

Project: North County Jail
Folio: 002708
Agent: RC

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA**

IN THE MATTER OF INSTITUTING)
PROCEEDINGS AND MAKING A FINDING)
OF PUBLIC NECESSITY FOR THE)
ACQUISITION OF CERTAIN PROPERTY)
IN THE FOURTH SUPERVISORIAL DISTRICT,)
COUNTY OF SANTA BARBARA, FROM)
AGLAND VENTURE CAPITAL GROUP, INC.)

RESOLUTION NO. 08-072
(2/3 vote required)

BE IT RESOLVED, that the Board of Supervisors of the County of Santa Barbara, State of California, does hereby find and determine as follows:

A. COUNTY has approved the acquisition of approximately 50 acres on a portion of the Property in connection with a site to build a new Santa Barbara County Jail Northern Branch facility, hereinafter referred to as the "Project" in the real property located in the Fourth Supervisorial District, to wit, County Assessor Parcel No. 113-210-004 and 113-210-013, hereinafter legally described.

B. That the intent is to acquire such real property for all the uses and purposes of constructing a new County jail facility, and for purposes under the authority of:

1. Article I, Section XIX of the California Constitution;
2. Code of Civil Procedure; Section 1240.010, 1240.110, 1240.120, 1230.020 and 1240.020;
3. Government Code Section 25350.5;

C. That such certain real property within the unincorporated territory of the County of Santa Barbara, State of California, is legally described on Exhibits "A," and shown by map depiction on Exhibit "B" and attached hereto and made a part hereof;

D. That the Board of Supervisors recognizes its prior approval of Project and Environmental Impact Report pursuant to California Environmental Quality Act (CEQA) guidelines; and the County has complied with environmental review process under the provisions of CEQA Guidelines adopted by the Secretary of Resources; and

E. That the acquisition of real property to be acquired herein is within the boundaries of the County and hereinafter described as necessary for the benefit of the County as a site for the new Santa Barbara County Jail Northern Branch facility in the County; and

F. That pursuant to Government Code Section 1245.235, notice and an opportunity to be heard was given to the person(s) shown on the last equalized County assessment roll for the real property to be acquired herein and said person(s) was provided with a proper Appraisal Summary Statement and Eminent Domain Process; and

G. That pursuant to Government Code Section 7267.2 the owner(s) of record was offered just compensation for the real property hereinafter described; and

H. That the public interest and necessity require the acquisition of the real property hereinafter described, for public use purposes, namely, for a site for the new Santa Barbara County Jail Northern Branch facility in the County; and

NOW, THEREFORE it is found, determined and resolved by at least two-thirds (2/3) vote of this Governing Board, as follows:

1. The real property and real property interests to be acquired are to be acquired in fee simple interest, and located within the County's boundaries and is described as a portion of Assessor Parcel No. 113-210-004 and 113-210-013, and as more particularly described in Exhibit "A," and shown on Exhibit "B", attached hereto and incorporated by reference herein.

2. The public interest and necessity require the Project, said Project being for the benefit of the County and, therefore, a public use, and the property described in said Exhibit "A," and shown on Exhibit "B" be taken for such public use.

3. The public use to which the real property will be put is for a new Santa Barbara County Jail Northern Branch facility and related and incidental purposes.

4. The property described in the Resolution is necessary for the Project. The staff report of the County is hereby incorporated by reference in support of these findings.

5. The public interest and necessity require the acquisition on said real property described herein and in said Exhibit "A," and the taking of said real property is necessary for the implementation of the Project in that the community is in great need of a site to build a new Santa Barbara County Jail Northern Branch facility, for the citizens of the County and it is hereby directed that said real property described in said Exhibit "A," be acquired by the County by eminent domain proceedings as hereinafter set forth.

6. Said Project is planned and located in the manner that will be most compatible with the greatest public good and the least private injury; that said Project will benefit the general public in that it will provide a site necessary to build a new Santa Barbara County Jail Northern Branch facility and that no other reasonable means of financing the implementation of the Project are available to the community and that the aforesaid use to

which the property is to be applied, i.e., a site to build a new Santa Barbara County Jail Northern Branch facility is a use authorized by law.

7. The County has complied with the environmental review process under the provisions of CEQA and the State CEQA Guidelines adopted by the Secretary of Resources by the filing with the County of its Environmental Impact Report.

8. The offer required by Section 7267.2 of the Government Code has been made to the owner(s) of record.

9. The County Counsel and General Services Departments of the County of Santa Barbara and Special Eminent Domain Counsel, the Law Offices of Oliver, Sandifer, and Murphy are authorized and directed to perform all acts necessary on behalf of the County for the acquisition of said interest in real property, and to do any and all other things in connection with such proceedings as in his/her or their judgment may be necessary or convenient to the successful conclusion of said proceeding or proceedings, including obtaining of an Order for Immediate Possession, the preparation, filing, amendment, dismissal, etc. of all pleadings and stipulations that in the opinion of Special Counsel are necessary for the processing of the litigation.

10. The Sheriff Department is hereby authorized to expend funds available to the County for the acquisition of the real property.

11. The Law Offices of Oliver, Sandifer, and Murphy is hereby authorized and directed to record a certified copy of this Resolution in the Office of the County Recorder of the County of Santa Barbara. It may thereafter be referred to in any acceptance by any of the officers or agents referred to hereinabove with the same effect as though a certified copy of this Resolution were attached to the document accepted.

12. That County Counsel is authorized to make such changes to the Project as he may deem appropriate to reduce any adverse impacts thereof on the owners' properties; make any such reductions in the acquisition as he may deem appropriate, including, without limitations, the authority to abandon, partially abandon, amend, partially amend, dismiss and/or partially dismiss the above-described lawsuit.

BE IT RESOLVED that the interest in the real property described on Exhibit "A," and shown on Exhibit "B" attached hereto be condemned in the name of the County of Santa Barbara for said public purposes, as specified herein and County Counsel of the County of Santa Barbara and its Special Eminent Domain Counsel are hereby authorized, empowered, and directed to prepare and prosecute in the name of the County of Santa Barbara such proceeding or proceedings in the proper Court having jurisdiction thereof, as are necessary for such acquisition, and are authorized, at their discretion are authorized to apply for an order or orders fixing the amount of such security in the way of money deposits as said Court may direct, and for an order or orders permitting said County to take immediate possession and use of said real property for the public purposes.

Project: North County Jail
Folio: 002708
Agent: RC

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 11th day March, 2008, by the following vote:

AYES; Supervisors Carbajal, Wolf, Firestone, Gray and Centeno

NOES: None

ABSTAINED: None

ABSENT: None

COUNTY OF SANTA BARBARA

ATTEST:
MICHAEL F. BROWN
CLERK OF THE BOARD

By: [Signature]
Deputy

By: [Signature]
Chair, Board of Supervisors
Salud Carbajal

APPROVED AS TO FORM:
DANIEL J. WALLACE
COUNTY COUNSEL

[Signature]
Deputy County Counsel
REYEN E. READY, SR. DEP. COUNTY COUNSEL

APPROVED AS TO ACCOUNTING FORM:
ROBERT W. GEIS, C.P.A.
AUDITOR-CONTROLLER

[Signature]

Exhibit A

Legal Description

Being a portion of Subdivision No. 5 as allotted to Isaac Goldtree in the Final Decree of Partition of the Rancho Punta de la Laguna, a copy of which recorded December 7, 1880 in Book W of Deeds, Page 333, in the office the County Recorder, County of Santa Barbara, State of California, more particularly described as follows:

Beginning at a point in the Easterly line of said Subdivision No. 5, said point being the centerline intersection of Black Road and Betteravia Road as shown on the Record of Survey filed in Book 87 of Records of Survey, Page 96, as a set nail and tag marked LS 3485; thence

- | | |
|--------|--|
| First | S00°41'25"W, along said centerline and said easterly line, 1412.60 feet to a point; thence, |
| Second | N89°18'35"W departing said centerline and said Easterly line, 1627.61 feet to a point of intersection with the southerly prolongation of the easterly line of an existing dirt farm road, as said road exists today; thence, |
| Third | N00°13'32"E along said prolongation, said easterly line of said existing dirt farm road, and its northerly prolongation, 1279.16 feet to a point of intersection with the southerly line of said Betteravia Road, said road is described in the Deed to the County of Santa Barbara recorded August 27, 1947 as Instrument No. 11628 in Book 738 of Official Records, Page 413, in the office of said County Recorder; thence, |
| Fourth | N86°54'11"E along the southerly line of said Betteravia Road as described in said deed, 1611.51 feet to a point of intersection with the westerly line of said Black Road, 60.00 feet wide, said westerly line being 30.00 feet westerly of said centerline of Black Road and 30.00 feet westerly of said Easterly line of said Subdivision No. 5, said point being depicted on said Record of Survey; thence, |
| Fifth | N00°41'25"E along said westerly line, said line being 30.00 feet westerly of and parallel with said Easterly line of Subdivision No. 5 and said centerline of said Black Road, 25.05 feet to Station 138+76.24, the point of beginning for the land described in said deed to the County of Santa Barbara for said Betteravia Road; thence, |

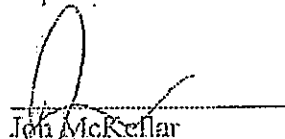
Sixth along the control line described in said deed to the County of Santa Barbara for said Betteravia Road, N86°54'11"E, 30.07 feet to the point of beginning.

Containing 50.00 acres more or less

End of Description

A sketch entitled Exhibit B depicting the above description is attached hereto and by reference incorporated herein.

This description was prepared by me or under my direction in conformance with the requirements of the Professional Land Surveyor's Act this 20th day of February, 2008.


Jon McKellar

PLS 7578

License Expiration Date: 31 December 2009



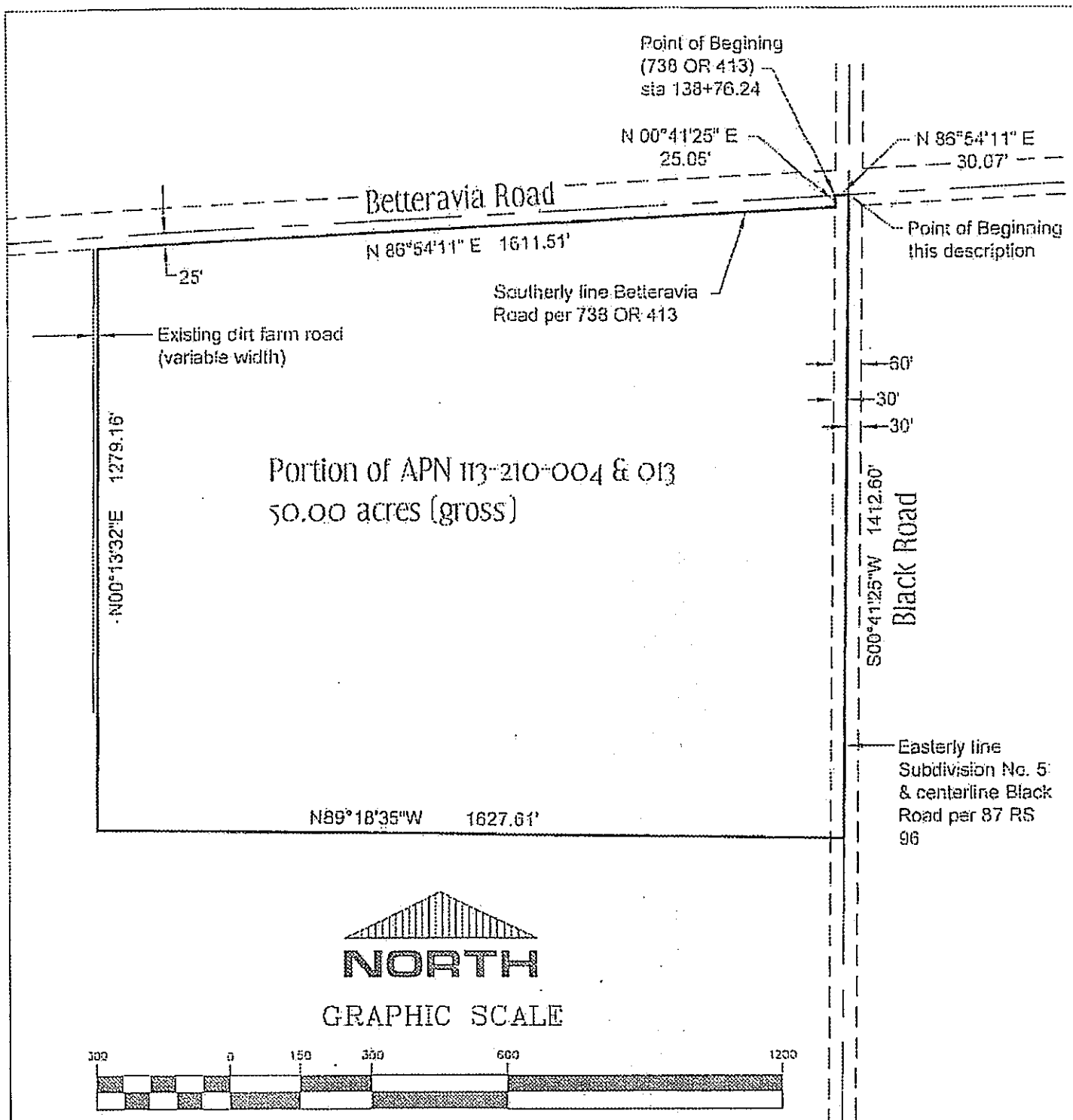


Exhibit B



A Professional Land Surveying & Consulting Company
910 East Stowell Road, Suite 107
Santa Maria, CA 93454
805-680-1895 bus.
805-928-9713 fax
jon@jonmckellar.com
http://www.jonmckellar.com

