



# SENATE BILL 863, ADULT LOCAL CRIMINAL JUSTICE FACILITIES CONSTRUCTION FINANCING PROGRAM PROPOSAL FORM

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## SECTION 1: PROJECT INFORMATION

<b>A. APPLICANT INFORMATION AND PROPOSAL TYPE</b>				
COUNTY NAME Ventura		STATE FINANCING REQUESTED \$ 55,137,000		
SMALL COUNTY (200,000 and UNDER GENERAL COUNTY POPULATION) <input type="checkbox"/>	MEDIUM COUNTY (200,001 - 700,000 GENERAL COUNTY POPULATION) <input type="checkbox"/>	LARGE COUNTY (700,001 + GENERAL COUNTY POPULATION) <input checked="" type="checkbox"/>		
TYPE OF PROPOSAL – INDIVIDUAL COUNTY FACILITY /REGIONAL FACILITY PLEASE CHECK ONE (ONLY):				
INDIVIDUAL COUNTY FACILITY <input checked="" type="checkbox"/>		REGIONAL FACILITY <input type="checkbox"/>		
<b>B: BRIEF PROJECT DESCRIPTION</b>				
FACILITY NAME Todd Road Jail Health and Programming Unit				
PROJECT DESCRIPTION New Construction of a 64 Bed Housing, Clinic, and Programming Unit for Inmates with Medical and Mental Health Needs				
STREET ADDRESS 600 S. Todd Road				
CITY Santa Paula		STATE CA	ZIP CODE 93060	
<b>C. SCOPE OF WORK – INDICATE FACILITY TYPE <u>AND</u> CHECK ALL BOXES THAT APPLY.</b>				
FACILITY TYPE (II, III or IV) II	<input checked="" type="checkbox"/> NEW STAND-ALONE FACILITY	<input type="checkbox"/> RENOVATION/ REMODELING	<input type="checkbox"/> CONSTRUCTING BEDS OR OTHER SPACE AT EXISTING FACILITY	
<b>D. BEDS CONSTRUCTED – Provide the number of BSCC-rated beds and non-rated special use beds that will be subject to construction as a result of the project, <u>whether remodel/renovation or new construction.</u></b>				
	A. MINIMUM SECURITY BEDS	B. MEDIUM SECURITY BEDS	C. MAXIMUM SECURITY BEDS	D. SPECIAL USE BEDS
Number of beds constructed				64
TOTAL BEDS (A+B+C+D)	64			

**E. APPLICANT'S AGREEMENT**

By signing this application, the authorized person assures that: a) the County will abide by the laws, regulations, policies, and procedures governing this financing program; and, b) certifies that the information contained in this proposal form, budget, narrative, and attachments is true and correct to the best of his/her knowledge.

**PERSON AUTHORIZED TO SIGN AGREEMENT**

NAME Geoff Dean

TITLE Sheriff

AUTHORIZED PERSON'S SIGNATURE

DATE

8/12/15

**F. DESIGNATED COUNTY CONSTRUCTION ADMINISTRATOR**

This person shall be responsible to oversee construction and administer the state/county agreements. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

**COUNTY CONSTRUCTION ADMINISTRATOR**

NAME Jeff Pratt

TITLE Public Works Director

DEPARTMENT

Ventura County Public Works

TELEPHONE NUMBER

805-654-2073

STREET ADDRESS

800 S. Victoria Avenue

CITY

Ventura

STATE

CA

ZIP CODE

93009

E-MAIL ADDRESS

Jeff.Pratt@ventura.org

**G. DESIGNATED PROJECT FINANCIAL OFFICER**

This person is responsible for all financial and accounting project related activities. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

**PROJECT FINANCIAL OFFICER**

NAME Paul Derse

TITLE Chief Financial Officer

DEPARTMENT

Chief Executive Office

TELEPHONE NUMBER

805-662-6792

STREET ADDRESS

800 S. Victoria Avenue

CITY

Ventura

STATE

CA

ZIP CODE

93009

E-MAIL ADDRESS

Paul.Derse@ventura.org

**H. DESIGNATED PROJECT CONTACT PERSON**

This person is responsible for project coordination and day-to-day liaison work with the BSCC. (Must be county staff, not a consultant or contractor, and must be identified in the Board of Supervisors' resolution.)

