

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION  
EXECUTIVE OFFICER'S REPORT

September 4, 2014 (Agenda)

LAFCO 14-3 North County Jail Site Annexation to the Laguna County Sanitation District

PROPONENT: County Board of Supervisors, Ex Officio the Board of Directors of the Laguna County Sanitation District, by resolution.

OWNERSHIP: The property is owned by the County of Santa Barbara.

ACREAGE & LOCATION The Annexation area consists of approximately 50 acres at the southwest corner of the intersection of Betteravia Road and Black Road (APN 113-210-21). **(Exhibits A and B)**.

PURPOSE: This is the site of the proposed Santa Barbara County North County Jail. Annexation to the Laguna County Sanitation District is required for sewer service. The current project proposal is comprised of a total of 138,385 square feet which would accommodate 376 inmates and staff.

GENERAL ANALYSIS:

Description of Project

The Santa Barbara County Board of Supervisors is requesting annexation of Assessor's Parcel Number (APNs) 113-210-021. The current proposal is significantly less than the proposal that was analyzed in the 2008 SEIR and similar to the 304-bed development that was approved by the Board of Supervisors in March 2008.

Components of the revised Phase I project include (taken from the Notice of Determination (NOD) **(Exhibit C)**).

Construction of approximately 138,385 square feet of facilities to accommodate 376 beds for medium and high security county inmates as follows:

- A 192-bed, star-shaped housing module able to operate in direct supervision, or direct supervision (if modified), and to further create housing modules as small as 32 beds (if modified).

- An 80-bed housing unit, consisting of 16 Administrative Segregation (Ad-Seg) housing units and 64 general population housing beds, designed to be a direct supervision module.
- A 72-unit direct supervision module.
- Up to 16 mental health beds, which are already included in the above count, as part of a medical/mental health housing wing and identified as Special Use beds. One goal of this module would be to reduce the number of inmates transported to local hospitals for minor treatments, also to reduce the length of stays of selected medical inmates at local area hospitals, thus reducing overtime to the operation.

#### North County Jail Financing and Construction Schedule

The County of Santa Barbara has accepted a conditional \$80 million state award for the North County Jail project. The county's total remaining cost share to complete the \$96.1 million project is currently estimated to be \$9.7 million, including the price of the land. A schedule for the jail project shows that a schematic design was due by November of 2013, design development by March 2014, construction documents by November 2014, advertising for bids in April 2015 and a final option to terminate the whole deal in August 2015. The jail is expected to open in May 2018.

#### Sphere of Influence

The area proposed for annexation is outside the sphere of influence of the Laguna County Sanitation District. The area is, however, contiguous to the original district boundaries when it was formed in 1958.

#### Project Information

##### 1. Land Use, Planning and Zoning - Present and Future:

According to County Planning and Development, the proposed annexation is consistent with the Comprehensive Plan Land Use Development Code which states that: "Annexation of rural areas to a sanitary district ... shall not be permitted unless required to prevent adverse impacts on an environmentally sensitive habitat, to protect public health, or as a logical extension of services." The subject parcel is located within the Rural Region.

The LAFCO Proposal Justification Questionnaire states that the County of Santa Barbara is the lead agency for purposes of CEQA compliance and that an EIR was prepared. On March 11, 2008, the Board of Supervisors certified the Final EIR that was prepared for the North County Jail Project. On December 6, 2011, the Board of Supervisors accepted an addendum to the project EIR. The project presents significant and unavoidable impacts

with respect to conversion of agricultural lands, visual character, and view corridors, but avoids potentially significant and unavoidable impacts to biological resources, cultural resources, noise, and risk of hazardous materials.

APN 113-201-021 is within an unincorporated area of Santa Barbara County in the Santa Maria Rural Region.

The site is designated A-II (Rural Agriculture, 40-acre minimum) under the County's Comprehensive Plan, and is zoned M-2 (General Industry) under the County's Land Use and Development Code. No changed in land use designations would take place as a result of the annexation.

To the east on Black Road is an undeveloped subdivision zones "Industrial. To the west is cropland along Betteravia Road sporadic service commercial and industrial uses including the inactive Holly Sugar Mill. To the north is Betteravia Road, and them open space land. To the south are row crops and unnamed drainage.