Sheet 3 of 3



2012-0073069

Recorded
Official Records
County of
Santa Barbara
Joseph E. Holland
County Clerk Recorder

REC FEE 0.00

11:05AM 30-Oct-2012
MK Page 1 of 5

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

County of Santa Barbara

AND WHEN RECORDED MAIL TO:

County of Santa BarbaraGeneral Services - Officeof Real Estate ServicesWILL CALL BOX

5 FR

SPACE ABOVE FOR RECORDER'S USE ONLY

Corrected Final Order of Condemnation

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(Additional recording fee applies)

DE
F
NDX
V
CA
FIN
J
PTY
ATT
COD
ST

FILED
SUPERIOR COURT of CALIFORNIA
COUNTY of SANTA BARBARA
OCT 30 2012 *pm*
GARY M. BLAIR, Executive Officer
BY *Patti A. Nelson*
PATTI A NELSON, CCLS

DUFF MURPHY, State Bar No. 106091
JENNIFER PANCAKE, State Bar No. 138621
OLIVER, SANDIFER & MURPHY
241 S. Figueroa Street, Suite 250
Los Angeles, California 90012-2501
Telephone: (213) 621-2000
Facsimile: (213) 621-2211

Attorneys for Plaintiff

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SANTA BARBARA

COUNTY OF SANTA BARBARA,

Plaintiff,

vs.

AGLAND PROPERTIES, INC., a California corporation; THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES; STATE OF CALIFORNIA, FRANCHISE TAX BOARD; UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE; PACIFIC GAS & ELECTRIC COMPANY; SANTA MARIA VALLEY RAILROAD COMPANY, a California corporation; SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA; HRUBERTZ OIL COMPANY, a Texas corporation; P. GIACOMINI; SCARBOROUGH FARMS, INC.; EMILIO SUTTI; IRENE SUTTI; EDWARD SUTTI; DOE ONE THROUGH DOE ONE HUNDRED, Inclusive, and ALL PERSONS UNKNOWN CLAIMING ANY TITLE OR INTEREST IN OR TO THE PROPERTY,

Defendants.

NO. 1269496

CORRECTED FINAL ORDER OF
CONDEMNATION (Nunc Pro Tunc)

(Parcel Nos. 113-210-004 and 113-210-013)

[Exempt from filing fees – Government Code 6103]

Judge Timothy J. Staffel
Department 1



Judgment having been entered in the above-entitled action and recorded on June 21, 2011, as Instrument No. 2011-0035650 in the Office of the County Recorder of Santa Barbara County, and it appearing that plaintiff County of Santa Barbara, under that Judgment, has paid to defendant just compensation in accordance with the Judgment on file in this action;

IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

The following described real property located in Santa Barbara County, California, is condemned for a public use and improvement described in the complaint herein, namely, for a site for the new Santa Barbara County Jail Northern Branch facility.

Upon filing a certified copy of this Final Order of Condemnation with the County Recorder of the County of Santa Barbara, California, the fee simple title to the real property described herein shall vest in plaintiff, County of Santa Barbara, its successors, and its assigns subject only to easements, encumbrances and mineral rights of record not acquired herein.

PARCEL 113-210-004 and 113-210-013

Being a portion of Subdivision No. 5 as allotted to Isaac Goldtree in the Final Decree of Partition of the Rancho Punta de la Laguna, a copy of which recorded December 7, 1880 in Book W of Deeds, Page 333, in the office of the County Recorder, County of Santa Barbara, State of California, more particularly described as follows:

Beginning at a point in the Easterly line of said Subdivision No. 5, said point being the centerline intersection of Black Road and Betteravia Road as shown on the Record of Survey filed in Book 87 of Records of Survey, Page 96, as a set nail and tag marked LS 3485; thence

First S00°41'25"W, along said centerline and said easterly line, 1412.60 feet to a point; thence;
Second N89°18'35"W departing said centerline and said Easterly line, 1627.61 feet to a point of intersection with the southerly prolongation of the easterly line of an existing dirt farm road, as

said road exists today; thence,

Third

N00°13'32"E along said prolongation, said easterly line of said existing dirt farm road, and its northerly prolongation, 1279.16 feet to a point of intersection with the southerly line of said Betteravia Road, said road is described in the Deed to the County of Santa Barbara recorded August 27, 1947 as Instrument No. 11628 in Book 738 of Official Records, Page 413, in the office of said County Recorder; thence,

Fourth

N86°54'11"E along the southerly line of said Betteravia Road as described in said deed, 1611.51 feet to a point of intersection with the westerly line of said Black Road, 60.00 feet wide, said westerly line being 30.00 feet westerly of said centerline of Black Road and 30.00 feet westerly of said Easterly line of said Subdivision No. 5, said point being depicted on said Record of Survey; thence,

Fifth

N00°41'25"E along said westerly line, said line being 30.00 feet westerly of and parallel with said Easterly line of Subdivision No. 5 and said centerline of said Black Road, 25.05 feet to Station 138+76.24, the point of beginning for the land described in said deed to the County of Santa Barbara for said Betteravia Road; thence,

Sixth

along the control line described in said deed to the County of Santa Barbara for said Betteravia Road, N86°54'11"E, 30.07 feet to the point of beginning.

Containing 50.00 acres more or less

DATED: 10/30/12

JUDGE OF THE SUPERIOR COURT

TIMOTHY J. STAFFEL

3

AMENDED FINAL ORDER OF CONDEMNATION

OLIVER SANDIFFER

OCT-29-2012 10:59

230515

2136212211

P.04/29

RECORDING REQUESTED BY:
CHICAGO TITLE

WHEN RECORDED MAIL TO:

DEPARTMENT OF WATER RESOURCES
Division of Land and Right of Way
Real Estate Branch
1416 9th Street, Room 431
Sacramento, California 95814

96-006842 :
Recorded :
Official Records :
County of :
Santa Barbara :
Kenneth A Pettit :
Recorder :
8:00am 5-Feb-96 : CTIT CC 7

EXCLUSIVE EASEMENT
(TO THE STATE)

NO FEE PER
CIV. CODE 6103

Project: Coastal Branch Phase II
Parcel No. 113-210-04 & 13
COA-727

We, the undersigned, HOLLY SUGAR CORPORATION, a corporation organized under the laws of the State of New York, hereinafter called GRANTORS, GRANT to the State of California, its successors and assigns, hereinafter called STATE, an exclusive easement and right of way for State Water Project purposes over, on, under, across, and above the parcel(s) of land in the County of Santa Barbara, State of California, identified in the records of the Department of Water Resources as:

DWR Parcel No.	Area	Estate
COA-727, Unit A	6.63 acres	Permanent Exclusive Pipeline Easement
COA-727, Unit B	1.74 acres	Temporary Exclusive Construction Easement

described as follows:

(In the event of any discrepancy between the above identification and the real property described herein, the real property described will control.)

Including the right to:

1. Construct, lay, operate, patrol, maintain, and from time to time at any time reconstruct, modify, alter, enlarge, add to, relay, remove, and replace one or more pipelines for transportation of water, with all fixtures, communications, data, or control facilities, and any other devices STATE may wish to construct or permit to be constructed, as well as incidents and appurtenances used or useful in operation of said pipeline, pipelines, and/or devices, and any other State Water Project uses necessary or useful.
2. STATE is further granted the right to discharge water into any and all streams or natural channels traversed by said pipeline or pipelines and the right of ingress to, egress from, and along the easement herein granted, over and across drives and roadways which now exist or which may hereafter be constructed and the use of which is reasonable to accomplish State's purposes. The State shall be liable for any damage caused by the State's discharge of water on the property.

GRANTORS shall not, subsequent to this grant of easement, grant any easements of any kind whatsoever to others over the following described parcel(s) without prior approval of STATE.

There is expressly reserved to GRANTORS, their successors or assigns, the right to use and enjoy the parcel(s) provided that no use of said parcel(s) shall be made that is inconsistent with the rights herein granted. Inconsistent uses include, but are not limited to:

- (1) The erection or construction of buildings or other structures;
- (2) Construction of roadways, utility crossings, and surface improvements not authorized by STATE;
- (3) The drilling, exploring, operation of mines or wells in or through the upper 300 feet of the subsurface;
- (4) The use of explosives;
- (5) Planting of trees;
- (6) Planting of vineyards without an approved encroachment permit;
- (7) Cross fencing without access gates or the denial of access through gates;
- (7) Altering the ground surface elevation by more than one foot without authorization by STATE, which does not preclude standard soil tilling and cultivation for agricultural purposes;
- (8) Installation of solid property or field dividers;
- (9) Encroachments of any kind not authorized by STATE;

Said parcel(s) described as follows:

COA-727

All those portions of the land granted to Holly Sugar Corporation, in the County of Santa Barbara, State of California, as Parcel Six in a Deed recorded July 3, 1986, as Instrument No. 1986-040165, of Official Records, in the Office of the County Recorder of said County, included within the lines of the following described parcels of land:

UNIT A

A perpetual exclusive easement and right of way to construct, lay, operate, maintain, and from time to time at any time reconstruct, modify, alter, enlarge, add to, relay, remove, and replace one or more pipelines for transportation of water and all fixtures, devices, incidents and appurtenances used or useful in the operation of said pipeline or pipelines over, through, under and across that portion of said Parcel Six which lies easterly of a line parallel and concentric with and 30.00 feet westerly of the following described line:

Beginning at a point being located at California Coordinate System of 1927 (CCS27), Zone 5, Position N 526431.21, E 1253825.40, said point being N. 2°10'37" E., a distance of 151.66 feet, more or less, from a point in the southerly line of Betteravia Road, as described in a Deed to the County of Santa Barbara recorded August 27, 1947, as Instrument No. 11628, in Book 738, Page 413 of said Official Records, said last mentioned point being distant S. 88°15'39" W., 49.34 feet, more or less, along said southerly line from its intersection with the westerly line of Black Road as shown on a Tract Map recorded March 22, 1960, in Book 53, Pages 52 and 53 of Maps, in said Office of the County Recorder;

Thence S. 2°10'37" W., a distance of 4857.18 feet.



Page 3

W.O. 11487.01
11321004.SBC
11321013.SBC
May 17, 1995
JPY:jjn

The sidelines of said strip shall be lengthened or shortened as necessary to meet at angle points, begin on the northerly line of said Parcel Six and terminate on the southerly line of said Parcel Six.

Containing 288,967 square feet, more or less.

Bearings and distances recited herein are based on the California Coordinate System of 1927 (CCS27), Zone 5.

W.O. 11487.01
11321004.SBC
11321013.SBC
May 17, 1995
JPY:jjn

UNIT B

A temporary exclusive easement and right of way for the purpose of moving and/or maneuvering construction equipment and vehicles; the temporary storage of pipe, equipment, and materials necessary for laying a pipeline, together with the equipment used in the digging of trenches and other earthwork pertinent to said pipeline; the temporary storage of spoil or excavated material during the period of the laying, relaying, installing, and removing of said pipeline and related construction work, and any other operations necessary and appurtenant to the construction of said pipeline and the subsequent restoration and revegetation of the easement areas over, through and across a strip of land twenty feet in width, the easterly line of which is parallel with and 30.00 feet westerly of the following described line:

Beginning at a point being located at California Coordinate System of 1927 (CCS27), Zone 5, Position N 526431.21, E 1253825.40, said point being N. 2°10'37" E., a distance of 151.66 feet, more or less, from a point in the southerly line of Betteravia Road, as described in a Deed to the County of Santa Barbara recorded August 27, 1947, as Instrument No. 11628, in Book 738, Page 413 of said Official Records, said last mentioned point being distant S. 88°15'39" W., 49.34 feet, more or less, along said southerly line from its intersection with the westerly line of Black Road as shown on a Tract Map recorded March 22, 1960, in Book 53, Pages 52 and 53 of Maps, in said Office of the County Recorder;

Thence S. 2°10'37" W., a distance of 4857.18 feet.