**PROJECT CONTACT PERSON**

NAME Ronald Nelson

TITLE Sheriff's Commander

DEPARTMENT

Ventura County Sheriff's Office

TELEPHONE NUMBER

805-933-8505

STREET ADDRESS

800 S. Victoria Avenue

CITY

Ventura

STATE

CA

ZIP CODE

93009

E-MAIL ADDRESS

Ronald.Nelson@ventura.org

## SECTION 2: BUDGET SUMMARY

### **Budget Summary Instructions**

Definitions of total project costs for purposes of this program (state reimbursed, county cash contribution, and county in-kind contribution) can be found in the “Budget Considerations” page 22 of the Senate Bill (SB) 863, Construction of Adult Local Criminal Justice Facilities (ALCJF’s) Request for Proposals (RFP). The county cash and in-kind contributions are collectively the county contribution. Those defined costs in the RFP shall be the guide for accurately completing this budget summary section.

In the Budget Summary Table that follows in part D of this section, indicate the amount of state financing requested and the amount of cash and/or in-kind contributions allotted to each budget line-item, in total defining the total project costs. It is necessary to fully include each eligible project cost for state-reimbursed, county cash, and county in-kind contribution amounts.

The in-kind contribution line items represent only county staff salaries and benefits, needs assessment costs, transition planning costs and/or current fair market value of land. An appraisal of land value will only be required after conditional award and only if land value is included as part of the county’s contribution.

The total amount of state financing requested cannot exceed 90 percent of the total project costs. The county contribution must be a minimum of 10 percent of the total project costs (unless the applicant is a small county petitioning for a reduction in the county contribution amount). County contributions can be any combination of cash or in-kind project costs. Small counties requesting a reduction in county contribution must state so in part A of this section. The County contribution must include all costs directly related to the project necessary to complete the design and construction of the proposed project, except for those eligible costs for which state reimbursement is being requested.

State financing limits (maximums) for all county proposals are as follows. For proposed regional ALCJF’s, the size of the lead county determines the maximum amount of funds to be requested for the entire project:

- **\$80,000,000** for large counties;
- **\$40,000,000** for medium counties; and,
- **\$20,000,000** for small counties.

**A. Under 200,000 Population County Petition for Reduction in Contribution**

Counties with a population below 200,000 may petition the Board of State and Community Corrections (BSCC) for a reduction in its county contribution. This proposal document will serve as the petition and the BSCC Board's acceptance of the county's contribution reduction, provided the county abides by all terms and conditions of this SB 863 RFP and Proposal process and receives a conditional award. The county (below 200,000 population) may request to reduce the required match to an amount not less than the total non-state reimbursable projects cost as defined in Title 15, Division 1, Chapter 1, Subchapter 6, Construction Financing Program section 1712.3. If requesting a reduction in match contribution, check the box below to indicate the county's petition.

☐ **By checking this box the county hereby petitions for a contribution reduction request as reflected in the proposal budget.**

**B. Readiness to Proceed Preference**

In order to attest that the county is seeking the readiness to proceed with the proposed project, the county included a Board of Supervisors' resolution doing the following: 1) identifying and authorizing an adequate amount of available matching funds to satisfy the counties' contribution, 2) approving the forms of the project documents deemed necessary, as identified by the board to the BSCC, to effectuate the financing authorized in SB 863 3) and authorizing the appropriate signatory or signatories to execute those documents at the appropriate times. The identified matching funds in the resolution shall be compatible with the state's lease revenue bond financing. Additionally see Section 6 "Board of Supervisors' Resolution" for further instructions.