2. Environmental Justice:

The annexation will have no effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

3. Topography, Natural Features and Drainage Basins:

The site is roughly a rectangular area of 50 acres. The majority of the site is relatively flat and slopes gently from the northeast to the southeast. Steeper gradient occurs in the south west portion of the site. To the south of the site is an ephemeral drainage threat that conveys flow west to Betteravia Lakes (north arm of the old Guadalupe Lake) during periods of following heavy rain.

4. Population:

The property is uninhabited (11 or less registered voters).

5. Governmental Services and Controls - Need, Cost, Adequacy and Availability:

The Laguna County Sanitation District is a county dependent special district formed in 1958 and operated pursuant to the County Sanitation District Act (Health and Safety Code Section 4700 et seq. The Board of Supervisors is the District Board of Directors. The

County Public Works Department, Resource Recovery & Waste Management Division, administers the District.

The Districts existing wastewater collection and treatment infrastructure is sufficient to accommodate current and known demands. The district serves approximately 11,700 connections and currently collects, treats and disposes of 2.4 million gallons of wastewater per day. Wastewater is generated primarily from domestic sources with minor contributions from commercial establishments. The district maintains one pump station and 128 miles of collection system. All of the water is recycled and used for irrigation purposes. The plant is rated for 3.7 mgd and is regulated by the Regional Water Quality Control Board in San Luis Obispo under Waste Discharge Requirements and Master Reclamation Permit Order 01-042.

The Laguna County Sanitation District indicates in its "Plan for Providing Services within the Affected Territory" that following construction of necessary conveyance facilities, that the district can provide these services (**Exhibit D**). Revenues required to support these services will be assessed to the Sheriff's Department as sewer charges billed annually. The annexation will allow the collection, treatment and discharge of approximately 86,030 gallons of wastewater per day. A gravity sewer line and an on-site lift station with associated force main will be constructed as part of the project. The pipeline facilities will extend to the existing Tanglewood residential development. The wastewater collection system and pump station would be constructed as part of the project then dedicated to the Laguna Sanitation District. As mentioned above, the ongoing operation and maintenance costs would be paid by annual service charges.

Water Service to the site would be provided from groundwater. At build out the project would demand an estimated 207.6 acre-feet of water per year (AFY), which is 67.6 AFY more than current agricultural uses on site. This is identified as a significant and unavoidable impact in the Final Subsequent Environmental Impact Report (FSEIR). It is also mentioned that if the project uses State Water through an out-of-agency service supplemental water agreement is also possible with Golden State Water.

6. Impact on Prime Agricultural Land, Open Space and Agriculture:

The FSEIR found that the development of the jail facility at the new project site would result in the irreversible loss of 50 acres of irrigated land to non-agricultural use. No feasible mitigation measures were identified by the FSEIR, nor are there any other feasible measures known which could further reduce project-related impacts to agricultural resources.

7. Assessed Value, Tax Rates and Indebtedness:

The assessed value and tax rate of the property will not be affected by this change. The proposal is within Tax Rate Area 05002. The net assessed valuation is \$0 (owned by a public agency).

The application indicates that any ongoing operation and maintenance costs would be paid by annual service charges. However, if there is any future indebtedness, the subject territory could be liable for payment of its proportional share.

8. Environmental Impact of the Proposal:

As CEQA lead agency, the County of Santa Barbara prepared an Environmental Impact Report for the New North County Jail Project. Copies of the New County Jail Subsequent Environmental Impact Report and associated documents have been distributed to members of the Commission. A copy of these documents are available for review at the below address. In addition, a copy of the Notice of Determination is included with this staff report as **Exhibit C** and may be inspected at the following location: 105 East Anapamu Street, Room 407, Santa Barbara, CA, 93101. Additionally, a copy of the document is posted online at: [www.sblafco.org](http://www.sblafco.org).

9. Landowner and Annexing Agency Consent:

The County Board of Supervisors, Ex Officio the Board of Directors of the Laguna County Sanitation District, have consented to this annexation. In addition, as such, the annexing district consents to waiving the conducting authority proceedings (**Exhibit E**).