The sidelines of said strip shall be lengthened or shortened as necessary to meet at angle points, begin on the northerly line of said Parcel Six and terminate on the southerly line of said Parcel Six.

Containing 75,961 square feet, more or less.

Bearings and distances recited herein are based on the California Coordinate System of 1927 (CCS27), Zone 5.

This temporary easement shall terminate upon completion of construction, restoration, and revegetation activities or by June 30, 1998, whichever occurs first.

W.O. 11487.01
11321004.SBC
11321013.SBC
May 17, 1995
JPY:jjn

Executed on 10-27-95

GRANTOR(S)

Holly Sugar Corporation

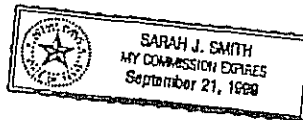
by Roger W. Hillby President & CEOState of TEXASCounty of FT. BENDOn 10-27-95 before me, Sarah J. Smithpersonally appeared Roger W. Hill

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Sarah J. Smith

(Seal)



(Certificate of Acceptance, Government Code Section 27281)

This is to certify that the State of California, grantee herein, acting by and through the Department of Water Resources, hereby accepts for public purposes the real property, or interest therein, described in the within deed and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this 27 day of October, 1995.

I hereby certify that all conditions for exemption have been complied with and this document is exempt from the Department of General Services approval

Deborah
Notary Public

Deborah
Flora L. Conti

(his)
 Division of Land and Right of Way

CALIFORNIA GIANT ASSOCIATES
APN 113-150-21
COA 725

N 52°43'1.21"
E 1253825.40

N 02°10'37"E
151.66±

N 88°15'39"E
49.34±

BETTERAVIA ROAD

HOLLY SUGAR CORPORATION
APN 113-210-04
COA 727

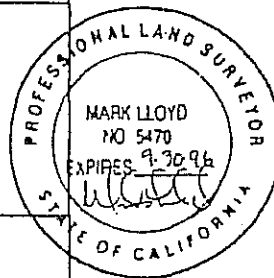
VARIES

30'

VARIABLE
WIDTH
PIPELINE
EASEMENT

20' CONSTRUCTION EASEMENT

HOLLY SUGAR CORPORATION
APN 113-210-13
COA 727



CENTRAL COAST WATER AUTHORITY
EASEMENT EXHIBIT PLAT
APN 113-210-04 & 113-210-13
MAY, 1995

SUTTI, EMILIO/IRENE
APN 113-210-14
COA 729

Penton & Smith
ENGINEERS • SURVEYORS

11487.01

11321004.DWG

1" = 500'

day and year in this certificate first above written.

(NOTARIAL SEAL)

ELOISE O. JOHNSON

Notary Public in and for said County and State.

My commission expires Oct. 16, 1943

RECORDED AT REQUEST OF Pacific Gas & Electric Co., Jul. 17, 1942 at 10 o'clock A.M.

File No. 5654

YRIS COVARRUBIAS, County Recorder

Compared by: A. COVARRUBIAS

By W. L. K. C. Co. Deputy Recorder

UNION SUGAR COMPANY

TO

PACIFIC GAS AND ELECTRIC COMPANY

STANDARD
GRANT RIGHT OF WAY
FOR
ELECTRIC TRANSMISSION LINES
R/W #4190

(USIRS 3.55 Cancelled)
(H.W.S. 7-20-42)

THIS INDENTURE made by and between UNION SUGAR COMPANY, a Corporation, hereinafter called first party, and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party,

WITNESSETH that:

In consideration of value paid therefor by second party, the adequacy and receipt whereof are hereby acknowledged, first party does hereby grant unto second party, its successors and assigns, the right to erect, construct, reconstruct, replace, maintain and use for the transmission and distribution of electricity and for private telephone and telegraph purposes of second party, a single line of poles and such wires as second party shall from time to time suspend therefrom, and all necessary and proper cross-arms, braces, connections, fastenings, guys and other appliances and fixtures for use in connection therewith, and also a right of way therefor, along each of the hereinafter described routes on and across those certain premises situate in the County of Santa Barbara, State of California, described as follows, to-wit:

All that certain lot of land situate, lying and being in the County of Santa Barbara, State of California, and being that portion of the Rancho Punta de la Laguna allotted and set apart to Isaac Goldtree by the final decree in that certain action in partition in the Superior Court of the County of Santa Barbara, in which S. I. Jamison and others were plaintiffs, and Luis Arellanes and others were defendants, which said decree is recorded in Book "M", Page 333 of Deeds, in the office of the County Recorder of the County of Santa Barbara; said allotment was described on the map of the partition survey made in said action as Subdivision #5, and is more particularly described as follows: to-wit -

Commencing at the southeast corner of the tract apportioned to J. H. Rice; thence south along the center of road 302 chains to station; thence west along center of road 73.55 chains to line between Sections 1 and 6; thence north along same 62 chains to quarter section corner on line between Sections 31 and 36; thence west 80 chains to point in center of south arm of Guadalupe Lake; thence north 45° west 56.57 chains to a point in center of lake; thence west 13.20 chains to eastern boundary of Rancho Guadalupe as established by James T. Stratton; thence north 30½° east along same 231.48 chains to station; thence east 91.56 chains to the place of beginning.

EXCEPTING therefrom the portions of said Subdivision #5 set off for roads by said decree of partition;

ALSO EXCEPTING therefrom a strip of land conveyed by Goldtree Brothers Company to Pacific Coast Railway Company by deed dated March 7, 1898 and recorded in the office of

L.P.L.
N.P.

OK 556/36

~~Handwritten mark~~

~~Handwritten mark~~

Official
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the County Recorder of Santa Barbara County in Book 63, Page 152 of Deeds;

ALSO EXCEPTING therefrom a parcel of land conveyed by the Union Sugar Company to P. Giacomini on March 16, 1914.

The route or routes of said poles across said premises will be as follows:

Beginning at a point on the south line of Subdivision #5 of the above described property and distant thereon 51 feet west from the southeast corner thereof and running thence N.0°44'E., a distance of 10,845.6 feet to a point which point will be hereinafter referred to as point "A"; thence continuing N.0°44'E., a distance of 20 feet to a point.

Beginning at point "A" as above described and running thence N.86°06'E., a distance of 21 feet to a point on the east line of the above described property.

First party does further grant unto second party, its successors and assigns, the right of ingress to and egress from such right of way by a practical route or routes across the aforesaid premises. In exercising such right of ingress and egress second party shall, whenever practicable, use existing roads or lanes, and shall repair any damage which may be caused by its use thereof.

Second party will indemnify first party and successors in estate against any and all loss and damage which may be caused by the exercise of said right of ingress and egress, or by any wrongful or negligent act or omission of second party or of its agents or employees in the course of their employment.

Second party, in the exercise of the rights hereby granted, shall avoid unreasonable interference with such use by first party and successors in estate of the aforesaid premises as is not inconsistent with the full enjoyment of said rights by second party; provided, however, that first party and successors in estate shall not erect or construct, or permit to be erected or constructed, any building or other structure, or drill or operate any water, or oil, well, within twenty-five (25) feet of any line of poles and wires erected hereunder.

Second party shall have the right (a) to erect, maintain and use gates in all fences which now cross or shall hereafter cross said route or routes, and (b) to trim, and/or to cut and clear away, any trees and brush whenever, in its judgment, the same shall be necessary for the convenient and safe exercise of the rights hereby granted; provided, however, that all trees which second party shall cut or remove, if valuable for either timber or wood, shall continue to be the property of first party, but all tops, lops, brush and refuse wood and timber shall be burned or removed by second party.

IN WITNESS WHEREOF first party has executed these presents this 24th day of June 1942.

Executed in the
presence of:

Alden L. Stock
Witness

(CORPORATE SEAL OF)
(UNION SUGAR COMPANY)

UNION SUGAR COMPANY

Roland Tognazzini
Pres.

E. I. Holmes
Secretary

H.H.S.

STATE OF CALIFORNIA,)
City and County of San Francisco) ss.

On this 30th day of June, in the year One Thousand Nine Hundred and Forty Two before me, LULU P. LOVELAND, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared Roland Tognazzini and E. I. Holmes known to me to be the President and Secretary respectively of the corporation that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year in this certificate first above written.

(NOTARIAL SEAL)

LULU P. LOVELAND.

Notary Public in and for the City and County
of San Francisco, State of California
My Commission Expires December 8, 1942

RECORDED AT REQUEST OF Pacific Gas & Electric Co., Jul. 24, 1942 at 10 o'clock A.M.

File No. 5655

Compared by: L. E. STROTHER

YRIS COVAREBIAS, County Recorder

By: L. E. Strot Deputy Recorder

A. COVAREBIAS

ANNA Z. COOK

TO

PACIFIC GAS AND ELECTRIC COMPANY

STANDARD
GRANT RIGHT OF WAY
FOR
ELECTRIC TRANSMISSION LINES

THIS INDENTURE made by and between ANNA Z. COOK, a single woman, hereinafter called first party, and PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called second party,

WITNESSETH THAT:

In consideration of value paid therefor by second party, the adequacy and receipt whereof are hereby acknowledged, first party does hereby grant unto second party, its successors and assigns, the right to erect, construct, reconstruct, replace, maintain and use for the transmission and distribution of electricity and for private telephone and telegraph purposes of second party, a single line of pole and sub. wires in second party shall from time to time suspend therefrom, and all necessary and proper cross-arms, braces, connections, fastenings, guys and other appliances and fixtures for use in connection therewith, and also a right of way therefor, along each of the hereinafter described routes on and across those certain premises situate in the County of Santa Barbara, State of California, described as follows, to-wit:

Lot Three (3) and Four (4) in Section Nine (9) and that part of the southeast quarter (SE 1/4) of Section Nine (9), Township Nine (9) North, Range Thirty-four (34) West, S.B.S. and M., described as follows: Beginning at the northwest corner of said quarter section and running thence east on County Road 50 rods; thence south 160 rods to Grant fence; thence west 50 rods to the southwest corner of said quarter section; thence north 160 rods to the place of beginning.

NEITHER THE VALUE OF THE
INTEREST CONVEYED HEREBY NOR
THE CONSIDERATION PAID THEREFOR
IS IN EXCESS OF ONE HUNDRED DOLLARS
(\$100.00)

The route or routes of said poles across said premises will be as follows:

Beginning at a point on the east line of said premises and distant thereon 1245.7 feet southerly from the north line of said premises and running thence north 69° 56' west across said premises and to a point on the west line thereof.

First party does further grant unto second party, its successors and assigns, the right of ingress to and egress from such right of way by a practical route or routes across the aforesaid premises. In exercising such right of ingress and egress second party shall, whenever practicable, use existing roads or lanes, and shall repair any damage which may be caused by its use thereof.

Second party will indemnify first party and successors in estate against any and all loss and damage which may be caused by the exercise of said right of ingress and egress, or

State of California }
County of Santa Barbara } ss.

On this 30th day of January, 1939, before me, the undersigned, a Notary Public in and for said County, personally appeared Fernand F. Pimentel and Minnie H. Pimentel, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

ADA E. SCHOEFF, Notary Public in and for said
County and State.

(NOTARIAL SEAL)

My Commission Expires August 23, 1939.

RECORDED AT REQUEST OF Security Title Insurance and Guarantee Co., Feb. 7, 1939 at
19 min. past 8 o'clock A.M.

File No. 1012

YRIS COVARRUBIAS, County Recorder

Compared by:

By [Signature] Deputy Recorder

Y. COVARRUBIAS

MIDLAND COUNTIES PUBLIC SERVICE CORPORATION

TO

PACIFIC GAS AND ELECTRIC COMPANY

)
)
)
)

THIS INDENTURE, made by and between Midland Counties Public Service Corporation, a corporation organized and existing under and by virtue of the laws of the State of California, and having its principal office in the City of Fresno, County of Fresno, State aforesaid (hereinafter called "the Grantor"), and Pacific Gas and Electric Company, a like corporation having its office and principal place of business in the City and County of San Francisco, State aforesaid (hereinafter called "the Grantee"),

WITNESSETH: THAT WHEREAS, the Grantor has elected to wind up its affairs and effect its voluntary dissolution, and has filed in the office of the Secretary of State of California a certificate of its election to wind up and dissolve, and has filed a certified copy of such certificate in the office of the County Clerk of said County of Fresno; and

WHEREAS, the Grantor has made adequate provision for the payment of all its debts and liabilities and the performance of all its obligations; and

WHEREAS, the Grantee is the owner of all of the issued shares of the capital stock of the Grantor; and

WHEREAS, the Railroad Commission of the State of California has, by an order duly given and made, authorized the Grantor to convey and distribute to the Grantee the properties hereinafter described;

NOW, THEREFORE, the Grantor, in and as a part of the process of winding up and liquidating its affairs, does hereby distribute and grant to the Grantee all of the Grantor's properties and assets of every kind and character except only its current assets and money in its possession or subject to its control, the property so distributed and granted including all of the Grantor's lands, rights of way, electric substations, electric transmission lines and electric distribution systems in the Counties of Fresno, Kings, Monterey, San Luis Obispo and Santa Barbara and adjacent areas, all franchises by means whereof the Grantor transacts its business of transmitting and distributing electric energy, and two Federal Power Commission licenses, one designated as license for distribution line, Project No. 1163, California, dated June 16, 1932, and the other designated as license for transmission line, Project No. 1332, California, dated April 12, 1936, and also the business conducted by means of its said properties and the good will thereof;

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, for its and their use and benefit, subject to all existing tax and other liens; and

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Record
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The Grantee does hereby specifically assume and agree to perform all of the Grantor's obligations arising out of and existing under and by virtue of said Federal Power Commission licenses in accordance with the terms and conditions thereof, as if it were the original licensee thereunder; and also specifically assumes and agrees to perform all of the Grantor's obligations arising out of and existing under and by virtue of any franchises hereby distributed.

