are being implemented to conserve the species as they relate to the project, and the boundaries within which the project may be accomplished. A worker education handout containing this information shall be distributed to participants, and a sign-in sheet completed. The County and appropriate resource agency personnel shall be notified of the date and time the training is scheduled so they may attend.

The County-approved biologist or appointed biological monitor shall complete California Natural Diversity Database Forms for any special status species seen during survey and monitoring work. The forms shall be submitted to the CDFG and copies provided to the County.

Plan Requirements and Timing: Prior to the initiation of clearing and grading activities, a pre-construction meeting shall be held where this training would be provided to the project foreperson and other construction staff. The worker education handout would be distributed and discussed at this meeting.

Monitoring: P&D shall participate in the pre-construction meeting and shall review and approve the worker education pamphlet in advance of the pre-construction meeting.

CR-1(a) **Work Cessation.** If unanticipated archaeological resource remains are encountered during any land modification activities, the applicable laws, policies and procedures established under CEQA, and implemented under the County of Santa Barbara planning guidelines, shall be followed. In this event, ground disturbing activities in the area shall cease, and the County shall be notified at once to assess the nature, and extent and significance of any cultural remains.

Plan Requirements and Timing: If no archaeological resources are encountered during grading/land modification, the applicant shall file a report documenting this determination to P&D prior to issuance of a building permit. If unanticipated archaeological resource remains are encountered, the applicant shall notify P&D immediately and P&D shall oversee the preparation of an assessment of the resource and, if necessary, mitigation.

Monitoring: P&D shall ensure that a documentation report is filed prior to building permit issuance and, if necessary, shall ensure that any additional archaeological assessment is completed prior to re-commencement of grading activity.

AG-2(a) **Agricultural Buffers.** All project components shall be designed with the provision of buffers adjacent to agricultural land, thereby limiting the potential for pesticide restriction. Buffers shall be established in consultation with the Agricultural Commissioner's Office. Building areas and areas where people congregate outdoors, including for recreation areas, shall be set back from adjacent agriculturally designated parcels in accordance with Agricultural Commissioner's Office recommendations, including the remainder of the project parcels after the proposed 50-acre lot split.

Plan Requirements and Timing: Building areas and areas where people congregate shall be set back a sufficient distance from adjacent agriculturally designated parcels. The Agricultural Commissioner's Office shall recommend the appropriate buffer, and Planning and Development and the Agricultural Commissioner shall review site plans prior to building permit approval for each project component.

Monitoring: For all components of the project, the Agricultural Commissioner and Planning and Development shall review building plans prior to permit approval.

E-2(a) **Structure Orientation**. Structures shall be oriented to facilitate the use of passive solar energy.

Plan Requirements and Timing: Building design shall incorporate the use of passive solar energy. Planning and Development shall review building plans for passive solar energy collection prior to approval of building permits.

Monitoring: Planning and Development shall review building plans for individual project components as they are proposed to ensure compliance with this requirement.

E-2(b) **Installation of Solar Energy Collectors.** Prior to occupancy, each building shall include plans to install at least one solar energy collector.

Plan Requirements and Timing: Each building design shall include at least one solar energy collector. Planning and Development shall review building plans for solar energy collection prior to occupancy clearance.

Monitoring: Site inspection shall be conducted by the Building inspector for each component of the project.

E-2(c) **On-demand Water Heaters.** Prior to occupancy, buildings shall be installed with re-circulating, point of use, or on-demand water heater(s).

Plan Requirements and Timing: Building design shall incorporate re-circulating, point of use or on-demand water heaters. Planning and Development shall review building plans for use of energy efficiency measures prior to approval of building permits.

Monitoring: Planning and Development will review all building plans for individual project components as they are proposed. Post-construction site inspection shall be conducted by a County building inspector for each component of the project.

E-3(a) **Solar Energy Collectors.** The County Sheriff's Department shall investigate federal grants and other programs that will be used to initiate sales of solar energy systems for applicability to the site facilities.

Plan Requirements and Timing: The Sheriff's Department shall investigate the federal grants and programs to fund solar energy systems in conjunction with building design development.

Monitoring: Planning and Development shall review potential sources of funding that could be used for each individual component of the project as such components are proposed.

E-3(b) **Design of Landscaping**. Landscaping, including the types of trees planted and their location in relation to the structure can keep buildings cooler on warm days and warmer on cool days. On-site landscaping shall be designed so as to provide natural cooling and minimize the costs associated with upkeep by reducing the need for maintenance and reducing the need for motorized lawn care equipment.

Plan Requirements and Timing: Landscape plans shall include plantings that provide natural cooling and minimize the costs associated with upkeep by reducing the need for maintenance and reducing the need for motorized lawn care equipment. Planning and Development shall review landscaping plans for their ability to meet the intent of the above measure.

Monitoring: Planning and Development shall review landscaping plans for individual project components as they are proposed.

E-3(c) **Building Orientation**. All on-site buildings shall be designed and oriented so as to maximize the use of sunlight for daytime lighting.

Plan Requirements and Timing: Building orientation for all on-site structures shall maximize sunlight access. Planning and Development shall review building plans for all project components prior to approval of building permits.

Monitoring: Planning and Development shall review all building plans for individual project components as they are proposed.

AES-1(a) **Architectural Design Review**. The project shall be reviewed and approved by the North County Board of Architectural Review (NBAR) to help ensure that visual impact of the structures is minimized and that the project incorporates design features that maximize the proposed development's compatibility with the site and surrounding area. The proposed landscape plans and signs shall also be reviewed by the NBAR.

Plan Requirements and Timing: Prior to issuance of a building permit, P&D and NBAR shall verify architectural design of all new structures.