☒ **This proposal includes a Board of Supervisors' Resolution that is attached and includes language that assures funding is available and compatible with state's lease revenue bond financing. See below for the description of compatible funds.**

County Cash Contribution Funds Are Legal and Authorized. The payment of the county cash contribution funds for the proposed adult local criminal justice facility project (i) is within the power, legal right, and authority of the County; (ii) is legal and will not conflict with or constitute on the part of the County a material violation of, a material breach of, a material default under, or result in the creation or imposition of any lien, charge, restriction, or encumbrance upon any property of the County under the provisions of any charter instrument, bylaw, indenture, mortgage, deed of trust, pledge, note, lease, loan, installment sale agreement, contract, or other material agreement or instrument to which the County is a party or by which the County or its properties or funds are otherwise subject or bound, decree, or demand of any court or governmental agency or body having jurisdiction over the County or any of its activities, properties or funds; and (iii) have been duly authorized by all necessary and appropriate action on the part of the governing body of the County.

No Prior Pledge. The county cash contribution funds and the Project are not and will not be mortgaged, pledged, or hypothecated by the County in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest by the County. In addition, the county cash contribution funds and the

Project are not and will not be mortgaged, pledged, or hypothecated for the benefit of the County or its creditors in any manner or for any purpose and have not been and will not be the subject of a grant of a security interest in favor of the County or its creditors. The County shall not in any manner impair, impede or challenge the security, rights and benefits of the owners of any lease-revenue bonds sold by the State Public Works Board for the Project (the "Bonds") or the trustee for the Bonds.

Authorization to Proceed with the Project. The Project proposed in the County's SB 863 Financing Program proposal is authorized to proceed in its entirety when and if state financing is awarded for the Project within the SB 863 Financing Program.

**C. California Environmental Quality Act (CEQA) compliance**

Has the county completed the CEQA compliance for the project site?

☒ **Yes. If so, include documentation evidencing the completion (preference points).**

☐ **No. If no, describe the status of the CEQA certification.**

**D. Budget Summary Table (Report to Nearest \$1,000)**

LINE ITEM	STATE REIMBURSED	CASH CONTRIBUTION	IN-KIND CONTRIBUTION	TOTAL
1. Construction	\$ 44,523,000.00	\$ 3,493,000.00		\$ 48,016,000.00
2. Additional Eligible Costs*	\$ 1,109,000.00	\$ 94,000.00		\$ 1,203,000.00
3. Architectural	\$ 4,427,000.00	\$ 362,000.00		\$ 4,789,000.00
4. Project/Construction Management	\$ 5,078,000.00	\$ 320,000.00		\$ 5,398,000.00
5. CEQA	\$ 0.00	\$ 18,000.00		\$ 18,000.00
6. State Agency Fees**	\$ 0.00	\$ 141,000.00		\$ 141,000.00
7. Audit		\$ 0.00	\$ 15,000.00	\$ 15,000.00
8. Needs Assessment		\$ 95,000.00	\$ 0.00	\$ 95,000.00
9. Transition Planning		\$ 0.00	\$ 353,000.00	\$ 353,000.00
10. County Administration			\$ 137,000.00	\$ 137,000.00
11. Land Value			\$ 1,100,000.00	\$ 1,100,000.00
<b>TOTAL PROJECT COSTS</b>	<b>\$ 55,137,000.00</b>	<b>\$ 4,523,000.00</b>	<b>\$ 1,605,000.00</b>	<b>\$ 61,265,000.00</b>
<b>PERCENT OF TOTAL</b>	<b>90.00%</b>	<b>7.40%</b>	<b>2.60%</b>	<b>100.00%</b>

\* Additional Eligible Costs: This line item is limited to specified fees and moveable equipment and moveable furnishings (eligible for state reimbursement or cash contribution), and public art (eligible for cash contribution only)

\*\* For State Agency Fees: State reimbursable costs include Real Estate Due Diligence only. State Fire Marshal fees may only be claimed as cash match.