This deed of conveyance is executed under authority of Decision No. 31355, which was made and entered by the Railroad Commission of the State of California on or about the 13th day of October, 1938, and also under authority of an order made by the Federal Power Commission on the 9th day of December, 1938.

W.B.B.

IN WITNESS WHEREOF, both the Grantor and the Grantee above named have executed this deed of conveyance by causing their respective corporate names to be subscribed and their respective corporate seals to be affixed hereunto on the 31st day of December, 1938, by their respective officers thereunto duly authorized.

MIDLAND COUNTIES PUBLIC SERVICE CORPORATION

(CORPORATE SEAL OF MIDLAND)
{ COUNTIES PUBLIC SERVICE }
CORPORATION

By A. EMORY WISHON, President
A. E. Wishon

And by D. H. FOOTE, Secretary
D. H. Foote

PACIFIC GAS AND ELECTRIC COMPANY

(CORPORATE SEAL OF PACIFIC)
{ GAS AND ELECTRIC COMPANY }

By J. B. BLACK, President
J. B. Black

And by D. H. FOOTE, Secretary
D. H. Foote

W.B.B.

State of California }
City and County of San Francisco } ss.

On this 31st day of December, 1938, before me, Frank Panter, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared A. Emory Wishon, known to me to be the President and D. H. Foote, known to me to be the Secretary of Midland Counties Public Service Corporation, the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the City and County of San Francisco, the day and year in this certificate first above written.

(NOTARIAL SEAL)

FRANK PANTER, Notary Public in and for the City
and County of San Francisco, State of California.
My Commission Expires November 15, 1942.

State of California }
City and County of San Francisco } ss.

On this 31st day of December, 1938, before me, Frank Panter, a Notary Public in and for the City and County of San Francisco, State of California, residing therein, duly commissioned and sworn, personally appeared J. B. Black, known to me to be the President, and D. H. Foote, known to me to be the Secretary, of Pacific Gas and Electric Company, the corporation described in and that executed the within instrument, and also known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and County of San Francisco, the day and year in this certificate first above written.

(NOTARIAL SEAL)

FRANK PANTER, Notary Public in and for the City
and County of San Francisco, State of California.
My Commission Expires November 15, 1942.

RECORDED AT REQUEST OF Railway Express Agency, at 14 min. past 10 A.M., Vol. 1653.

Official Records, Pg. 465, at sec., Jan. 11, 1939, Fresno County, California.

1173

I. E. FARLEY, County Recorder

Compared
Document: G.
Record: P.

RECORDED AT REQUEST OF Railway Express Agency, Jan. 25, 1939 at 17 min. past 11 A.M.,
in Vol. 195 of Official Records, page 425, Kings County.

JOS. M. BOWMAN, Recorder

By Delana Embrey, Deputy

537 Compared
Copied Compared
Paged Indexed

Monterey County Official Records. RECORDED AT REQUEST OF Railway Express Agency,
1939, Jan. 25, A.M. 11:32, Vol. 604, page 242.

63175 Indexed
(Indexed & Compared)
(O.K. B.C. By B.D.)

JOHN E. WALLACE, Recorder

Thais Holaday, Deputy

RECORDED AT REQUEST OF Railway Express Agency, Feb. 7, 1939 at 40 min. past 10 o'clock
A.M.

File No. 1013

YRIS COVAREZAS, County Recorder

Compared by: L. E. STROTHER
V. C. STROTHER

By: Yris Covarezas Deputy Recorder

HARRIET R. BAILLARD, ET AL.

TO

HELEN CRAVENS SCHWINGER

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars, to them in hand paid,
Lawrence Neil Bailard and Harriet R. Bailard, his wife, and Martha Catherine Henderson and
Marlin F. Henderson, her husband, and Elizabeth Ferguson and John Ferguson, her husband, do
hereby grant unto Helen Cravens Schwinger, a married woman, as her sole and separate property,
all that real property situated in the Carpinteria Valley, County of Santa Barbara, State of
California, bounded and described as follows:

Commencing at a 2" inch pipe with brass cap set on the west line of "Tract 1",
according to a Map of the "Thomas A. Cravens Tract", surveyed in Feb., 1915, by F. F. Flournoy
which said map was filed May 12, 1915, and is posted in Book 6 of Maps and Surveys, page 33,
Santa Barbara County Records, from which point of beginning a 2" pipe with brass cap set at
the northwest corner of said Tract 1, bears N. 0°15' W. 1441.03 feet; thence 1st, N. 89°41' E.
490.00 feet to a 2" pipe with brass cap set on the east line of said Tract 1; thence 2nd,
S. 0°15' E. along the east line of said Tract 1, 537.74 feet to a 2" pipe with brass cap set
on the north side of State Highway; thence 3rd, N. 89°05' W. along the north line of State
Highway 490.10 feet to a 2" pipe with brass cap set on the west line of said Tract 1; thence
4th, N. 0°15' W. along the west line of Tract 1, 527.50 feet to the place of beginning,
containing 6.00 acres.

The land above described is shown on the Map of a Survey made by F. F. Flournoy,
filed in Book 20, page 191 of Maps and Surveys.

WITNESS our hands this 18th day of January, 1939.

Signed and Delivered in the Presence
of _____

HARRIET R. BAILLARD

LAWRENCE NEIL BAILLARD

ELIZABETH FERGUSON

JOHN FERGUSON

MARTHA CATHERINE HENDERSON

MARLIN F. HENDERSON

O.K.
G.G.Mc.
N.P.

DEEDS 15-8/174

First National Bank of Santa Maria

By A. McNeil President.

By R. E. Easton

Assistant Secretary.

{ CORPORATE SEAL OF THE FIRST }
{ NATIONAL BANK OF SANTA MARIA }

State of California }
County of Santa Barbara. }

On this 4th day of December, one thousand nine hundred and sixteen before me, A. B. Bigler, a Notary Public in and for the said County of Santa Barbara, State of California, duly commissioned and sworn, personally appeared A. McNeil known to me to be the President, and R. E. Easton, known to me to be the Assistant Secretary of the Corporation that executed the foregoing instrument, and known to me to be the persons who executed the same on behalf of said Corporation, and they acknowledged to me that said Corporation executed the same.

IN WITNESS WHEREOF, I have hereunto affixed my signature and seal of office, at my office in the said County of Santa Barbara, State of California, on the day above written.

A. B. Bigler

(NOTARIAL SEAL)

Notary Public in and for the said County of Santa Barbara, State of California.

FILED FOR RECORD at the request of FIRST NATIONAL BANK OF SANTA MARIA Jan. 15th 1917, at 7 min. past 9 o'clock A. M.

MARK BRADLEY Recorder

BY Grace E. Hendricks Deputy Recorder.

UNION SUGAR COMPANY

to

MIDLAND COUNTIES PUBLIC SERVICE CORPORATION

THIS INDENTURE, made the 8th day of December, 1916, by and between Union Sugar Company, a corporation duly organized and existing under and by virtue of the laws of the State of California, party of the first part, and Midland Counties Public Service Corporation, also a corporation duly organized and existing under and by virtue of the laws of the State of California, party of the second part,

WITNESSETH: That for valuable consideration the said party of the first part hereby grants to said party of the second part the right by proper means, agents and employees to construct and thereafter maintain and operate an electrical transmission line with a single line of poles over and across the Betteravia Ranch, so called, in Santa Barbara County, California, along that certain line described as follows:

Commence at point on the present Betteravia-Santa Maria Pole Line, South of Hotel at Betteravia, at Station 13 and 24, being Pole No. 7 of said pole line; thence South 33° 00' East 700 feet; thence South 27° 43' East 2440 feet; thence South 48° 58' East 1580 feet; thence South 36° 54' East 8109 feet to the East Boundary line of said Betteravia Ranch, being a part of the Rancho Punta de la Laguna, at a point 14 feet from the Southeast corner thereof, and having a total length of 10,769 feet on the above described property.

The said party of the second part agrees to pay said party of the first part for any damage done to person or property upon said Ranch by said party of the second part,

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its agents or employees, while said transmission line is being constructed, maintained or operated; and said party of the second part further agrees and undertakes to have said party of the first part harmless from damage to person or property as a result of the construction, maintenance or operation of said transmission line.

In the event that the right of way hereby granted shall be required by said party of the first part, or if in contemplation of sale of said Ranch, or any portion thereof, the said party of the first part shall consider the same advisable, said party of the second part shall change the location of said line upon Thirty (30) days' written notice.

Said party of the second part further agrees to serve the said party of the first part with electrical service at any point along the right of way across said Ranch at the rates at that time approved by the Railroad Commission of the State of California.

This grant, and all of the covenants and agreements thereof, shall bind and inure to the benefit of the said parties hereto, their successors and assigns.

{
(CORPORATE SEAL OF UNION
SUGAR COMPANY)

Approved as to form
Lillenthal McKinstry & Raymond
Counsel O.K.B. 12/12/16

UNION SUGAR COMPANY,

By P. C. Drescher President.

By Geo. E. Springer Secretary.

MIDLAND COUNTIES PUBLIC SERVICE CORPORATION,

By A. G. Wishon General Manager

By W. E. Durfey Assistant Secretary.

{
(CORPORATE SEAL OF
MIDLAND COUNTIES
PUBLIC SERVICE CORPORATION)

O.K. E. A. Q

State of California,

City and County of San Francisco } ss

On this 8th day of December in the year One Thousand Nine Hundred and Sixteen, before me, Anne F. Hasty, a Notary Public in and for the said City and County, residing therein, duly commissioned and sworn, personally appeared P. C. Drescher and Geo. E. Springer known to me to be the President and Secretary, respectively of the corporation described in and that executed the within instrument, and also known to me to be the persons who executed it on behalf of the corporation therein named, and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal, at my office in said City and County of San Francisco, the day and year in this Certificate first above written.

Anne F. Hasty

{
(NOTARIAL SEAL)

My commission expires July 20, 1919.

State of California, }

County of Fresno } ss

Notary Public, in and for the City and County
of San Francisco, State of California.

On this 20th day of December in the year one thousand nine hundred and sixteen, before me A. B. Carpenter a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared A. G. Wishon known to me to be the General Manager and W. E. Durfey known to me to be the Assistant Secretary of the San Joaquin Light & Power Corporation the corporation that executed the within instrument, and known to me to be the person who executed the within

instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this Certificate first above written.

A. B. Carpenter

(NOTARIAL SEAL)

Notary Public in and for said County and State.

RECORDED at request of GRANTEE at 10 min. past 9 o'clock A. M. Dec. 28th 1916 in Book 158 of Deeds page 503 Records of Santa Barbara County, Cal. Mark Bradley County Recorder, by Brenda L. Moody Deputy Recorder.

State of California, }
County of Fresno } as

On this 28th day of December in the year one thousand nine hundred and sixteen before me, A. B. Carpenter a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared A. G. Wishon known to me to be the General Manager and W. E. Duxley known to me to be the Assistant Secretary of the Midland Counties Public Service Corporation the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at my office in said County, the day and year in this certificate first above written.

A. B. Carpenter

(NOTARIAL SEAL)

Notary Public in and for said County and State.

RE-RECORDED at request of GRANTEE at 7 min. past 9 o'clock A. M. Jan. 15th, 1917.

M A R K B R A D L E Y County Recorder

BY Grace E. Hendrick Deputy Recorder.