Monitoring: Permit Compliance shall conduct site inspections.

AES-1(b) **Landscape Plan**. A qualified Landscape Architect shall prepare a Landscape Plan for each project phase at such time as a final site plan is developed. This plan shall help screen structures from public view and, if possible, blend the proposed development into the surrounding area. Native plants shall be incorporated to the extent

feasible. Where consistent with security needs, substantial landscaping such as rows of trees, including oak trees and/or other native trees suitable to site conditions, in addition to shrubs and groundcovers shall be used. The existing eucalyptus trees located on the southern portion of the site's eastern border shall be retained and maintained, or if removed, replaced with equivalent vegetative screening of an appropriate species.

Plan Requirements and Timing: Landscape plans shall be submitted for review by P&D and NBAR prior to approval of building permits.

Monitoring: Permit Compliance shall conduct site inspections.

AES-1(c) **Equipment Screening**. Roof-top equipment such as heating and cooling units on all project components shall be screened from public view.

Plan Requirements and Timing: Equipment screening plans shall be submitted for review and approval by P&D prior to approval of building permits.

Monitoring: Permit Compliance shall inspect the completed facility for compliance prior to occupancy clearance.

AES-1(d) **Undergrounding of Utilities**. All utilities serving the project shall be placed underground, in accordance with the regulations of the California Public Utilities Commission.

Plan Requirements and Timing: Site plans shall include the locations of proposed utilities and be submitted for review and approval by P&D prior to approval of building permits.

Monitoring: Permit Compliance shall inspect the completed facility for compliance prior to occupancy clearance.

AES-3(a) **Lighting Plan**. Any exterior night lighting installed as part of the proposed jail facility shall be of low intensity, low glare, full cut-off design, have minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels to minimize visibility from Betteravia and Black Roads. The lighting plan shall minimize glare to the surrounding parcels to the extent feasible, while being consistent with jail security requirements.

Plan Requirements and Timing: The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a

Lighting Plan to be reviewed and approved by P&D and the NBAR (Board of Architectural Review) prior to issuance of a building permit.

Monitoring: Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

HAZ-1(a) Oil Well Safety Measures. Prior to approval of land use permits for grading or construction, the Sheriff's Department shall consult with DOGGR and County Petroleum Office officials to determine if **a** vent structure or other safety mechanisms would be required. Any such measures, if deemed necessary, shall be reviewed and approved by DOGGR, and then implemented by the Sheriff's Department.

Plan Requirements and Timing: Prior to approval of land use permits for grading or construction of any facilities, the location of the abandoned oil well shall be shown on the site and improvement plans for the project. The site plans shall be submitted to DOGGR and the County Petroleum Office and reviewed along with the records of the well's abandonment activities. Should DOGGR of the County Petroleum office determine that a vent structure or other safety mechanisms need to be incorporated into the construction of the facility, the improvement plans shall be revised to include these requirements, prior to the approval of grading or building permits.

Monitoring: The Planning and Development shall review construction plans to ensure that any required safety measures are incorporated, prior to approval of grading or building permits, as appropriate, and shall ensure that structures when built have incorporated any safety requirements, prior to grant of occupancy clearance.

HAZ-2(a) Soil Sampling. The precise location of the abandoned dry hole oil well shall be determined, and a limited subsurface investigation shall be conducted in the area of this former oil well to determine whether any residual oil is impacting the on-site soil. Surface soil shall also be analyzed for residual pesticide concentrations that may exceed the residential and industrial Preliminary Remedial Goals (PRGs), as established by the Environmental Protection Agency (EPA) Region 9. If contaminants exceeding regulatory action levels are identified, they shall be remediated in accordance with the requirements of the appropriate regulatory oversight agency.

Plan Requirements and Timing: Soil sampling and analysis shall be conducted under the supervision of a qualified professional and in consultation with the Fire Department prior to grading for individual project components. If contaminants are identified, further evaluation shall be conducted and recommendation followed to ensure that

standards are met.

Monitoring: Sampling and analysis shall be conducted by a qualified professional. The Fire Department and Planning and Development shall review the findings of analysis and ensure that any appropriate further study and/or remediation is conducted prior to approval of building permits.

GD-1(a) **Storm Water Pollution Prevention Plan (SWPPP).** A SWPPP for site construction shall be developed prior to the initiation of grading and implemented for all construction activity on the project site. The SWPPP shall include specific BMPs to control the discharge of material from the site and into Betteravia Lakes. BMP methods may include, but would not be limited to, the use of temporary retention basins, straw bales, sand bagging, mulching, erosion control blankets, and soil stabilizers. Additional BMPs should be implemented for any fuel storage or fuel handling that could occur on-site during construction.

Plan Requirements and Timing: A storm water pollution prevention plan shall be developed for each component of the project and reviewed prior to construction activities by P&D and the Regional Water Quality Control Board.

Monitoring: P&D, and the Regional Water Quality Control Board shall review the SWPPP prior construction and periodically conduct field checks during all components of the project.

GD-2(a) **Geotechnical Study**. Prior to construction of individual structures, a site-specific, comprehensive geotechnical study shall be prepared. Any recommended measures to minimize risks due to groundshaking specified by the geotechnical study shall be fully implemented in accordance with Uniform Building Code and California Building Code requirements.

Plan Requirements and Timing: A site-specific comprehensive geotechnical study shall be prepared prior to on-site construction.

Monitoring: Public Works shall review and approve the recommendations contained in the geotechnical study prior to any on-site construction. A P&D building inspector shall also review the study and inspect the site during and after construction of each project component.

