

## CORRECTIONS STANDARDS AUTHORITY

600 Bercut Drive  
Sacramento, CA 95811  
916-445-5073  
www.cdcr.ca.gov/Divisions\_Boards/CSA



March 15, 2012

Sheriff Bill Brown  
Santa Barbara County Sheriff's Department  
4434 Calle Real  
Santa Barbara, CA 93110

Re: AB 900 Phase II Jail Construction Financing Conditional Award  
Application ID # A05-12  
Amount of Conditional Award: \$60,000,000

Dear Sheriff Brown:

Congratulations on your county receiving a conditional award in an amount up to \$60,000,000 made by the Corrections Standards Authority (CSA) Board at its meeting on March 8, 2012. The funding authority for this award originates from the Public Safety and Offender Rehabilitation Services Act of 2007 (AB 900, Chapter 7, Statutes of 2007), and as further amended in the 2011 Realignment Legislation Addressing Public Safety (AB 111, Chapter 16, Statutes of 2011).

The funding awards made by the CSA Board are in the form of an intent to award conditional funding. As you are aware, the amount awarded by the CSA Board on March 8, 2012 is less than the \$80,000,000 requested by the County. This is due to the fact that the County's position on the recommended funding list was "on the cusp" or at the cutoff point of available funding. At this meeting the CSA Board acknowledged its present intent to consider an additional award amount, up to the amount of full funding requested by the County, should additional funds become available as a result of the County's AB 900 Phase I relinquished award.

As you are aware, the County's \$56,295,000 Phase I award was relinquished by your county, and the CSA Board has acknowledged that action. Should the legislative process shift the Phase I award amount to Phase II funding authority, at a future date the CSA Board may consider increasing the award to your county in order to provide the full amount requested in Phase II. In the meantime, the County's project status will be updated to the CSA Board at its May 10, 2012 meeting, in particular a review of the status of the Phase I award amount shifting to Phase II funding authority. At a future date (to be determined) when the County's award amount is finalized, the County will be in the position to complete the necessary approval process as outlined in the Request for Applications (RFA), including the required project milestones whose timelines will commence at that point.

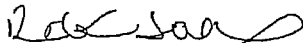
**Real Estate Due Diligence.** The State Department of General Services will conduct an independent real estate due diligence review of the county's proposed jail site. Awarded counties must submit a real estate due diligence package as a requirement of the funding. To assist counties

Sheriff Bill Brown  
March 15, 2012  
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in this endeavor, the Department of General Services, in conjunction with CSA and the Department of Corrections and Rehabilitation will convene a Due Diligence Training in Sacramento on March 22, 2012 at 12:30 p.m. at 660 Bercut Drive. Under separate cover, training information is being provided to the County's designated contacts.

Congratulations, again, on receiving a conditional funding award to help improve your local detention facility needs. CSA staff is available throughout this process for your county's technical assistance needs. If you have any questions or need more information, please feel free to contact your assigned CSA Field Representative - Leslie Heller ([Leslie.Heller@cdcr.ca.gov](mailto:Leslie.Heller@cdcr.ca.gov); 916-323-8618) or me.

Sincerely,



ROBERT J. TAKESHTA  
Executive Director (A)

cc: Chandra L. Waller, County Executive Officer  
Joni Gray, Chair, Board of Supervisors  
James Meter, Designated County Contact Person (via electronic mail)  
Grady Williams, PE, Designated County Construction Administrator (via electronic mail)  
Doug Martin, Designated Project Financial Officer (via electronic mail)



Board of State and Community Corrections  
600 Bercut Drive, Sacramento, CA 95811

916.445.5073 PHONE

916.327.3317 FAX

bsec.ca.gov

GOVERNOR Edmund G. Brown Jr.  
EXECUTIVE DIRECTOR Patricia Mazzilli

August 6, 2012

Sheriff Bill Brown  
Santa Barbara County Sheriff's Department  
4434 Calle Real  
Santa Barbara, CA 93110

Re: AB 900 Phase II Jail Construction Financing Conditional Award  
Application ID # A05-12  
Total Amount of Conditional Award: \$80,000,000

Dear Sheriff Brown:

Congratulations on your county receiving its full \$80,000,000 conditional award based on the Board of State and Community Corrections (BSCC) action on July 26, 2012, which includes \$20,000,000 that was shifted from AB 900 Phase I to Phase II. At this point the County has been fully awarded the amount requested in its AB 900 Phase II Jail Construction Financing Program application. The funding authority for this award originates from the Public Safety and Offender Rehabilitation Services Act of 2007 (AB 900, Chapter 7, Statutes of 2007), and as further amended in the 2011 Realignment Legislation Addressing Public Safety (AB 111, Chapter 16, Statutes of 2011).