TITLE GUARANTEE AND TRUST COMPANY

to

FIDELITY SAVINGS AND LOAN ASSOCIATION)

THIS INDENTURE, Made this 8th day of January, 1917, between Title Guarantee and Trust Company, a corporation, having its principal place of business in the City of and County of Los Angeles, State of California, party of the first part, and Fidelity Savings and Loan Association, a corporation, of the City of and County of Los Angeles, State of California, party of the second part;

WITNESSETH: WHEREAS, in a certain Deed of Trust, dated May 11, 1916, executed by R. A. Shay and Grace Irene Shay, his wife, parties of the first part, Title Guarantee and Trust Company, a corporation, party of the second part, and Fidelity Savings and Loan Association, a corporation, party of the third part, and recorded on the 18th day of May, 1916, in the office of the County Recorder of Santa Barbara County, California, in Book 153, page 383 of Deeds, Records of said Santa Barbara County, said R. A. Shay and Grace Irene Shay, his wife, did grant and convey the real property hereinafter described to the Title Guarantee and Trust Company, as Trustee, for the purposes in said Trust Deed mentioned, to-wit, among other things, to secure the payment of one certain promissory note and interest according to the terms of said note, and other sums of money advanced and interest thereon, executed by said R. A. Shay and Grace Irene Shay,

RIGHT OF WAY GRANT
(Betteravia Road)

UNION SUGAR COMPANY hereby grants to the COUNTY OF SANTA BARBARA, a political subdivision of the State of California, an easement and right of way for all the uses and purposes of a public road over, along, and under a parcel of land in the Rancho Punta De La Laguna, in the County of Santa Barbara, State of California, described as follows:

Beginning at the intersection of the westerly boundary of the Rancho Punta De La Laguna with the northerly boundary of the Southern Pacific Railroad Company right of way as particularly shown on map filed in Book 31, page 3, Record of Surveys in the Santa Barbara County Recorder's Office; thence along the northerly boundary of said Southern Pacific Railroad Company right of way, being along the southerly boundary of Betteravia Road, S 53°46'45" E, 2,299.70 feet to the northwesterly corner of the parcel of land described as Parcel 2 in the Deed from Union Sugar Company of California to Consolidated Grocers Corporation recorded on January 9, 1952, as Instrument No. 448 in Book 1043, page 9, of Official Records in said County Recorder's Office; thence continuing along the southerly boundary of Betteravia Road, being along the northerly boundary of said Parcel 2, S 53°46'45" E, 370.90 feet; thence S 67°52'21" E, 277.83 feet to a point on said southerly boundary of Betteravia Road; thence continuing along said southerly boundary, being along the northerly boundary of said Parcel 2, S 76°45'45" E, 685.24 feet to an intersection with the arc of a 2042.00 foot radius curve, concave to the northeast and whose radial center bears, N 3°35'41" E; thence northeasterly along the arc of said curve, through a central angle of 13°51'56", a distance of 494.16 feet; thence tangent to said last described curve, N 79°43'45" E, 3,362.27 feet to a point on the southerly boundary of said Betteravia Road, being a point on the northerly boundary of said Parcel 2; thence along said southerly boundary of Betteravia Road, being along the northerly boundary of said Parcel 2, the following courses and distances: N 78°03' E, 778.92 feet to the beginning of a 2,839.79 foot radius curve, concave to the southeast and tangent to the last described course; thence northeasterly along the arc of said curve, through a central angle of 4°49', a distance of 238.73 feet to the northeasterly corner of said Parcel 2; thence along the easterly boundary of said Parcel 2, S 8°52'40" E, 27.16 feet to an intersection with the arc of a 5,958.00 foot radius curve, concave to the southeast and whose radial center bears, S 7°25'19" E; thence northeasterly

along the arc of said curve, through a central angle of $4^{\circ}20'49''$, a distance of 452.02 feet; thence tangent to said last described curve, $N 86^{\circ}55'30'' E$, 2,614.36 feet to the beginning of a 15.00 foot radius curve, concave to the southwest and tangent to the last described course; thence southeasterly along the arc of said curve, through a central angle of $93^{\circ}43'45''$, a distance of 24.54 feet to a point on the westerly boundary of Black Road; thence $S 89^{\circ}20'45'' E$, 30.00 feet to a point in the centerline of said Black Road; thence along said centerline, $N 0^{\circ}39'15'' E$, 60.06 feet to the intersection of the centerline of Betteravia Road with the centerline of Black Road as particularly shown on Map filed in Book 53, page 53, of Maps in said County Recorder's Office; thence continuing along said centerline of Black Road, $N 0^{\circ}39'15'' E$, 54.18 feet; thence $N 89^{\circ}20'45'' W$, 30.00 feet to a point on the westerly boundary of said Black Road; said point being at the beginning of a 15.00 foot radius curve, concave to the northwest and whose forward tangent bears, $S 0^{\circ}39'15'' W$; thence southwesterly along the arc of said curve, through a central angle of $86^{\circ}16'15''$, a distance of 22.59 feet; thence tangent to said last described curve, $S 86^{\circ}55'30'' W$, 2,621.80 feet to the beginning of a 6,042.00 foot radius curve, concave to the southeast and tangent to the last described course; thence southwesterly along the arc of said curve, through a central angle of $7^{\circ}11'45''$, a distance of 758.82 feet; thence tangent to said last described curve, $S 79^{\circ}43'45'' W$, 3,984.48 feet to the beginning of a 20.00 foot radius curve, concave to the northeast and tangent to the last described course; thence northwesterly along the arc of said curve, through a central angle of $104^{\circ}21'$, a distance of 36.43 feet to a point on the easterly boundary of Sinton Road; thence $N 85^{\circ}55'15'' W$, 60.00 feet to a point on the westerly boundary of said Sinton Road, being a point in the arc of an 830.00 foot radius curve, concave easterly and whose radial center bears, $S 85^{\circ}55'15'' E$; thence along said westerly boundary of Sinton Road, the following courses and distances: southerly along the arc of said 830.00 foot radius curve, through a central angle of $1^{\circ}32'08''$, a distance of 22.24 feet; thence tangent to said last described curve, $S 2^{\circ}32'37'' W$, 2.70 feet to the beginning of a 20.00 foot radius curve, concave to the northwest and tangent to the last described course; thence leaving said westerly boundary of Sinton Road, southwesterly along the arc of said last mentioned curve, through a central angle of $77^{\circ}19'17''$, a distance of 26.99 feet to the beginning of a 1,958.00 foot radius compound curve, concave to the northwest and whose radial center bears, $N 10^{\circ}08'06'' W$; thence southwesterly along the arc of said compound curve, through a central angle of $7^{\circ}52'59''$, a distance of 269.39 feet to a point on the easterly boundary of the parcel of land described as Parcel 1 in said Deed recorded in Book 1043, page 9, of Official Records in said County Recorder's Office; thence along said easterly boundary, $S 31^{\circ}07' W$, 69.63 feet to the southeasterly corner of said Parcel 1;

thence along the southerly boundary of said Parcel 1, being along the northerly boundary of Betteravia Road, N 76°45'45" W, 363.78 feet to an intersection with the arc of a 1,956.00 foot radius curve, concave to the northeast and whose radial center bears, N 9°12'12" E; thence northwesterly along the arc of said curve, through a central angle of 8°04'06", a distance of 275.72 feet to a point on the southerly boundary of said Parcel 1, being a point on the northerly boundary of said Betteravia Road; thence along said northerly boundary of Betteravia Road, being along the southerly boundary of said Parcel 1, the following courses and distances: N 76°45'45" W, 268.75 feet to the beginning of a 480.87 foot radius curve, concave to the northeast and tangent to the last described course; thence northwesterly along the arc of said curve, through a central angle of 22°59', a distance of 192.89 feet; thence tangent to said last described curve, N 53°46'45" W, 2,656.06 feet to the southeasterly corner of said Parcel 1 described in said Deed recorded in Book 1043, page 9, of Official Records in said County Recorder's Office; thence continuing along said northerly boundary of Betteravia Road, N 53°46'45" W, 20.09 feet to a point on the westerly boundary of said Rancho Punta De La Laguna; thence along said westerly boundary, S 30°56'10" W, 60.26 feet to the point of beginning.

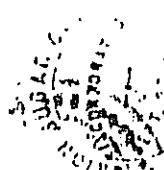
EXECUTED ON *December 12th*

UNION SUGAR COMPANY

BY: *[Signature]*

BY: *R. M. Martin*

1968



STATE OF CALIFORNIA }
COUNTY OF SANTA BARBARA } ss.

On December 12, 1968 before me, the undersigned, a Notary Public in and for said State, personally appeared Roland Tognazzini known to me to be the _____ President, and B. M. Martin known to me to be the _____ Secretary of the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

Witness my hand and official seal.



Marilyn M. Stanley
Notary Public

NOTARY PUBLIC
in and for the County of Santa Barbara, State of California



State of California, } ss.
County of Santa Barbara, }

40338

Right of Way

THIS IS TO CERTIFY that the interest in real property conveyed by the _____/Grand dated December 12, 1968 from Union Sugar Company

to the County of Santa Barbara, State of California, a political corporation and/or governmental agency, is hereby accepted by Order of the Board of Supervisors of the County of Santa Barbara on December 23, 1968, and the grantee consents to recordation thereof by its duly authorized officer.

40338

RECORDED AT REQUEST OF
COUNTY CLERK

BOOK 2257 PAGE 391

DEC 31 11 44 AM '68

OFFICIAL RECORDS
SANTA BARBARA CO., CALIF.
ATA THE BUREAU OF RECORDS

NO FEE

WITNESS my hand and the seal of said Board this
23rd day of December, A.D. 19 68
By L. E. LEWIS, Clerk
E. J. Richardson Deputy Clerk.

/// END OF DOCUMENT ///

COUNTY OF SANTA BARBARA

Matthew P. Pontes
Director

Ronn Carlentine,
Real Estate Svcs
Manager

Celeste Manolas
Capital Projects
Manager



Greg Chanis
Assistant Director

Scott Hosking
Facilities Manager

Mitch Guenthart
Fleet Manager

GENERAL SERVICES DEPARTMENT
SUPPORT SERVICES DIVISION
1105 Santa Barbara Street
Santa Barbara, California 93101

September 12, 2013

County of Santa Barbara Due Diligence Package APN: 113-210-021
Unrecorded Rights Verification

In reference to SB 1022 Project and the Adult Local Criminal Justice Facilities Request For Proposals request for due diligence information on a ten (10) acre portion of a fifty (50) acre county-owned property located in the Santa Maria Valley near the intersection of Betteravia Road and Black Road in the unincorporated area of the County of Santa Barbara, and more specifically known as Assessor Parcel Number 113-210-021.

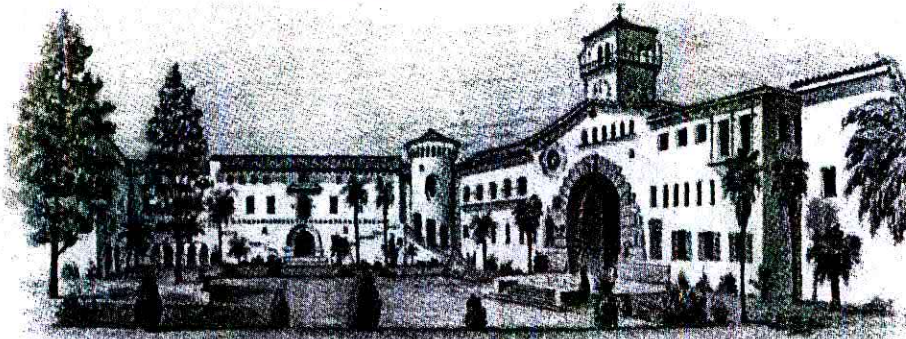
I hereby certify that as of the date of this letter and to the best of my knowledge, there are no unrecorded rights, leases, contracts, or other agreements that affect the real property to be bonded or otherwise financed; this includes water and mineral rights, agriculture or other purposes and rights to ditches and reservoirs.

Thank you in advance for your assistance in this matter. If you have any concerns regarding the particulars of this additional information, please contact me at (805) 568-3078 or via email at rcarlen@co.santa-barbara.ca.us. or mail to: County of Santa Barbara, Support Services Division, 1105 Santa Barbara Street, 2nd Floor Courthouse East Wing, Santa Barbara, CA 93101.

Sincerely,

Ronn Carlentine
Real Property Manager

COUNTY OF SANTA BARBARA



Matthew P. Pontes
Director

Ronn Carlentine,
Real Estate Svcs
Manager

Celeste Manolas
Capital Projects
Manager

Greg Chanis
Assistant Director

Scott Hosking
Facilities Manager

Mitch Guenthart
Fleet Manager

**GENERAL SERVICES DEPARTMENT
SUPPORT SERVICES DIVISION**
1105 Santa Barbara Street
Santa Barbara, California 93101

September 16, 2013

County of Santa Barbara Due Diligence Package APN: 113-210-021
Unrecorded Rights Verification

In reference to SB 1022 Project and the Adult Local Criminal Justice Facilities Request For Proposals request for due diligence information on a ten (10) acre portion of a fifty (50) acre county-owned property located in the Santa Maria Valley near the intersection of Betteravia Road and Black Road in the unincorporated area of the County of Santa Barbara, and more specifically known as Assessor Parcel Number 113-210-021.