GD-6(a) **Detention Basins.** To control peak flows from the project site, one or more detention basins with the following specifications shall be developed onsite:

- *A volume of 0.10 acre-feet per developed acre.*
- *Interior side slopes no steeper than 4 to 1 (horizontal to vertical);*
- *A gravity bleeder line that reduces stormwater runoff from a 25-year period developed condition to 0.07 cubic feet per second per acre; and*
- *An adequate emergency overflow must be provided.*

The detention basin(s) must be designed to prevent excessive discharge of contaminated runoff into downstream surface waters and to incorporate appropriate mosquito management techniques. It shall be sited to avoid impacts to any important biological habitats, either on-site or off-site.

Plan Requirements and Timing: A plan for the detention basin with the above standards shall be submitted to P&D, the Santa Barbara Flood Control District, and Environmental Health Services prior to any on-site construction.

Monitoring: Permit Compliance shall inspect for installation and maintenance of landscaping. Flood Control and Environmental Health Services sign off is required on final grading plans.

GD-6(b) **Best Management Practices.** A combination of structural and non-structural Best Management Practices (BMPs) (e.g., bioswales, storm drain filters, permeable pavement, etc,) shall be installed to effectively prevent the entry of pollutants from the jail site into the storm drain system during and after development. These components may include:

- *Storm drain filters/ inserts, inline clarifiers, or oil separators installed in the project area storm drain inlets and/or paved areas. The filters/inserts shall be maintained in working order.*
- *Permanent biofilter/bioswale system constructed to treat storm water runoff from the jail site. The biofilter/bioswale system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the retention time of water and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofilter. Invasive plants shall not be used in the biofilter. Biofilters shall not replace existing native riparian vegetation unless otherwise approved by P&D.*

Plan Requirements and Timing: The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP). The SWQMP shall include the following elements: identification of potential pollutant sources that may affect the quality of the storm water discharges; the proposed design and placement of structural and non-structural BMPs to address identified pollutants; a proposed

inspection and maintenance program; and a method for ensuring maintenance of all BMPs over the life of the project. The approved measures shall also be shown on site, building, and grading plans. Records of maintenance shall be maintained by the Sheriff's Department. Prior to approval of land use permits, the SWQMP shall be submitted to P&D, Flood Control, and the Water Agency. All measures specified in the plan shall be constructed and operational prior to occupancy clearance. Maintenance records shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year, the records shall be maintained by the applicant and be made available to P&D or Public Works on request.

Monitoring: P&D, Flood Control and/or the Water Agency shall site inspect prior to occupancy clearance to ensure measures are constructed in accordance with the Conditional Use Permit and periodically thereafter to ensure proper maintenance. Monitoring for specific BMPs would be as follows:

- *Storm drain filters/ inserts, inline clarifiers, or separators shall be inspected by P&D periodically throughout the construction phase to ensure proper installation. Records of maintenance shall be maintained by and shall be submitted to P&D on an annual basis prior to the start of the rainy season and for five years thereafter. After the fifth year the records shall be maintained by the Sheriff's Department and be made available to P&D on request. P&D shall review the maintenance records and site inspect as needed following completion of construction to ensure periodic cleanout.*
- *Biofilters/bioswales shall be inspected by P&D at installation and periodically for maintenance throughout the five-year performance period. Performance security release requires P&D approval.*

GD-6(c) **Outlet Structure Energy Dissipaters.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.

Plan Requirements and Timing: Plans shall be submitted for review and approval by P&D and Flood Control prior to approval of land use permits for grading. Structures shall be installed during grading operations.

Monitoring: P&D staff shall ensure construction according to plan.

GD-6(d) **Storm Drain Labeling.** To prevent illegal discharges to the storm drains, all on-site storm drain inlets, whether new or existing, shall be labeled to advise the public that the storm drain discharges to the ocean (or other waterbody, as appropriate) and that dumping waste is prohibited (e.g., "Don't Dump – Drains to Ocean"). The information shall be provided in English and Spanish.

Plan Requirements and Timing: Location of storm drain inlets shall be shown on site, building, and grading plans prior to approval of grading and land use permits. Labels shall be installed prior to occupancy clearance. Standard labels are available from Public Works, Project Clean Water, or other label designs shall be shown on the plans and submitted to P&D for approval prior to approval of grading and land use permits.

Monitoring: P&D shall site inspect prior to occupancy

GD-6(e) **Long-Term Maintenance.** The applicant shall be responsible for the long-term maintenance of the water quality conditions of approval included within this section.

Plan Requirements and Timing: The proposed maintenance responsibilities and schedule shall be included in a maintenance program submitted by the applicant. The maintenance program shall be submitted for review by P&D, Flood Control and the Water Agency prior to approval of land use permits. Annual records of the maintenance activities shall be maintained by the Sheriff's Department and submitted to P&D upon request.

Monitoring: P&D shall review the maintenance records or site inspect, as needed.

GD-6(f) **Parking Lot Cleaning Program.** A parking lot cleaning program shall be developed and implemented. The program shall include the following elements: weekly removal of litter; immediate cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a monthly basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly.

Plan Requirements and Timing: The cleaning program shall be submitted to P&D for review prior to approval of land use permits. The location of the signs and the requirement for storm drain cleaning shall be included on the site and building plans submitted to P&D. The plans shall be reviewed prior to approval of land use permits.

Monitoring: P&D shall site inspect prior to occupancy clearance and shall respond to complaints. The landowner shall maintain annual records of the storm drain cleaning and make them available for review by P&D on request.

GD-8(a) **Graded Slopes.** For each phase of the project, slopes shall be graded to minimize surface water runoff and direct this runoff to the detention basin(s) (as required by Mitigation Measure GD-6(a)).