10. Boundaries, Lines of Assessment and Registered Voters:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership. The property is contiguous and surrounded by the District. The site is inhabited; namely, there are less than 11 registered voters in the annexation area.

11. Conclusion:

The proposed annexation represents a logical expansion of the boundaries of the Laguna County Sanitation District.

**EXHIBITS**

<b>Exhibits A&amp;B</b>	<b>Maps of the Proposed Annexation</b>
<b>Exhibit C</b>	<b>Notice of Determination</b>
<b>Exhibit D</b>	<b>Plan for Services</b>
<b>Exhibit E</b>	<b>Resolution of Application and Landowner Consent Form</b>
<b>Exhibit F</b>	<b>Proposed Commission Resolution Approving the Annexation</b>

**ALTERNATIVES FOR COMMISSION ACTION**

After reviewing this report and any testimony or materials that are presented, the Commission can follow one of the following options:

OPTION 1 – APPROVE Resolution No. 14-3 (**Exhibit F**) that will take the following actions:

- a) Certify that your Commission has reviewed and considered the information contained in the Final New County Jail Subsequent Environmental Impact Report, State Clearing House Number 2007111099, dated February 27, 2008, prepared by lead agency County of Santa Barbara, including the December 6, 2011 Addendum for the project.
- b) Amend the Sphere of Influence for the Laguna County Sanitation District to include the North County Jail Site.
- c) Approve the proposal, known as the North County Jail Site Annexation to the Laguna Sanitation District, subject to certain terms and conditions, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District.
- d) Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- e) Waive the conducting authority proceedings and complete the proceedings.

OPTION 2 –Deny the proposal.

OPTION 3 - Continue the proposal to a future meeting for additional information.

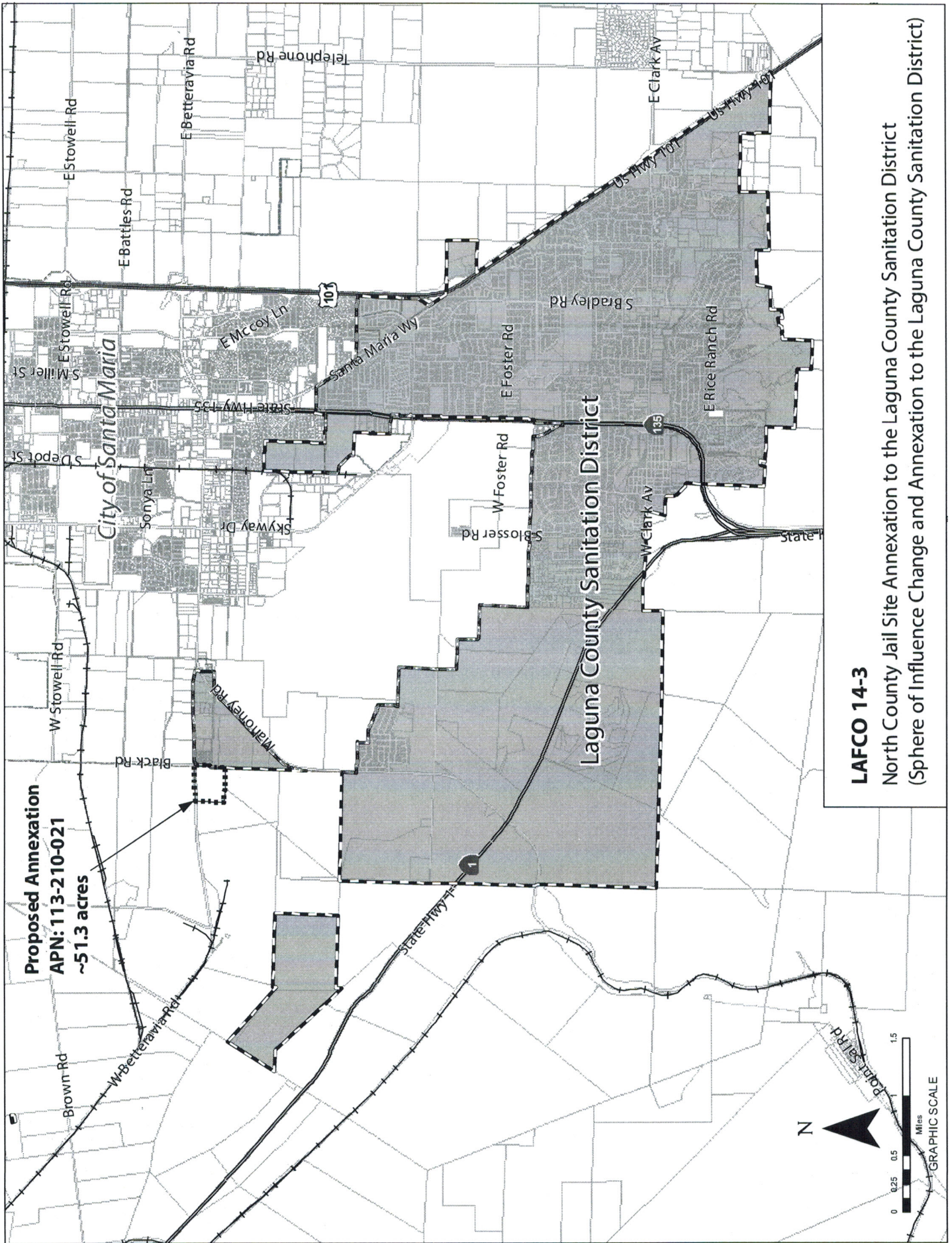
RECOMMENDED ACTION:

Approve OPTION 1.



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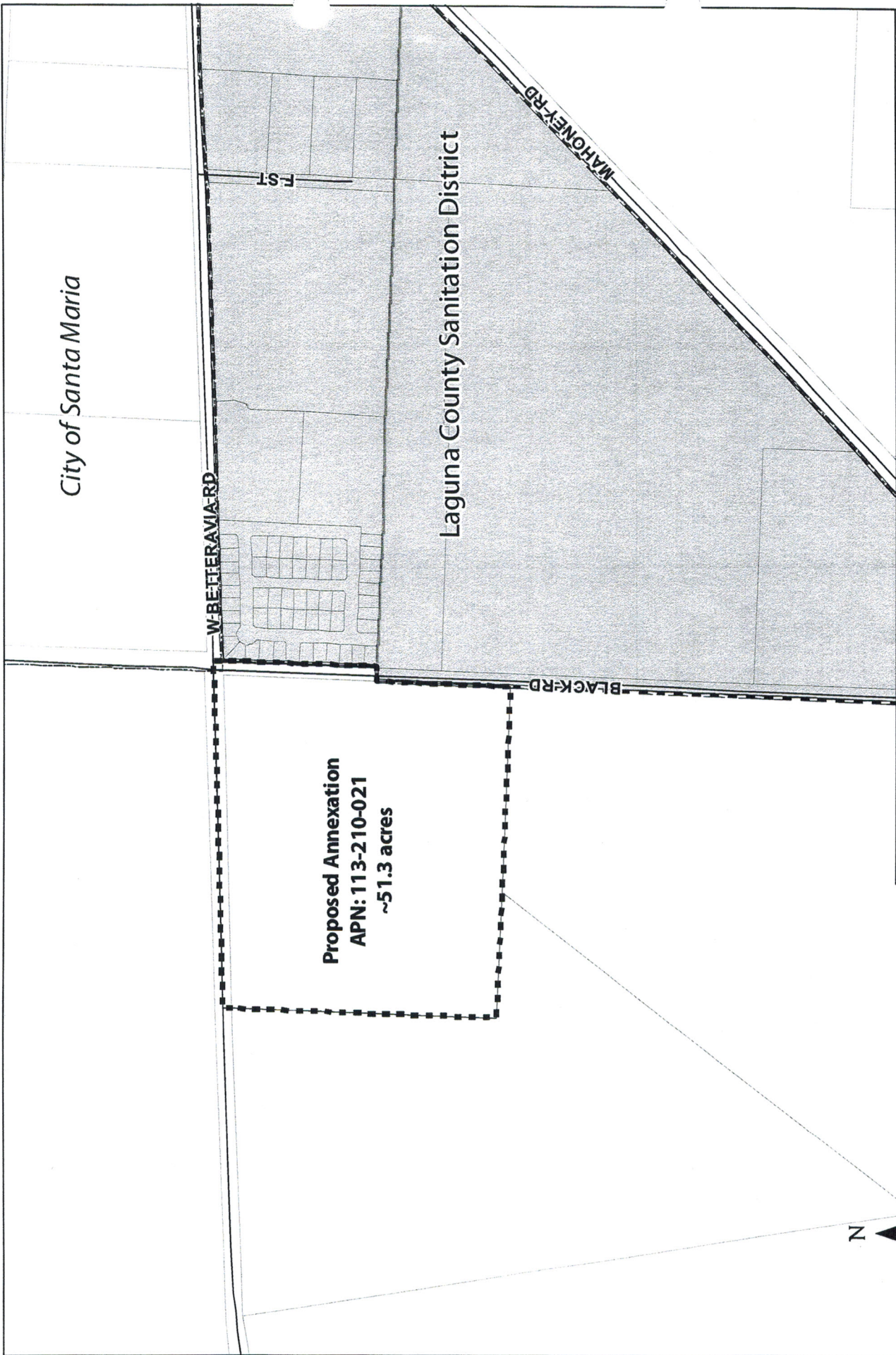
PAUL HOOD  
Executive Officer  
LOCAL AGENCY FORMATION COMMISSION