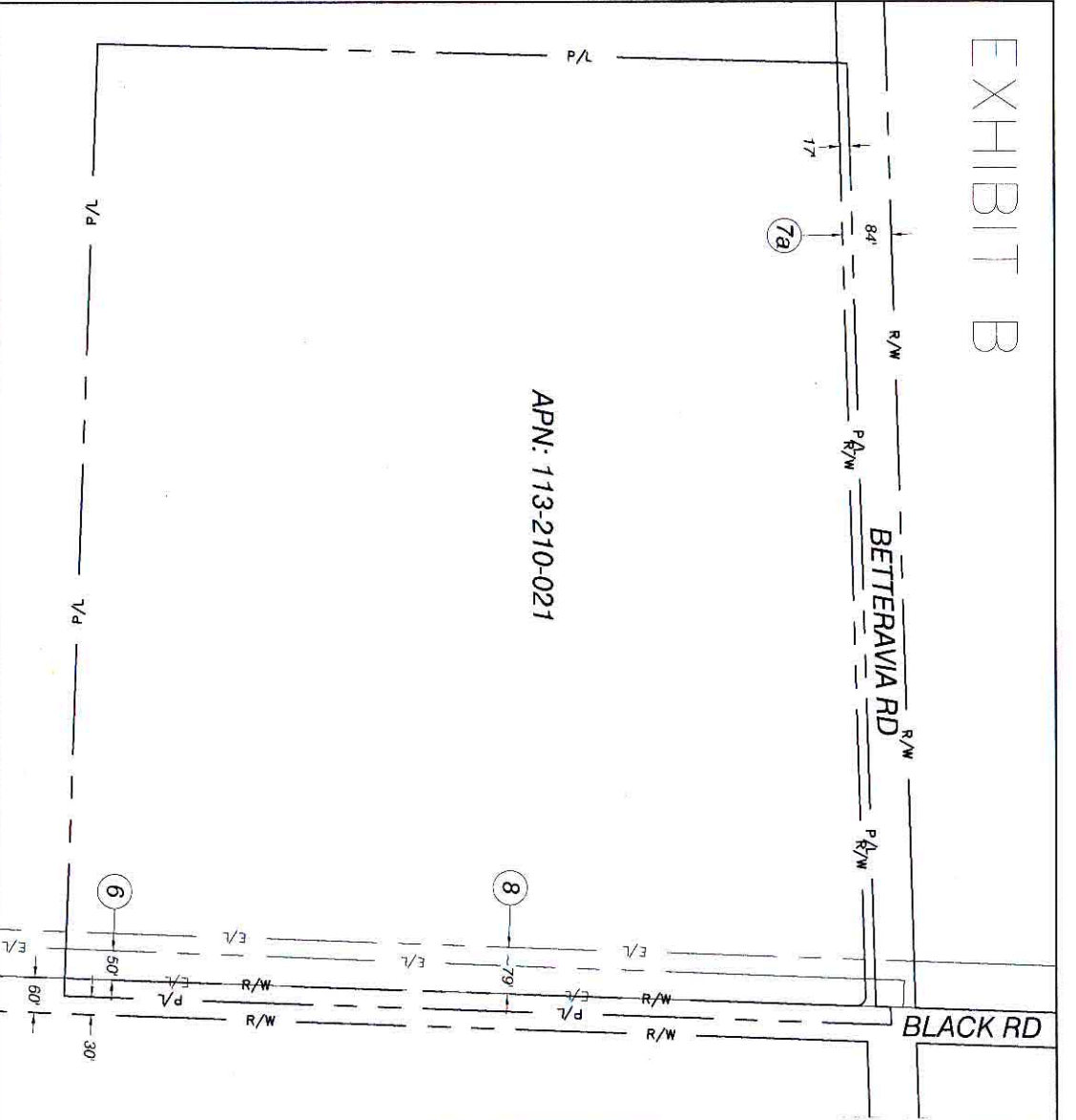
I hereby certify that as of the date of this letter and to the best of my knowledge, there are no unrecorded rights, leases, contracts, or other agreements that affect the real property to be bonded or otherwise financed; this includes water and mineral rights, agriculture or other purposes and rights to ditches and reservoirs.

Thank you in advance for your assistance in this matter. If you have any concerns regarding the particulars of this additional information, please contact me at (805) 568-3078 or via email at rcaulen@co.santa-barbara.ca.us. or mail to: County of Santa Barbara, Support Services Division, 1105 Santa Barbara Street, 2nd Floor Courthouse East Wing, Santa Barbara, CA 93101.

Sincerely,


Scott Hosking
Facilities Manager

EXHIBIT B



ITEMS FROM PRELIMINARY TITLE REPORT

#	DESCRIPTION	REFERENCE
⑤	ELECTRICAL TRANSMISSION LINE	DEEDS 0156/502-504 DEEDS 0058/174-176 DEEDS 0455/290-292
⑥	PG&E ELECTRICAL TRANSMISSION LINE	O.R. 0556/036-038
⑦a	VARIABLE WIDTH ~46-50'	
⑦b	COUNTY ROAD	O.R. 2257/391-394
⑦c	COUNTY ROAD	O.R. 2257/395-398
⑧	STATE WATERLINE	O.R. 1996-0006842

*NOT DEPICTED, WESTERLY OF SUBJECT PARCEL

LINE/TYPE LEGEND

BOUNDARY EASEMENT LINE	— E/L —
BOUNDARY RIGHT OF WAY LINE	— R/W —
BOUNDARY PROPERTY LINE	— P/L —



SCALE
1 inch = 300 ft

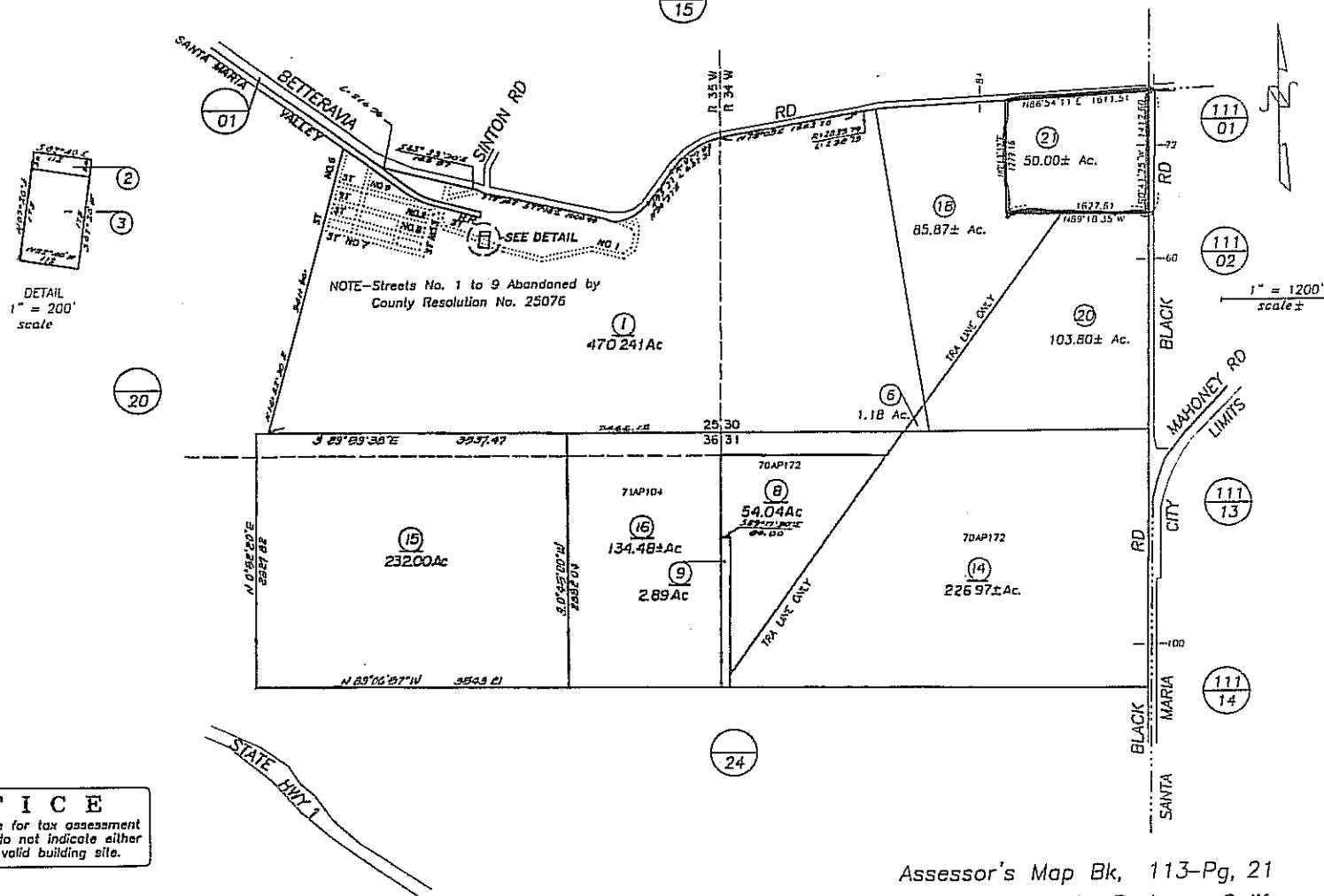
THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.

E. Tenell Matlovsky
E. TENELL MATLOVSKY
DATE *09/16/2013*



COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS
COUNTY SURVEYOR'S OFFICE

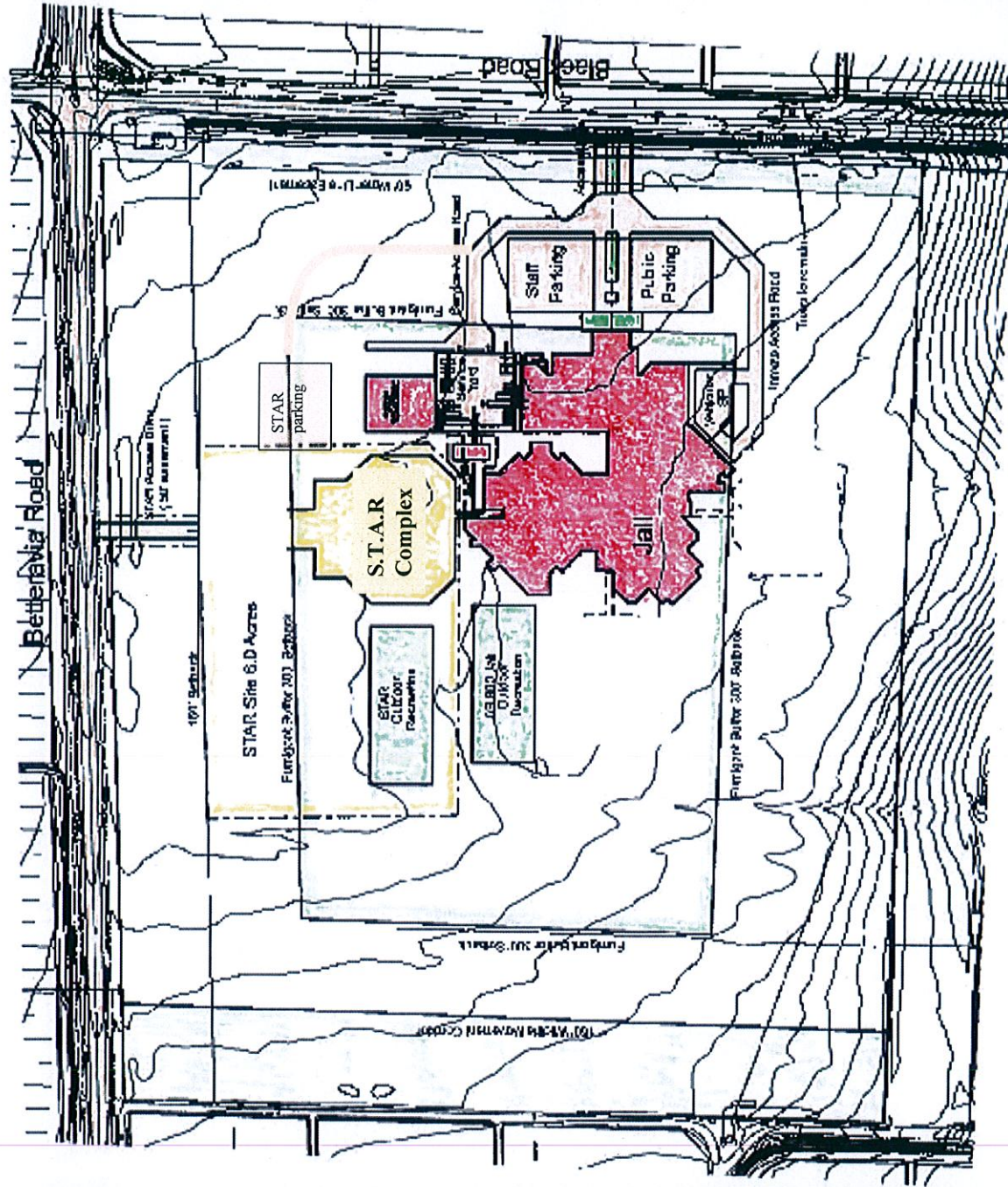
NORTH COUNTY JAIL, SB 1022, EASEMENTS
PER AUGUST 2013 PRELIMINARY TITLE REPORT
AT BETTERAVIA RD & BLACK RD, APN: 113-210-021
SANTA BARBARA COUNTY, CALIFORNIA
SEPTEMBER 2013



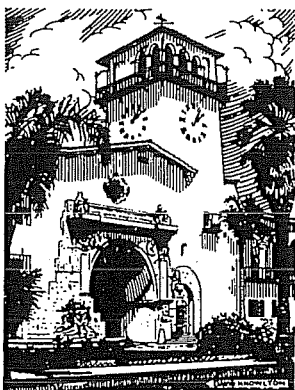
Assessor's Map Bk, 113-Pg, 21
County of Santa Barbara, Calif.