Plan Requirements and Timing: Prior to approval of grading permits, the applicant shall submit detailed plans and a report prepared by a licensed geologist or engineer and P&D for any proposed permanent erosion control structures.

Monitoring: Permit Compliance shall ensure installation prior to construction of specific structures.

GI-1(a) **Infrastructure Extensions**. Water and sewer infrastructure extensions that serve the proposed project shall be sized to meet only the demands of the project itself.

Plan Requirements and Timing: Public Works, sewer facility officials, and Planning and Development shall review proposed water and sewer line extensions as part of the annexation request or outside service agreement request.

Monitoring: Public Works and the sewer service purveyor shall review plans for water and sewer line extensions during the review of the request and field inspect lines for compliance prior to occupancy of Phase I components.

TO: Board of Supervisors

FROM: Gary Kaiser, Senior Planner, CEQA Staff Contact
Development Review Division, Planning and Development Department

Thomas L. Jenkins, Commander, Project Contact
Sheriff's Department

DATE: December 6, 2011

RE: CEQA Determination for Santa Barbara County Jail North Branch (SBCJNB) Phasing Plan Changes: Finding that CEQA Guidelines Section 15164 (Addendum) applies to the revised Phase I components (Case Nos. 07GPA-00000-00011, 08GOV-00000-00004, 07EIR-00000-00003).

Location:

The 50-acre project site, which includes portions of APNs 113-210-004 and 113-210-013, is located at the southwest corner of Black and Betteravia Roads within the unincorporated area adjacent to and immediately southwest of the City of Santa Maria city limits. The project site is in Third Supervisorial District.

Introduction:

CEQA Guidelines Section 15164 allows an addendum to be prepared to the 2008 Subsequent EIR since only minor technical changes or additions are necessary and none of the conditions described in CEQA Guidelines Section 15162 call for the preparation of a subsequent EIR or negative declaration. This addendum addresses changes to the project that are now proposed as part of County's application for AB 900 Phase II funding and shall be attached to the Subsequent Environmental Impact Report (07EIR-00000-00003, State Clearinghouse No. 2007111099) that was prepared for the SCBJNB Project and certified by the County Board of Supervisors on March 11, 2008.

Previously Approved Project:

The 2008 Subsequent EIR for the SBCJNB project (07EIR-00000-00003) evaluated the acquisition of approximately 50 acres of property for the future construction and operation of an 808- to 1,520-bed, 546,767-square foot detention facility in two phases. Other County facilities anticipated for the site included a public safety training facility (which could include police and fire facilities), an indoor firing range (lead free), and an emergency vehicle operation course. Project components by phase are noted below in Table 1.

Table 1 Summary of the SBCJNB Approved Project Building Area

Use	Approximate Area (square feet)
Inmate Housing	164,477
Inmate Support	104,235
Kitchen, Laundry, Medical	42,796
Program Space	42,892
Mechanical/Circulation	37,263
Initial Facility Construction	**391,663**
Future Expansion	155,104
Total Buildout	**546,767**

Source: North County Jail Final SEIR, March 2008

Phase I of the project was anticipated to include the first 808 beds of a combined County jail and State reentry facility as well as supporting medical, administrative, warehouse, food service, classroom, vocation, courtroom, and law enforcement uses. A baseball field or other sports field was also included as part of Phase I. This initial phase of the project was to include an estimated 391,663 square feet of building area. Phase I was expected to be completed over a period of approximately one to five years.

Phase II of the SCBJNB project consisted of adding beds for the jail facility as needed and as funding becomes available. New cells would be added in the southeast portion of the facility and would displace the ball field, which could be reconstructed elsewhere on the site. The timing of future expansions was not determined, but this phase was to involve the construction of an additional 712 beds, with up to 155,104 square feet of new facilities, including live-in work furlough floor space. Other expansions anticipated in Phase II included a public safety training facility (which could include police and fire facilities), an indoor firing range, and an emergency vehicle operation course. At the completion of Phase I, an estimated 175 employees would be onsite during daytime hours and 43 employees would be onsite during the night shift. At full buildout, an estimated 222 employees were to be onsite during the day shift and 65 employees were to be onsite at night.

For purpose of the SEIR analysis, future expansions in Phase II were assumed to occur in a single phase. Full buildout of the 546,767-square foot site was anticipated to take 20 years or more. A more detailed project description is provided in the 2008 Final SEIR.

The County Board of Supervisors considered and certified the 2008 SEIR on March 11, 2008, and authorized the acquisition of the site and construction of the first phase of the project, which was less than the Phase I buildout evaluated in the 2008 SEIR. The Board's action authorized the construction and operation of a 304-bed Type II County Jail, while noting that additional development on the site was anticipated to meet future needs for the County justice system.

Proposed Changes:

The revised Phase I project includes refinements and additional information on components to be built as part of Phase I, as well as specific new components. The current proposal is for a total of 138,385 square feet of facilities, which would accommodate 376 inmates and staff. This is substantially less than that analyzed for buildout of Phase I of the SBCJNB in the 2008 SEIR, and similar to the 304-bed development approved by the Board of Supervisors in March 2008. Components of the revised Phase I project include:

- Construction of approximately 138,385 square feet of facilities to accommodate 376 beds for medium and high security county inmates as follows.
    - A 192-bed, star-shaped housing module able to operate in indirect supervision, or direct supervision (if modified), and to further create housing modules as small as 32 beds (if modified).
    - An 80-bed housing unit, consisting of 16 Administrative Segregation (Ad-Seg) housing units and 64 general population housing beds; designed to be a direct supervision module
    - A 72-bed direct supervision module
    - Up to 16 mental health beds and 16 medical beds, which are already included in the above total bed count, as part of a medical/mental health housing wing and identified as Special Use beds. One goal for this module would be to reduce the number of inmates transported to local hospitals for minor treatments, and also to reduce the length of stays of select medical inmates at local area hospitals, thus reducing overtime to the operation.