Provide an explanation below of how the dollar figures were determined for each of the budget categories above that contain dollar amounts. Every cash contribution (match) line item shall be included with a reporting of the full amount budgeted unless a line item is not an actual cash contribution project cost for the county. (In that case, indicate so below.) For each budget category explanation below, include how state financing and the county contribution dollar amounts have been determined and calculated (be specific).

1. **Construction (includes fixed equipment and furnishings) (state reimbursement/cash match):** Construction includes all materials and labor, bonds and insurance, contractors' fee, escalation to mid-point of construction, and construction contingency. Cost estimation was developed by HDR Architecture, Inc. and Cummings, LLC for this project.

2. **Additional Eligible Costs (specified allowable fees, moveable equipment and furnishings, and public art)**

a) Define each allowable fee types and the cost of each: Cost included are for

Building Permits, Surveys, and Geotechnical Reports, Plan Check and Building permit fees: \$624,706.00 Taxes: \$208,235.00

b) **Moveable equipment and moveable furnishings total amount:** Furniture, Fixture, and Equipment (FFE) costs are included within the eligible costs. FFE total cost is \$370,000.00

c) **Public art total amount:** \$0.00

3. **Architectural(state reimbursement/cash match):**

a) **Describe the county's current stage in the architectural process:** Ventura County has a site plan and a functional diagram in place to launch the design, along with CEQA completed. Ventura is using the Design-Bid-Build methodology and is ready to issue an RFP for design services.

b) **Given the approval requirements of the State Public Works Board (SPWB) and associated state reimbursement parameters (see "State Lease Revenue Bond Financing" section in the RFP), define which portions/phases of the architectural services the county intends to seek state dollar reimbursement:** Design Professional Fees, and Architectural Construction Support and Administration, to be spent beginning in the Schematic Design through Construction phases.

c) **Define the budgeted amount for what is described in b) above:** Ventura is requesting \$4,427,122.00 as reimbursed by the state with costs that includes the full scope of services from the Architect of Record for developing and completing construction documents, bidding related services, and providing construction administration services through construction and project close-out.

d) **Define which portion/phases of the architectural services the county intends to cover with county contribution dollars:** The County's contribution will be spent on design professional fees and Architectural Construction Support and Administration beginning in the Schematic Design through Construction phases.

e) **Define the budgeted amount for what is described in d) above:** Cost includes design and engineering fees of \$362,294.00 that will be part of the County Cash Contribution.

4. **Project/Construction Management - Describe which portions/phases of the construction management services the county intends to claim as:**

a) **Cash:** Specialty Inspection and testing: \$1,041,177.00; Management and Inspection: \$4,356,474.00

b) **In-Kind:** \$0.00

5. **CEQA – may be state reimbursement (consultant or contractor) or cash match:** Planning and Permitting Fees: \$18,000.00

6. **State Agency Fees – Counties should consider approximate costs for the SFM review which may be county cash contribution (match). \$16,000 for the due diligence costs which may be county cash contribution (match) or state reimbursement.** County Cash Contribution for State Fire Marshall Review: \$125,000.00; and, Real Estate Due Diligence Fee: \$16,000.00

7. **Audit of Grant - Define whether the county is intending to use independent**

**county auditor (in-kind) or services of contracted auditor (cash) and amount budgeted:** County Auditor/Controller (in-kind): \$15,000.00

- 8. Needs Assessment - Define work performed by county staff (in-kind), define hired contracted staff services specifically for the development of the needs assessment (cash match):** Ventura County contracted a consultant (HDR) to assist in writing the Needs Assessment; HDR cost to complete this was \$94,580.00.
- 9. Transition Planning – Define work performed by county staff (in-kind), define the staff hired specifically for the proposed project (cash match):** County staff from Sheriff's Office (in-kind), is estimated to be approximately \$353,000.00 over the life of the project.
- 10. County Administration – Define the county staff salaries/benefits directly associated with the proposed project.** Public Works Real Estate Division (Appraisal) \$7,000, Public Works Building Officials: \$28,000.00. County CEO: \$102,000
- 11. Site Acquisition - Describe the cost or current fair market value (in-kind):** Appraised Land Value: \$1,100,000.00