LD/12 4 & 13 into 18, 20 & 21

Conceptual Site Plan



Santa Barbara Northern County Jail Site September 13, 2013 rev September 26, 2013



COUNTY OF SANTA BARBARA CALIFORNIA

PLANNING COMMISSION

COUNTY ENGINEERING BUILDING
123 E. ANAPAMU ST.
SANTA BARBARA, CALIF. 93101-2058
PHONE: (805) 568-2000
FAX: (805) 568-2030

September 30, 2013

General Services Department
Attn: John Green
123 E. Anapamu Street
Santa Barbara, CA 93101

PLANNING COMMISSION
HEARING OF SEPTEMBER 25, 2013

***RE: North County Jail Bed and Transitional Reentry Program Building Government Code
Conformity; 13GOV-00000-00011***

Hearing on the request of John Green, Capital Projects Manager for the Santa Barbara County General Services Department, to consider Case No. 13GOV-00000-00011, [application filed on September 6, 2013], for a determination that an additional structure for 228 beds and inmate transitional reentry programs on the same 50 acre site as and within approximately 15 feet of the approved 376-bed detention facility, to be funded primarily by State financing via SB 1022, conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code Section 65402(a). This site is located at the southwest corner of Black and Betteravia Roads within the unincorporated area immediately adjacent to Santa Maria City Limit line, AP No. APN 113-210-021, Third Supervisorial District.

Dear Mr. Green:

At the Planning Commission hearing of September 25, 2013, Commissioner Cooney moved, seconded by Commissioner Blough and carried by a vote of 5 to 0 to:

1. Determine that the project conforms with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to John Green, Santa Barbara County General Services Department, and the Board of Supervisors. The memo dated September 16, 2013, and the letter reflecting the Planning Commission's action shall constitute the required report.

The Planning Commission's action relative to Government Code Section 65402(a) is advisory in nature; therefore the appeal procedure is not applicable. I am hereby forwarding the Commission's determination to the Board of Supervisors.

Sincerely,

Dianne M. Black

Dianne M. Black
Secretary to the Planning Commission

Planning Commission Hearing of September 25, 2013

North County Jail Bed and Transitional Reentry Program Building Government Code Conformity; 13GOV00000-00011

Page 2

cc: Case File: 13GOV-00000-00011
Planning Commission File
County Chief Appraiser
Doreen Farr, Third District Supervisor
Joan Hartmann, Third District Planning Commissioner
✓ Rachel Van Mullem, Chief Deputy County Counsel
Deputy County Counsel
John Karamitsos, Planner

Attachments: Memo to Planning Commission from John Karamitsos dated September 16, 2013

DMB/dmv

G:\GROUP\PERMITTING\Case Files\GOV\13 cases\13GOV-00000-00011 North Branch Santa Barbara County Jail\09-25-13actltr.doc

**COUNTY OF SANTA BARBARA
PLANNING AND DEVELOPMENT**

Consent Agenda

TO: County Planning Commission

FROM: John Karamitsos, Supervising Planner, Development Review Division, 934-6255 JJK

MEMO DATE: September 16, 2013

HEARING DATE: September 25, 2013

RE: Hearing on the request of John Green, Capital Projects Manager for the Santa Barbara County General Services Department, to consider case number 13GOV-00000-00011, application filed on September 6, 2013, for a determination that an additional structure for 228 beds and inmate transitional reentry programs on the same 50 acre site as and within approximately 15 feet of the approved 376-bed detention facility, to be funded primarily by State financing via SB 1022, conforms with the Comprehensive Plan of the County of Santa Barbara pursuant to California Government Code §65402(a). This site is located at the southwest corner of Black and Betteravia Roads within the unincorporated area immediately adjacent to Santa Maria City Limit line, Assessor Parcel Number APN 113-210-021, Third Supervisorial District.

APPLICANT:

John Green, Capital Projects Manager, Santa Barbara County General Services Department, 934-6229

Project Description:

In 2008 the Board of Supervisors certified a Final Subsequent Environmental Impact Report (SEIR) for the New County Jail Project, for the construction and operation of a jail with 808 to 1,520 beds and a reentry facility on a 50-acre site, in northern Santa Barbara County. In 2011, the County approved a 376-bed detention facility on that 50-acre site, to be funded primarily by State financing via AB 900. The County now proposes within that same project an additional structure for 228 beds and inmate transitional reentry programs, on that 50-acre site and within about 15 feet of the approved 376-bed detention facility, to be funded primarily by State financing via SB 1022. The project site is depicted on the attached location map (Attachment A).

The **PURPOSE** of developing the subject property is to construct a public facility which is necessary to provide public services.

The **EXTENT** of the project is to construct a public facility to alleviate crowding at the existing Main County Jail with potential funding from SB 1022 (State Funding). The project would serve the public interest by providing needed expansions of public services in the North County area.

Jurisdiction: California Government Code Section 65402(a) requires that before a local agency acquires, disposes of, or constructs upon real property to which the County's general plan applies, the location, purpose, and extent of such acquisition, disposal, or construction must be submitted to and reported on by the County's "planning agency" as to conformity with the County's general plan. Under the Santa Barbara Land Use and Development Code Section 35.100.020(A)(1), pursuant to the provisions of Section 65100 of the California Government Code, and as provided by Article V, Chapter 2 of the County Code, the County Planning Commission is designated as the "planning agency" for the unincorporated portion of the County located outside of the Montecito Community Plan Area.

Background: A prior Government Code conformity determination (08GOV00000-00004) was made by the County for the acquisition of the property for the Santa Barbara County Jail North Branch (SBCJNB) project. The project was evaluated under Subsequent Environmental Impact Report (07EIR-00000-00003, State Clearinghouse No. 2007111099) in satisfaction of California Environmental Quality Act (CEQA) requirements. A Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts from the EIR is attached (See Attachment B).

Conformity with Applicable Comprehensive Plan Policies: The requested Government Code Section 65402(a) determination is for the SB 1022 project, a part of the SBCJNB project. The previous 65402 determination for the project was for the acquisition of the property, and required analysis under the Public Facilities provisions of the Land Use Element (Pages 91-a & -b). Those provisions specify that conformity shall be based on: (i) whether the public interest and necessity require the project, balancing potential inconsistencies with other elements and policies of the Comprehensive Plan; (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.

The project as a whole (i.e. site acquisition, construction, and operation) was determined to meet each of the above criteria, and was therefore deemed appropriate within the Rural area and in conformity with the Comprehensive Plan, despite the potential inconsistencies identified in the project SEIR Preliminary Policy Consistency Analysis (See Attachment C).

In Conformity: The County General Services Department has determined that the proposed SB 1022 project is necessary to alleviate overcrowding in existing facilities and to provide adequate public services in the North County area (See Attachment D).

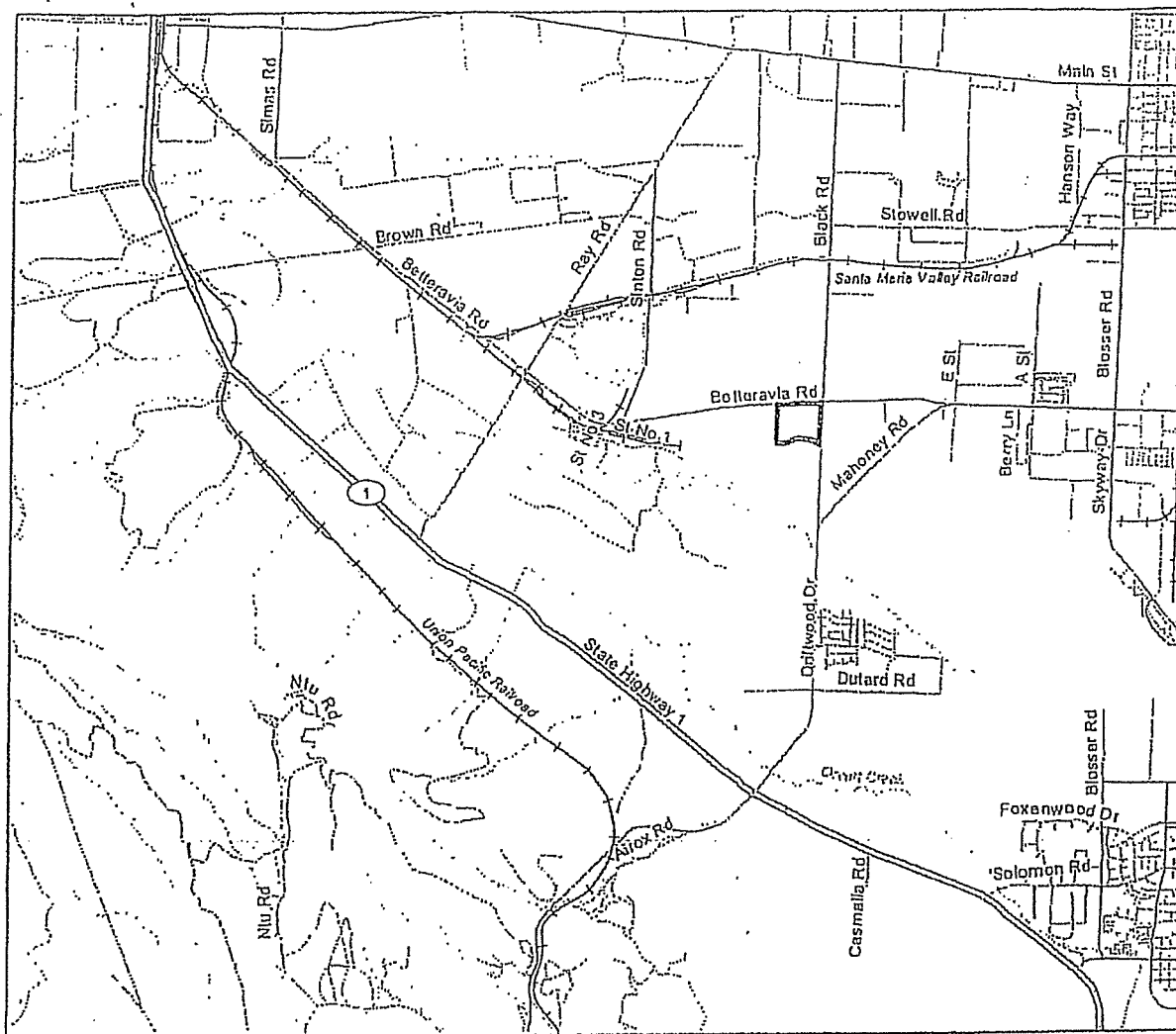
The proposed SB 1022 project conforms to the Comprehensive Plan. The addition of a 228-bed facility and inmate transitional reentry programs would increase the amount of development and intensity of use on the site during the initial Phase I portion of the project, but would not change the overall scope of the project at full buildout. The subject property has already been acquired by the County and has been determined to be appropriate for jail facilities in conformity with the Comprehensive Plan. The proposed project, which alters the timing of construction of a portion of the project, but does not alter the total amount of development or types of uses onsite, is therefore also in conformity with the Comprehensive Plan.

Recommendation: That the Planning Commission:

1. Determine that the project conforms with the Comprehensive Plan; and
2. Transmit the conformity report required by Government Code Section 65402(a) to John Green, Santa Barbara County General Services Department, and the Board of Supervisors. The memo dated September 16, 2013, and the letter reflecting the Planning Commission's action shall constitute the required report.