New components of the facility include:

- A roof-mounted solar array system for generation of approximately 300 kilo-watts (kW) to serve the facility
- A Farming Operation of up to 20 acres[1]

Staffing would include 61 day-time employees on average, and 27 night-time employees on average, which is less than the 173 day-time and 43 night-time employees anticipated at build-out of Phase I in the 2008 SEIR. Staffing for the SBCJNB Facility would in part derive from existing staff at the Medium Security Facility in Santa Barbara, which would likely be re-purposed upon opening of the SBCJNB Facility and provide for the transfer of up to 16 Santa Barbara staff to the new facility. This would serve to further reduce the number of North/South inmate transportation trips consistent with the Project Objectives noted in the 2008 Final SEIR.

Potential Impacts of the Proposed Changes:

In approving the SBCJNB project, the Board of Supervisors certified a Final Environmental Impact Report pursuant to the State Guidelines for Implementation of the California Environmental Quality Act and

[1] The County does not presently plan to conduct farming on the property, but the project could later include a Farming Operation of not more than 20 acres.

adopted Findings and a Statement of Overriding Considerations relative to the project's significant and unavoidable effects on Public Services (Solid Waste Generation and Groundwater Demand), Agricultural Resources, and Aesthetics/Visual Resources. The Board of Supervisors also found that the project would have several significant but mitigable impacts and adopted a Mitigation Monitoring and Reporting Program (MMRP) with specific measures to reduce potentially significant impacts to a less than significant level.

The following is a summary of the impacts that were previously identified in 07EIR-00000-00003 (the 2008 SEIR) and an explanation as to why the proposed revisions would not increase the severity of those impacts. In general, the impacts of revised Phase I are reduced because the amount of development in Phase I is reduced from what was evaluated in the 2008 SEIR, and comparable to the impacts of the Phase I improvements associated with the Board of Supervisors March 2008 approval of the 304-bed facility.

Environmental Issue Areas with Significant and Unmitigable Impacts (Class I)

a. **Public Services (Solid Waste Generation)** – With implementation of a successful recycling and source reduction program, the 2008 SEIR determined that the SBCJNB facility would generate approximately 492 tons of solid waste/year for the 808-bed buildout of Phase I and approximately 817 tons of solid waste at full project buildout. These amounts exceed the County's significance thresholds for both project specific and cumulative impacts. The 304-bed Phase I development approved by the Board of Supervisors in March 2008 would be anticipated to have a reduced solid waste generation impact for the Phase I development in comparison to the Phase I buildout considered in the 2008 SEIR, given the reduced number of beds included in the facility. However, the Board of Supervisors' March 2008 approval of the 304-bed facility acknowledged that future expansions were anticipated to meet future needs of the County justice system.

   Proposed Project Changes – The amount of development proposed for this portion of the facility's development is 138,835 square feet, with facilities to accommodate 376 inmates, as opposed to the 808-bed facility considered in the 2008 SEIR and the 304-bed facility approved by the Board of Supervisors in March 2008. This proposed development is comparable to that approved by the Board of Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of 391,663 square feet. Hence, no substantial increase in solid waste generation impacts would result from the proposed project changes. Neither the potential Farming Operation, nor the proposed roof-top solar system would be expected to result in substantial new impacts on the facility's solid waste generation, given the reduced amount of Phase I development, in comparison to the Phase I buildout considered in the 2008 SEIR.

b. **Public Services (Ground Water Demands)** – At buildout, the SBCJNB facility would result in water demand of 207.6 acre-feet/year (AFY), while the water demand for the site's historical agricultural use is approximately 140 AFY. The 2008 SEIR concluded that the full facility build-out demand would be 67.6 AFY more than the 50-acre site's historical demand. It was not known if this new water demand would be met by use of State Water

through an outside user's agreement with the City of Santa Maria, or would be met through extraction of groundwater within the Santa Maria Groundwater Basin. If groundwater sources were used to serve the project[2], the projected groundwater demand would exceed the County's significance threshold of 25 AFY. The water demand of the 304-bed facility that was approved by the Board of Supervisors in March 2008 would be approximately 38% of the demand at Phase I buildout as evaluated in the 2008 SEIR, given the reduced number of beds in the March 2008 approval.

Proposed Project Changes – The amount of development proposed for this portion of the facility's development is within the SBCJNB's total Phase I buildout of 391,663 square feet, which had a projected water demand of 111.2 AFY, based on demand estimates for a facility with 880 inmates and 220 employees. This amount of development and the resultant water demand would also be comparable to, though incrementally higher than, the development approved by the Board of Supervisors on March 2008. Since some of the water demand for the 304-bed facility that was approved in 2008 was independent of inmate population -- for example, landscaping -- the water demand increase for the proposed 376-bed facility would be less than proportional to the expected 24% increase in inmate population. As noted in Table 2 (below), the water demand for the project as currently proposed, including the potential for a farming operation of up to 20 acres, would be 107.6 AFY, which is within the water demand estimated in the 2008 SEIR for both Phase I buildout as well as future full project buildout.