**LAFCO 14-3**

North County Jail Site Annexation to the Laguna County Sanitation District  
 (Sphere of Influence Change and Annexation to the Laguna County Sanitation District)





**LAFCO 14-3**

North County Jail Site Annexation to the Laguna County Sanitation District  
 (Sphere of Influence Change and Annexation to the Laguna County Sanitation District)

# NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research  
 Street Address: 1400 Tenth Street, Room 121  
 Sacramento, CA 95814  
 U.S. Mail: P.O. Box 3044  
 Sacramento, CA 95812-3044

From: (Public Agency)  
 County of Santa Barbara  
 Planning and Development  
 123 East Anapamu Street  
 Santa Barbara, CA 93101

XX County Clerk  
 County of Santa Barbara

### SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

07GPA-00000-00004; 08GOV-00000-00004; and 07EIR-00000-00003	SANTA BARBARA COUNTY JAIL NORTH BRANCH	11EIR-00000-00011
<b>Project Number</b>	<b>Project Title</b>	<b>EIR or ND Number</b>
State Clearinghouse No. 2007111099	Gary Kaiser	(805) 934-6259
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency/Contact Person	Area Code/Telephone

**Project Location:** The application involves Assessors Parcels 113-210-004 and 113-210-013, located at the southwest corner of the intersection of Betteravia and Black Roads, in the Santa Maria area, Third Supervisorial District, Santa Barbara County.

**Project Description:** Proceed towards the construction and operation of the Santa Barbara County Jail North Branch, Phase I. The revised Phase I project includes refinements and additional information on components to be built as part of Phase I, as well as specific new components. The current proposal is for a total of 138,385 square feet of facilities, which would accommodate 376 inmates and staff. This is substantially less than that analyzed for buildout of Phase I of the SBCJNB in the 2008 SEIR, and similar to the 304-bed development approved by the Board of Supervisors in March 2008. Components of the revised Phase I project include:

- Construction of approximately 138,385 square feet of facilities to accommodate 376 beds for medium and high security county inmates as follows.
  - A 192-bed, star-shaped housing module able to operate in indirect supervision, or direct supervision (if modified), and to further create housing modules as small as 32 beds (if modified).
  - An 80-bed housing unit, consisting of 16 Administrative Segregation (Ad-Seg) housing units and 64 general population housing beds; designed to be a direct supervision module
  - A 72-bed direct supervision module
  - Up to 16 mental health beds and 16 medical beds, which are already included in the above total bed count, as part of a medical/mental health housing wing and identified as Special Use beds. One goal for this module would be to reduce the number of inmates transported to local hospitals for minor treatments, and also to reduce the length of stays of select medical inmates at local area hospitals, thus reducing overtime to the operation.