Attachment A	Location Map
Attachment B	SEIR Project Environmental Impacts, Mitigation Measures, and Residual Impacts
Attachment C	SEIR Preliminary Policy Consistency Analysis
Attachment D	General Services Department memorandum, dated September 6, 2013

ATTACHMENT A
Location Map



Source: US Bureau of the Census TIGER 2000 data.

 Project Site



0 0.5 1 2 Miles

Vicinity Map

Figure 2-2

County of Santa Barbara



ATTACHMENT B:

**New North County Jail, Subsequent Environmental Impact Report (07EIR-00000-00003):
Table ES-1, Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts**

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

Impact	Mitigation Measures	Significance After Mitigation
PUBLIC SERVICES		
<p>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, <i>less than significant</i>.</p>	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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. <p>PS-1(c) Reclaimed Recycled Water. Onsite development shall, to the extent feasible, use reclaimed recycled water for irrigation of landscaping.</p> <p>PS-1(d) Landscaping. Landscaped areas onsite shall use vegetation that will eventually naturalize and require minimal irrigation.</p>	<p>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.</p> <p>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.</p>
<p>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</p>	<p>The following mitigation measure related to infrastructure is required.</p> <p>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</p>	<p>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</p>

**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, <i>significant but mitigable</i> .	pay its fair share to fund extension of a waterline 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.	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, <i>Growth Inducing Impacts</i> .
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, <i>significant but mitigable</i> , impact.	<p>The following mitigation measures are required to ensure that all components of the proposed project adhere to Fire Department standards.</p> <p>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:</p> <ul style="list-style-type: none"> • 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.

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Impact	Mitigation Measures	Significance After Mitigation
	<p>County Fire Department regulations.</p> <ul style="list-style-type: none"> 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. <p>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.</p>	
<p>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, <i>significant and unavoidable</i>, impact to solid waste disposal capacity.</p>	<p>The following mitigation measure is required to reduce waste generation to the extent feasible.</p> <p>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:</p> <ul style="list-style-type: none"> 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 	<p>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, <i>significant and unavoidable</i>. 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.</p>

**Table ES-1 Summary of Project Environmental Impacts,
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Impact	Mitigation Measures	Significance After Mitigation
	<p>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.</p> <ul style="list-style-type: none"> • 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		
<p>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, <i>less than significant</i>.</p>	<p>None required.</p>	<p>Impacts to the roadway network would be less than significant without mitigation.</p>
<p>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, <i>significant but mitigable</i>.</p>	<p>The following mitigation measures are required to reduce site access impacts.</p> <p>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.</p> <p>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.</p>	<p>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, <i>Biological Resources</i>. No significant secondary impacts to biological resources would occur as a result of this widening.</p> <p>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</p>

**Table ES-1 Summary of Project Environmental Impacts,
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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, <i>significant but mitigable</i> .	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, <i>less than significant</i> .	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, <i>significant but mitigable</i> .	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> Heavy-duty diesel-powered construction equipment manufactured after 1996 (with 	



**Table ES-1 Summary of Project Environmental Impacts,
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Impact	Mitigation Measures	Significance After Mitigation
	<p>federally mandated "clean" diesel engines) should be utilized wherever feasible.</p> <ul style="list-style-type: none"> • 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. 	
<p>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, <i>less than significant</i>.</p>	<p>The proposed project would not generate operational emissions exceeding County thresholds, therefore no mitigation is required.</p>	<p>Impacts would be less than significant without mitigation.</p>
<p>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,</p>	<p>Incorporation of the following measures would achieve consistency with the CAP.</p> <p>AQ-3(a) Transportation Demand Management Program. The applicant shall develop and operate an Employer-based Transportation Demand Management Program per Clean Air Plan.</p> <p>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.</p>	<p>The proposed project would be generally consistent with the 2007 Clean Air Plan. Incorporation of the above mitigation measures would ensure consistency.</p>

Table ES-1 Summary of Project Environmental Impacts,
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Impact	Mitigation Measures	Significance After Mitigation
<i>significant but mitigable.</i>		
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, <i>less than significant</i> , 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, <i>less than significant</i> .	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, <i>significant but mitigable</i> , impact.	<p>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.</p> <ul style="list-style-type: none"> 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.

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Impact	Mitigation Measures	Significance After Mitigation
	<p>fence) that shall be 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).</p> <ul style="list-style-type: none"> • 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,
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Impact	Mitigation Measures	Significance After Mitigation
	<p>be accomplished.</p> <ul style="list-style-type: none"> • 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,
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Impact	Mitigation Measures	Significance After Mitigation
	<p>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.</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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</p>	

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Impact	Mitigation Measures	Significance After Mitigation
	<p>would allow CRLF access to the movement pathway. The movement pathway and fencing shall include the following specifications:</p> <ul style="list-style-type: none"> 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 ¼", that would allow passage of CRLF. <p>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.</p>	
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, <i>significant but mitigable</i> , impact.	<p>The following mitigation measures are required to reduce project related impacts to CTS to a less than significant level:</p> <p>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.</p> <ul style="list-style-type: none"> 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,
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Impact	Mitigation Measures	Significance After Mitigation
	<p>and Wildlife Service to determine an appropriate site in which to relocate California tiger salamanders, if found in the work area.</p> <ul style="list-style-type: none"> • 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 be 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
	<p>implemented to conserve the CTS as they relate to the project, and the boundaries within which the project may be accomplished.</p> <ul style="list-style-type: none"> 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
	<p>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.</p> <ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> 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 3/4", 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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Mitigation Measures, and Residual Impacts

Impact	Mitigation Measures	Significance After Mitigation
endangered. The loss of wildlife habitat would be a Class II, <i>significant but mitigable</i> , impact.	<p>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.</p> <p>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.</p> <p>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.</p> <p>For construction activities conducted between March 1 and June 30:</p> <ul style="list-style-type: none"> 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. 	

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

Impact	Mitigation Measures	Significance After Mitigation
	<p>Construction activities during July 1 and March 2 shall comply with the following measures to avoid direct take of adult and weaned juvenile badgers:</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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 	

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

Impact	Mitigation Measures	Significance After Mitigation
	<p>County-approved biologist shall survey all small mammal burrows within the project using a fiber optic scope and then hand excavate burrows.</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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. 	



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

Impact	Mitigation Measures	Significance After Mitigation
	<ul style="list-style-type: none"> 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. <p>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:</p> <ul style="list-style-type: none"> 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
	<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> 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
	<p>approved biologist shall be allowed sufficient time to relocate southern Pacific pond turtle before work activities begin.</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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</p>	

**Table ES-1 Summary of Project Environmental Impacts,
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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, <i>less than significant</i> .	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, <i>less than significant</i> .	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, <i>less than significant</i> .		
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, <i>significant but mitigable</i> .	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, <i>less than significant</i> .	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, <i>less than significant</i> .	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,
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Impact	Mitigation Measures	Significance After Mitigation
threshold; therefore, conversion of the site would be a Class I, <i>significant and unavoidable</i> , 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, <i>significant but mitigable</i> .	<p>The following mitigation measure is required to address potential compatibility conflicts between the proposed jail facility and adjacent agricultural operations.</p> <p>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.</p>	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, <i>beneficial</i> effect.	No mitigation measures are required for this beneficial impact. In addition, measures AQ-3(a) and AQ-3(b), in Section 4.3 <i>Air Quality</i> , 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, <i>less than significant</i> .	<p>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.</p> <p>E-2(a) Structure Orientation. Structures shall be oriented to facilitate the use of passive solar energy.</p> <p>E-2(b) Installation of Solar Energy Collectors. Prior to occupancy, each building shall include plans to install at least one solar energy collector.</p> <p>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).</p>	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,
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Impact	Mitigation Measures	Significance After Mitigation
<p>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, <i>less than significant</i>.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p>
<p>AESTHETICS</p>		
<p>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, <i>significant and unavoidable</i> impact.</p>	<p>The following measures would be required to minimize the potential aesthetic impacts associated with the proposed jail facility.</p> <p>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.</p> <p>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</p>	<p>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).</p>

**Table ES-1 Summary of Project Environmental Impacts,
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Impact	Mitigation Measures	Significance After Mitigation
	<p>equivalent vegetative screening of an appropriate species.</p> <p>AES-1(c) Equipment Screening. Roof-top equipment such as heating and cooling units on all project components shall be screened from public view.</p> <p>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.</p>	
<p>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, <i>significant and unavoidable</i> impact.</p>	<p>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 than the blockage presented by the proposed buildings, but this screening would potentially contribute to this significant impact.</p>	<p>Impacts to scenic resources would be considered significant and unavoidable.</p>
<p>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 <i>significant but mitigable</i>, impact.</p>	<p>The following mitigation measure is required to reduce the potentially adverse effects of excessive lighting.</p> <p>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.</p>	<p>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.</p>
HAZARDOUS MATERIALS/RISK OF UPSET		
<p>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</p>	<p>The following mitigation measure is required to ensure safe development in proximity to this well.</p> <p>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.</p>	<p>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.</p>



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Impact	Mitigation Measures	Significance After Mitigation
required to minimize hazards from gas release. The impact to hazards posed by the well is Class II, <i>significant but mitigable</i> .		
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, <i>significant but mitigable</i> .	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, <i>significant but mitigable</i> .	In addition to enforcement of applicable regulations pertaining to pesticide application, Mitigation Measure AG-2(a) in Section 4.8 <i>Agricultural Resources</i> , 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, <i>significant but mitigable</i> .	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,
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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, <i>significant but mitigable</i> .	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, <i>significant but mitigable</i> .	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: <ul style="list-style-type: none"> • 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, <i>less than significant</i> .	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.



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Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measures	Significance After Mitigation
<p>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, <i>significant but mitigable</i>.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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) <p>No other mitigation measures are required with respect to compressible/collapsible soils.</p>	<p>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.</p>
<p>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, <i>significant but mitigable</i>.</p>	<p>To mitigate the increased runoff from the site, the following mitigation measure is required.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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.</p> <p>GD-6(b) Best Management Practices. A combination of structural and non-structural Best</p>	<p>With implementation of Measure GD-6(a-f), impacts associated with downstream flooding and any associated contaminant loading would be less than significant.</p>



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

Impact	Mitigation Measures	Significance After Mitigation
	<p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p> <p>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.</p>	

**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, <i>less than significant level</i> .	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, <i>significant but mitigable</i> .	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, <i>significant but mitigable</i> 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.



ATTACHMENT C:
New North County Jail, Subsequent Environmental Impact Report (07EIR-00000-00003):
Section 5.0 Policy Consistency

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 of 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 be feasible and an outside 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.



Attachment D

Departmental Memorandum from John Green, General Services Department, dated September 6, 2013

Memorandum

RECEIVED

SEP 06 2013

S.B. COUNTY

Date: September 6, 2013
To: Alice McCurdy, Deputy Director
Planning and Development
From: John Green, Capital Projects Manager
General Services Department
Capital Projects Section
Subject: North Branch Jail Project – General Plan
Consistency 65402 (a)
APN: 113-210-021, Santa Maria, California; Third District



In accordance with Government Code Section 65402(a), the County of Santa Barbara, through the General Services Department, Capital Projects Section, is contemplating the construction of an additional public building and structure on county owned land associated with the Northern Branch Jail Project. Under the Santa Barbara Land Use Development Code Section 35.100.020(A)(1), pursuant to the provisions of Section 65100 of the California Governments Code, and as provided by Article V, Chapter 2 of the County Code, the County Planning Commission is designed as the "planning agency" for the unincorporated portion of the County located outside the Montecito Community Plan Area.

The subject property is LOCATED west of and adjacent to Black Road, just south of Betteravia Road, at the southwest corner of Black Road and Betteravia Road east of the City of Santa Maria in Santa Barbara County. The subject property is known as County Assessor Parcel Number 113-210-021 (50 acres) as shown on the map attached hereto.

The PURPOSE of developing the subject property is to construct a regional public facility which is necessary to provide public services. The nature of the project requires only a portion of the subject property, approximately 10 acres.

The EXTENT of the project is to construct a regional public facility to alleviate crowding at the existing Main County Jail with potential funding from SB1022 (State Funding). The proposed project would serve the public interest by providing needed expansions of public services in the North County area.

The location, purpose, and extend for the potential construction of public building or structure as modification to the proposed North County Jail is to meet the minimum siting criteria required for the project.

In accordance with Government Code Section 65402(a), the General Services Department hereby requests that a determination that the proposed project is consistent with the Comprehensive Plan of the County of Santa Barbara pursuant to Government Code Section 65402(a).

In accordance with your findings, please forward the Planning Commission final report to the Capital Projects Section, General Services Department, for further processing. The letter reflecting the Planning Commission action shall constitute the report.

If you have any questions, please call me at extension 6229. Thank you for your assistance.