Table 2 Changes in Project Water Demand

Demand Source	Number of Persons	Demand Factor (GPD/person)[a]	Demand (GPD)	Demand (AFY [b])
2008 SEIR PHASE I BUILD-OUT				
Inmates	808	120	96,960	108.6
Employees	230	10	2,300	2.6
Subtotal 2008 SEIR Phase I Buildout			**99,260**	**111.2**
REVISED PROJECT				
Inmates	376	120	45,120	50.6
Employees	88	10	880	1.0
Potential 20-acre Farming Operation			49,960[c]	56.0
Subtotal Revised Project			**86,030**	**107.6**

GPD = gallons per day AFY = acre-feet per year
[a] *Water demand factors from Metcalf & Eddy, Inc., Wastewater Engineering: Treatment, Disposal, and Reuse, 3rd Edition, 1991.*
[b] *One acre-foot equals 325,850 gallons.*
[c] *Water demand of 2,498 GPD/ac from 2008 SEIR.*

Hence, there would be no increase in water demand beyond that evaluated in the 2008 EIR. The size of the potential Farming Operation may need to be reduced at full project buildout

[2] As noted in the 2008 EIR, if water to serve the facility was obtained from the City of Santa Maria, buildout of the project would not result in a significant and unavoidable impact, and the impact would be less than significant for this issue area.

to accommodate the development of expanded and new facilities, and such a scaling back of the Farming Operation would reduce water demand for this potential use. Should a farming operation continue at full project buildout without a reduction in its acreage, unmitigated groundwater demand could exceed that calculated in the 2008 EIR. In that case, increased reliance on water conservation measures identified in Mitigation Measures PS-1(a-d) and/or use of City of Santa Maria water sources would be required to ensure that groundwater demand does not exceed that analyzed in the 2008 EIR.

c. **Agricultural Resources** – The 2008 SEIR concluded that the development of a jail facility at the project site would result in the loss of up to 50 acres of agricultural lands by conversion to non-agricultural uses. The 304-bed facility approved by the Board of Supervisors in March 2008, would not have converted all 50 acres; however, the March 2008 approval acknowledged that future expansions were anticipated to meet future needs of the County justice system.

Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to that for the 304-bed facility approved by the Board of Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of 391,663 square feet. The solar array would be roof-mounted and within the overall facility footprint. The retention of agriculture uses in the potential Farming Operation would result in a reduced amount of agricultural lands conversion, as up to 20 acres would remain in agricultural use in the Farming Operation. Mitigation Measure AG-2(a) would continue to apply to provide an adequate buffer between agricultural and non-agricultural uses. With the potential retention of up to 20 acres in agriculture, the proposed project changes would have a reduced impact on both project specific and cumulative agricultural resources.

d. **Aesthetic/Visual Resources** – The 2008 SEIR concluded that the development of a jail facility at the project site would alter the predominately rural aesthetic character of the project site and present view impairments along Black and Betteravia Roads. These impacts were determined to be significant and unavoidable, although mitigation measures were identified to reduce the severity of the impacts. The 304-bed facility approved by the Board of Supervisors in March 2008 is smaller than the 808-bed facility evaluated for Phase I buildout of the 2008 SEIR, but given the baseline of undeveloped lands, would have similar aesthetic and visual resource impacts. Mitigation Measures AES-1(a-d) included requirements for review of the project by the North County Board of Architectural Review (NBAR), inclusion of screening landscaping, roof-top equipment screening, and undergrounding of utilities. Security lighting for the facility was noted as a potentially significant but mitigable impact with Mitigation Measure AES-3(a) requiring preparation of a lighting plan for review by NBAR and Planning & Development staff.

Proposed Project Changes – The amount of development for the 376-bed facility currently proposed is comparable to that for the 304-bed facility approved by the Board of Supervisors in March 2008. The amount of development currently proposed is also within the 2008 SEIR's total Phase I buildout of 391,663 square feet. Proposed new buildings, facilities, and

landscaping would be subject to the mitigation measures identified in the 2008 SEIR, including NBAR architectural design review. The solar array would be roof-mounted and would be subject to existing mitigation measures such as Mitigation Measures AES-1(a) and AES-1(c), which require architectural design review of the project by NBAR and screening of certain rooftop equipment. Depending upon building heights and setbacks from public roads as well as the location and design of the roof-top solar, screening may not be necessary or required as mitigation, and the design of the solar would be a component of NBAR's review of the project improvements. Depending on the location of agriculture uses in the potential Farming Operation, inclusion of this operation may reduce view impairment and visual character impacts in comparison to those noted in the 2008 SEIR. Overall, project specific and cumulative visual and aesthetic impacts would be similar to or somewhat reduced with the proposed project changes.

Environmental Issue Areas with Significant but Mitigable Impacts (Class II)

a. **Geology/Drainage** – Potential Geologic Hazard and Drainage impacts analyzed in the 2008 EIR included erosion from grading activities, ground shaking during an earthquake, and soil-related hazards such as liquefaction and compressible/collapsible soils. These impacts pertained to the 808-bed Phase I buildout evaluated in the 2008 SEIR, and would also be applicable to the 304-bed facility approved by the Board of Supervisors in March 2008. Mitigation measures including implementation of approved grading, drainage, and erosion control plans, preparation of a Storm Water Pollution Prevention Plan, and designing structures to Uniform Building Code standards were found to reduce impacts to a less than significant level.

   Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to (up to 24% more than) that for the March 2008 proposed project, and within the SBCJNB's total Phase I buildout of 391,663 square feet. Proposed new buildings, facilities, and landscaping would be subject to the mitigation measures identified in the 2008 SEIR. The addition of roof-top solar panels and the potential Farming Operation do not result in substantial new geology or drainage impacts.

b. **Transportation/Circulation** – The impact of project-generated traffic on area roadways and intersections was analyzed in the 2008 SEIR, and payment of fair-share traffic improvement fees was determined to adequately mitigate project-specific and cumulative traffic impacts. Improvements to Black Road in the vicinity of the project site were also required. These pertained to the 808-bed Phase I buildout evaluated in the 2008 SEIR, and are also applicable to the 304-bed facility approved by the Board of Supervisors in March 2008, although the smaller facility approved in March 2008 would be expected to have reduced traffic impacts in comparison to those evaluated in the 2008 SEIR, given the reduction in Phase I development.