New components of the facility include:

- A roof-mounted solar array system for generation of approximately 300 kilo-watts (kW) to serve the facility
- A Farming Operation of up to 20 acres<sup>1</sup>

Staffing would include 61 day-time employees on average, and 27 night-time employees on average, which is less than the 173 day-time and 43 night-time employees anticipated at build-out of Phase I in the 2008 SEIR. Staffing for the SBCJNB Facility would in part derive from existing staff at the Medium Security Facility in Santa Barbara, which would likely be re-purposed upon opening of the SBCJNB Facility and provide for the transfer of up to 16 Santa Barbara staff to the new facility. This would serve to further reduce the number of North/South inmate transportation trips consistent with the Project Objectives noted in the 2008 Final SEIR.

The Board certified a Subsequent Environmental Impact Report on March 11, 2008, that studied the acquisition of about 50 acres of property and construction and operation of an 808-bed to 1,520-bed detention facility at the same location proposed for this 376-bed facility. That EIR contemplated as many as 1,520 beds and each of the programs currently proposed. A CEQA addendum to the EIR has been prepared that compares the 376-bed project proposed here with the 2008 EIR and the approval actions of the Board of Supervisors on March 11, 2008 (Attachment B). As is described more fully in the addendum, since March 11, 2008: no substantial changes are proposed in the project which require revision of the 2008 EIR; no substantial changes have occurred with respect to the circumstances under which the project is undertaken; and no new information of substantial importance has been received with respect to the project's significant effects or mitigation measures. Therefore, no new EIR or Negative Declaration is required for the recommended actions, as provided in CEQA Guideline 15162.

If, in the future, substantial changes occur or circumstances change or new information warrants, additional CEQA review and compliance may be required.

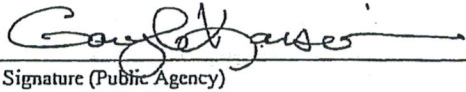
**This is to advise that the County Board of Supervisors approved the above described project on December 6, 2011 and has made the following determinations regarding the above described project:**

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A Statement of Overriding Consideration  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.
7. The project [ did  did not] require discretionary approval from a state agency.

<sup>1</sup> The County does not presently plan to conduct farming on the property, but the project could later include a

This is to certify that the final EIR or ND with comments and responses and record of project approval is available to the general public at:

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: Energy Division, 30 E. Figueroa St., Santa Barbara, CA 93101
- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455



December 7, 2011

Senior Planner

Signature (Public Agency)

Date

Title

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**LAGUNA COUNTY SANITATION DISTRICT**  
**SANTA BARBARA COUNTY**  
620 West Foster Road  
Santa Maria, California 93455  
805\739-8750 FAX 805\739-8753

14-3

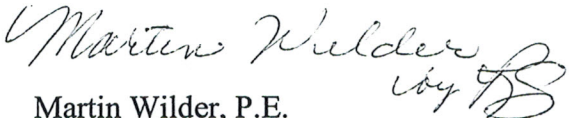
April 10, 2014

County of Santa Barbara Sheriff's Department  
C/o General Services Department  
1105 Santa Barbara Street  
Santa Barbara, CA 93101

Re: Statement of Services for Proposed North County Jail at APN 113-210-021

This letter is to indicate that wastewater services to be provided by the Laguna County Sanitation District require annexation to the district. Following the construction of necessary conveyance facilities, the district can provide these services. Revenue required to support these services will be assessed to the Sheriff's Department as sewer charges billed annually.