The awards made by the BSCC are in the form of an intent to award conditional funding. As such, each selected county has been conditionally approved for funding and is now in the position to complete the necessary approval process as outlined in the Request for Applications (RFA) issued by the Corrections Standards Authority (CSA/predecessor organization to the BSCC) October 7, 2011.

As the BSCC has conditionally awarded AB 900 Phase II financing in the full amount requested by your county, BSCC staff will work with your county to assist in moving forward through the approval process. The RFA (Section 3: Project Timetable) lists required timeframes in which specific activities are to occur. These are:

- Site assurance – ownership/comparable long-term possession within 90 days of award;
- Real estate due diligence package submitted within 120 days of award;
- Begin CEQA process within 90 days of award;

Attachment B

- State Public Works Board (SPWB) meeting – Project established within 12 months of award; and
- Schematic Design drawings submitted within 18 months of award.

**Site Assurance.** As stated in the RFA, the County must possess a suitable project site (fee simple land title or comparable long term possession) and provide assurance of the site by a Board of Supervisors' resolution at the time the application was submitted, or not later than 90 days following the date of notification of the conditional award (receipt of this letter). This means that any land purchase options must be exercised (and escrow closed) by the end of that 90-day timeframe. Your county met this requirement at the time the application for funding was submitted to CSA; however, any future changes to the project site location will require additional review.

**Real Estate Due Diligence.** The State Department of General Services (DGS) will conduct an independent real estate due diligence review of the county's proposed jail site. As indicated in the RFA, the county must submit the real estate due diligence package within 120 days following the date of notification of the conditional award. Although the County submitted a package under Phase I of AB 900, DGS has provided the County with details of updated information that is required for AB 900 Phase II.

**California Environmental Quality Act (CEQA) Process.** Counties are the lead agency for ensuring that their project complies with the necessary provisions of the CEQA process. Counties are expected to initiate the CEQA process no later than 90 days following the date of notification of the conditional award.

**State Public Works Board meeting.** The SPWB is responsible for the approval and oversight of jail construction projects funded through the AB 900 Phase II lease-revenue bond financing program. The SPWB must approve the proposed project scope, cost and schedule, as well as authorize and approve the state/county Project Delivery and Construction Agreement (PDCA). These approvals take place at the first SPWB meeting in which the county's project is established. Pursuant to the RFA, the county's project must be established within 12 months following the date of notification of the conditional award. In order for the county to proceed towards the SPWB meeting, the county must demonstrate, to the state's satisfaction, that local matching requirements will be available as necessary for the timely completion of the project. In the near future, the County will be asked to provide a precise description of matching fund sources which will be required for review and approval by the SPWB in order to ensure they are compatible with state lease-revenue bonds. Counties are cautioned not to expend any funds for eligible project costs with the intention of being reimbursed with state funds until the County's project has been approved and authorized by the SPWB.

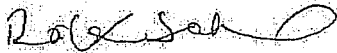
Additionally, this process will include, but is not limited to, approval of each county's project by the BSCC, the California Department of Corrections and Rehabilitation and the SPWB at various stages throughout planning and construction. Each county that receives a

conditional funding award will be required to enter into the various state/county agreements as outlined in the RFA (including the aforementioned PDCA). These agreements, as well as other related AB 900 program information, can be found on the BSCC website through the following link: <http://www.bscc.ca.gov/programs-and-services/cfc/services>.

**Assignments of County Construction Administrator, Contact Person and Financial Officer.** As stated in the county's AB 900 Phase II application and in the Board of Supervisors' resolution submitted to the CSA for this project, the following persons are identified to act on the County's behalf on the day-to-day management of this project: **County Construction Administrator Grady Williams; County Contact James Meter; and Project Financial Officer Doug Martin.** Therefore, BSCC staff will correspond directly with those staff empowered to act on the County's behalf. Please note that BSCC staff can take no action if contacted by county consultants or county contractors.

Congratulations, again, on receiving a full conditional funding award to help improve your local detention facility needs. BSCC staff is available throughout this process for each county's technical assistance needs, and will soon be in contact with county staff to address next steps. If you have any questions or need more information, please feel free to contact the BSCC Field Representative staff (916-445-5073) or me.

Sincerely,



ROBERT J. TAKESHTA  
Deputy Director  
County Facilities Construction Division  
(916) 322-8346; [bob.takeshta@cdcr.ca.gov](mailto:bob.takeshta@cdcr.ca.gov)

cc: Chandra L. Wallar, County Executive Officer (by email only)  
Doreen Farr, Chair, Board of Supervisors (by email only)  
James Meter, Designated County Contact Person (by email only)  
Grady Williams, Designated County Construction Administrator (by email only)  
Doug Martin, Designated Project Financial Officer (by email only)