   Proposed Project Changes – The amount of development proposed for the 376-bed facility currently proposed is comparable to that for the 304-bed facility approved by the Board of

Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of 391,663 square feet, and the revised project would be subject to the mitigation measures identified in the 2008 SEIR. In comparison to the 304-bed project approved by the Board of Supervisors in March 2008, the currently proposed 376-bed facility would be expected to have higher staffing and operational needs on-site, which would increase employee- and operational needs-related vehicle trips, however, the revised project includes medical and mental health facilities for 32 beds, which would reduce vehicle trips between the new facility and the main County jail in the Goleta area for these inmates. Overall, the revised project would be expected to have a similar number of vehicle trips in comparison to the March 2008 approved project, and substantially less trips than the 808-bed project evaluated as Phase I buildout in the 2008 SEIR. Based on numbers of beds, the revised project would have approximately 53% less traffic than that evaluated in the 2008 SEIR for the 808-bed Phase I buildout. The solar panels would have no impact on operational traffic, and construction phase impacts would be within that anticipated for the construction of other facility components. The potential Farming Operation would serve the prison personnel and inmates and not generate substantial new traffic.

c. **Air Quality, Land Use, and Greenhouse Gas Emissions/Climate Change** – The project was noted as having short-term and cumulative air quality impacts that would also have the potential for temporary nuisance impacts to surrounding land uses. The impacts for the 304-bed project approved by the Board of Supervisors would be expected to be substantially less than those evaluated in the 2008 SEIR for the 808-bed Phase I buildout, given the reduced degree of development in the March 2008 approved project. Mitigation in the 2008 SEIR included implementation of a Dust Control Program during grading and construction and development of an Ozone Precursor Control Program. The cumulative Air Quality discussion included an analysis of Greenhouse Gas (GHG) emissions, and CO_2 emissions were quantified in the 2008 EIR.

Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to that for the 304-bed facility approved by the Board of Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of a 808-bed, 391,663-square foot facility. Proposed new buildings, facilities, and landscaping would be subject to the mitigation measures identified in the 2008 SEIR. The inclusion of solar panels in the project would generate up to 300 kW of electricity and reduce operational air quality impacts. The Dust Control Program would address the potential for dust impacts deriving from the potential Farming Operation. With respect to GHG emissions, since the 2008 SEIR was certified, the County adopted guidelines for determining the significance of GHG emissions. The adopted guidelines include a significance threshold of 1,100 metric tons/yr for non-stationary sources, and 10,000 metric tons/yr for stationary sources. Annual GHG emissions for buildout of the 808-bed Phase I facility were quantified as 1,016 metric tons/yr of CO_2. As discussed above in Transportation/Circulation, the revised Phase I project would have 372 beds with 32 of these beds providing in-house medical and mental health facilities, such that the number of vehicular trips would be similar to those for the 304-bed facility approved by the Board of Supervisors in March 2008. Hence,

transportation-related GHG emissions would be similar to those from the 304-bed facility. Operational GHG emissions for the revised project would also be comparable to the 304-bed facility, particularly given the inclusion of the rooftop solar system, which would reduce operational GHG emissions and offset the incrementally higher GHG emissions resulting from the larger (376-bed versus 304-bed) facility. Overall, GHG emissions and climate change impacts of the revised project would be similar to the 304-bed facility approved in March 2008, and substantially reduced compared to that evaluated for Phase I buildout in the 2008 SEIR, given that the revised Phase I project has 54% fewer beds. The resultant GHG emissions for the revised project would be substantially less than either the stationary or non-stationary emissions threshold, and GHG-related impacts are less than significant.

d. **Archaeological Resources** – There are no known cultural resources on the property or in the immediate vicinity of the site. The potential for encountering unknown subsurface cultural resources was noted as low; however, Mitigation Measure CR-1(a) was required to allow for proper response in the event of a discovery.

   Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to, though incrementally greater than that for the 304-bed facility approved by the Board of Supervisors in March 2008. The currently-proposed 376-bed facility is also within the SBCJNB's total Phase I buildout of 391,663 square feet, and proposed new buildings, facilities, and landscaping would be subject to the mitigation measures identified in the 2008 SEIR. The potential Farming Operation would similarly be required to adhere to the existing mitigation measure. The inclusion of roof-top solar panels would have no impact on cultural resources.

e. **Public Services (Sewer Infrastructure and Fire Protection)** – Sewer demands for the SBCJNB project were determined to be within the available capacity of the Laguna County Sanitation District (LCSD) Wastewater Treatment Plant, although the need for a new, appropriately-sized sewer line was noted. The facility's construction was noted as resulting in an increased probability for structural fires, and the preparation of a Fire Management and Emergency Response Plan was required. The 304-bed facility approved in March 2008 would be expected to have reduced Public Services impacts in comparison to the Phase I buildout evaluated in the 2008 SEIR, given the reduction in Phase I development.

   Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to that for the 304-bed facility approved by the Board of Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of 391,663 square feet. Proposed new buildings, facilities, and landscaping would be subject to the mitigation measures identified in the 2008 SEIR. Neither the roof-top solar panels nor the potential Farming Operation would result in substantially increased sewer demands or substantial new fire safety requirements.

f. **Growth Inducing Impacts** – The SBCJNB facility's construction was noted as requiring extensions of water and wastewater infrastructure, which would thereby potentially remove

an obstacle to future growth in the area. Mitigation Measure GI-1(a) was required to ensure that such infrastructure was appropriately sized to meet only the demands of the project. The 304-bed facility would be expected to have reduced water and wastewater demands in comparison to the 808-bed Phase I buildout and full facility buildout evaluated in the 2008 SEIR, but Mitigation GI-1 would be applied to ensure that infrastructure is appropriately sized.