Sincerely,

  
by BS

Martin Wilder, P.E.  
Laguna County Sanitation District Manager

File: North County Jail File

AA/EEO Employer

Scott Mc Golpin, Director

Mark A. Schleich, Deputy Director  
[www.countyofsb.org/pwd](http://www.countyofsb.org/pwd)

Martin J. Wilder, District Manager

**EXHIBIT D**

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE COUNTY OF SANTA BARBARA  
EX OFFICIO BOARD OF DIRECTORS OF THE  
LAGUNA COUNTY SANITATION DISTRICT

14-3

INITIATING ANNEXATION OF TERRITORY )  
TO LAGUNA COUNTY SANITATION DISTRICT )  
(APN 113-210-021) )

RESOLUTION NO. 14-75

WHEREAS, the Board of Directors desires to initiate a proceeding for the adjustment of boundaries specified herein;

NOW, THEREFORE, the Board of Directors does hereby resolve and order as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese/Knox/Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. This proposal is an annexation to the Laguna County Sanitation District.
3. A description of the boundaries and a map of the affected territory are set forth in Exhibits "A" and "B" attached hereto and by reference incorporated herein;
4. The reason for the proposal is to provide for the collection and treatment of wastewater.
5. The proposal is consistent with the Spheres of Influence of the Laguna County Sanitation District.
6. Consent is hereby given to the waiver of conducting authority proceedings.


PASSED AND ADOPTED by the Board of Directors of the Laguna County Sanitation District

this 1st day of April, 2014, by the following votes:

AYES: Supervisor Carbajal, Wolf, Farr, Adam & Lavagnino  
NOES: None  
ABSENT: None  
ABSTAIN: None

ATTEST:

CLERK OF THE BOARD  
MONA MIYASATO  
COUNTY EXECUTIVE OFFICER

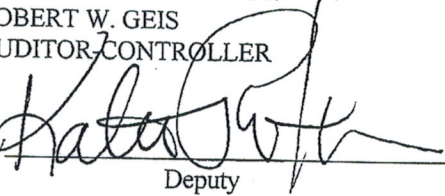
  
STEVE LAVAGNINO  
Chair, Board of Directors

By   
Deputy Clerk

APPROVED AS TO FORM:  
MICHAEL C. GHIZZONI  
COUNTY COUNSEL

By   
Deputy Counsel

APPROVED AS TO FORM:  
ROBERT W. GEIS  
AUDITOR-CONTROLLER

By   
Deputy

LAFCO 14-3

RESOLUTION OF THE SANTA BARBARA LOCAL AGENCY FORMATION  
COMMISSION MAKING DETERMINATIONS AND APPROVING THE NORTH COUNTY  
JAIL ANNEXATION TO THE LAGUNA COUNTY SANITATION DISTRICT

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Santa Barbara Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Section 56000 et seq. of the Government Code); and

WHEREAS, at the times and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, existing Spheres of Influence and applicable General and Specific Plans; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interests of the affected area and the total organization of local governmental agencies within Santa Barbara County.

NOW, THEREFORE, BE IT RESOLVED DETERMINED AND ORDERED by the Local Agency Formation Commission of Santa Barbara County as follows:

- a. The subject proposal is assigned the following distinctive short-form designation:

NORTH COUNTY JAIL ANNEXATION TO THE LAGUNA COUNTY  
SANITATION DISTRICT

- b. Certify that your Commission has reviewed and considered the information as contained in the Final New County Jail Subsequent Environmental Impact Report, State Clearing House Number 2007111099, dated February 27, 2008, prepared by lead agency County of Santa Barbara, including the December 6, 2011 Addendum for the project.

- c. Amend the Sphere of Influence for the Laguna County Sanitation District to include the North County Jail Site.
- d. Approve the proposal, known as the North County Jail Site Annexation to the Laguna Sanitation District, subject to certain terms and conditions, including that the territory shall be liable for any existing or authorized taxes, charges, fees or assessments comparable to properties presently within the District
- e. Find the subject territory is uninhabited, all affected landowners have given written consent and the annexing agency has given written consent to the waiver of conducting authority proceedings.
- f. Waive the conducting authority proceedings and direct the staff to complete the proceedings.

This resolution was adopted on September 4, 2014 and is effective on the date signed by the Chair.

AYES:

NOES:

ABSTAINS:

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair  
Santa Barbara Local Agency  
Formation Commission

ATTEST

\_\_\_\_\_  
Jacquelyne Alexander, Clerk  
Santa Barbara Local Agency Formation Commission