Proposed Project Changes – The amount of development proposed for this portion of the facility's development is approximately 24% more than that anticipated for the 304-bed facility approved by the Board of Supervisors in March 2008. The proposed development is also within the SBCJNB's total Phase I buildout of 391,663 square feet. Proposed new facilities would be subject to the mitigation measures identified in the 2008 SEIR. Neither the roof-top solar panels nor the potential Farming Operation would result in new or increased growth-inducing impacts.

g. **Biological Resources** – Construction and operation of the SBCJNB facility were noted as having a potential adverse effect on California red-legged frogs and California tiger salamander. Additionally, full project buildout was assumed to require most, if not all, of the 50-acre project site, and the project was noted as potentially reducing wildlife population sizes and available wildlife habitat, including those of other special status animal species. The 304-bed facility approved by the Board of Supervisors in March 2008 would be expected to have reduced biological resource impacts in comparison to both the 808-bed Phase I buildout and the full facility buildout evaluated in the 2008 SEIR, but the March 2008 approval acknowledged that additional development on the site was anticipated to meet future needs for the County justice system. Mitigation Measures BIO-2(a-d), BIO-3(a-b), and BIO-4(a-i) were required to reduce potential project-specific and cumulative Biological Resources impacts to a less than significant level. These measures included the requirement for providing a habitat movement corridor and habitat buffers, which resulted in a slightly reduced development footprint at full buildout of the facility.

Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to (approximately 24% more than) that anticipated for the 304-bed facility approved by the Board of Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of 391,663 square feet for an 808-bed facility. The footprint of the revised project, including the potential Farming Operation, would remain within that analyzed in the 2008 SEIR, and proposed new buildings, facilities, and landscaping would be subject to the mitigation measures identified in the 2008 SEIR. The revised project would also need to maintain the wildlife movement corridors and buffers required in Mitigation Measures BIO-2(c-d) and BIO-3(b).

h. **Hazardous Materials/Risk of Upset** – The 2008 SEIR noted an abandoned oil well on the site and required venting or other measures to minimize hazards from an oil or gas release from this well as well as measures to address potential soil contamination related to the abandoned oil well, if encountered. The reduced Phase I development anticipated in the

March 2008 Board of Supervisors approval would be anticipated to still require these mitigation measures, since the well is located near the center of the project site.

Proposed Project Changes – The amount of development proposed for this portion of the facility's development is comparable to (approximately 24% more than) that anticipated for the 304-bed facility approved by the Board of Supervisors in March 2008, and within the SBCJNB's total Phase I buildout of 391,663 square feet, and proposed new buildings, facilities, and landscaping would be subject to the mitigation measures identified in the 2008 SEIR.

Beneficial Impacts – The SBCJNB project was determined to have beneficial impacts on Transportation/Circulation, Air Quality, and Energy Demand because of the reduction in prisoner transfer trips between the Santa Maria Jail and the Main County Jail near Goleta.

Proposed Project Changes – Fewer inmates would be served in the revised project than in the what was evaluated for Phase I buildout in the 2008 SEIR, although a higher number of inmates would be served in the currently proposed project in comparison to that approved by the Board of Supervisors in March 2008. The revised project would include facilities for 376 inmates, which is approximately half of the 808 inmates anticipated in the Phase I of the approved project and approximately 24% more than that approved by the Board of Supervisors in March 2008. The revised project would have proportionally adjusted benefits on Transportation/Circulation, Air Quality, and Energy Demand due to the changed number of inmates initially housed at the SBCJNB facility; however, the addition of an up to 300-kW solar system to help meet the facility's power demand would result in additional benefits for Energy Demand and Air Quality.

Conclusion:

Based on the above, the minor changes proposed to the project, from a 304-bed County jail to a 376-bed County jail, would not result in any new or more severe significant environmental effects and would not result in any changes to feasible mitigation measures or alternatives. Therefore, this addendum is the appropriate environmental document under CEQA (Section 15164 of the State CEQA Guidelines). A subsequent EIR is not required. Discretionary processing of the proposed facility changes may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

ATTACHMENT C: FINDINGS

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE ADDENDUM AND FULL DISCLOSURE

Pursuant to CEQA Guidelines Sections 15090, 15162 and 15164, the Board of Supervisors has considered the Addendum dated December 6, 2011 together with the previously certified Subsequent EIR (07EIR-00000-00003, State Clearinghouse No. 2007111099), for the Santa Barbara County Jail North Branch facility. The Addendum reflects the independent judgment of the Board of Supervisors and has been completed in compliance with CEQA. The Addendum, together with 07EIR-00000-00003, is adequate for the proposed project modifications. On the basis of the whole record, including the Addendum, the previously certified CEQA document, and any public comments received, the Board of Supervisors finds that the project changes described in the Addendum, from a 304-bed county jail facility to a 376-bed county jail facility: will not create any new significant environmental effects, will not result in a substantial increase in the severity of previously identified significant environmental effects, and will not result in any changes to feasible mitigation measures or alternatives.

1.2. LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.3 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

1.4 FINDINGS ADDRESSING ADDENDUM ISSUE AREAS

The Addendum prepared for the project addressed the following issues: Public Services, Agricultural Resources, Aesthetics/Visual Resources, Geology/Drainage, Transportation/Circulation, Air Quality, Greenhouse Gas Emissions/Climate Change, Land Use, Archaeological Resources, Biological Resources, Hazardous Materials/Risk of Upset, and Growth Inducing Impacts.