## SECTION 3: PROJECT TIMETABLE

Prior to completing this timetable, the county must consult with all appropriate county staff (e.g., county counsel, general services, public works, county administrator) to ensure that dates are achievable. Please consult the “State Public Works Board (State Capital Outlay Process)/Board of State and Community Corrections Processes and Requirements” section, page 30 of the RFP for further information. Complete the table below indicating start and completion dates for each key event, including comments if desired. Note the required time frames for specific milestone activities in this process. The BSCC Board intends to make conditional awards at its November 2015 board meeting.

KEY EVENTS	START DATES	COMPLETION DATES	COMMENTS
Site assurance/comparable long-term possession <u>within 90 days of award</u>	11/12/15	02/10/16	Ready to proceed upon award
Real estate due diligence package submitted <u>within 120 days of award</u>	11/12/15	03/11/16	
SPWB meeting – Project established <u>within 18 months of award</u>	11/12/15	05/12/17	
Schematic Design with Operational Program Statement <u>within 24 months of award</u> (design-bid-build projects)	11/12/15	08/1/16	SOQ/RFP/Interview Selection/Award Contract/Plans/Section/Elevations/Reviews
Performance criteria with Operational Program Statement <u>within 30 months of award</u> (design-build projects)	11/12/15	05/12/18	
Design Development (preliminary drawings) with Staffing Plan	08/4/16	01/14/17	Plans/Sections/Engineer/Spec
Staffing/Operating Cost Analysis approved by the Board of Supervisors	07/21/15	07/22/15	Board Resolution 7/21/15
Construction Documents (working drawings)	01/15/17	07/29/17	
Construction Bids or Design-Build Solicitation	7/30/17	9/28/17	
Notice to Proceed <u>within 42 months of award</u>	9/29/17	10/29/17	
Construction (maximum three years to complete)	10/30/17	3/14/19	
Staffing/Occupancy <u>within 90 days of completion</u>	3/15/19	6/13/19	

## SECTION 4: FACT SHEET

To capture key information from Section 5: Narrative, applicants must complete this Fact Sheet. Minimal information is requested. Narrative information or explanations are not to be included on this Fact Sheet nor as part of the tables in this section. Explanations of what is provided in these tables may be included in the Narrative section of the Proposal Form. Proposal narratives may include reference back to one or more of these specific tables (e.g., refer to Table 4 in Section 4 Fact Sheet).

**Table 1: Provide the following information**

1.	County general population	846,178
2.	Number of detention facilities	3
3.	BSCC-rated capacity of jail system (multiple facilities)	1,854
4.	ADP (Secure Detention) of system	1,680
5.	ADP (Alternatives to Detention) of system	111
6.	Percentage felony inmates of system	73%
7.	Percentage non-sentenced inmates of system	60%
8.	Arrests per month	2,541
9.	Bookings per month of system	2,288
10.	“Lack of Space” releases per month	427

**Table 2: Provide the name, BSCC-rated capacity (RC) and ADP of the adult detention facilities (type II, III, and IV) in your jurisdiction (county)**

	Facility Name	RC	ADP
1.	Ventura County Main Jail (Pre-Trial Detention Facility – PTDF)	823	794
2.	Ventura Co Work Furlough	235	67
3.	Todd Road Jail	796	760
4.			
5.			
6.			
7.			
8.			

**Table 3: List the current offender programming in place and the ADP in each program**

<b>Pre-Trial Program</b>		<b>ADP</b>
1.	GED Classes	68
2.	Life Skills	12
3.	Alcoholics Anonymous & Narcotics Anonymous	95
4.	Pre-Release Counseling (Inmates with Mental Health Disorders)	76
5.	Computer Basics	22
6.	Sheriff's Electronic Monitoring Program	20
<b>Sentences Offender Program</b>		<b>ADP</b>
1.	Vocational: Print Shop	6
2.	Re-Entry: Re-Entry Action Planning (RAP)	67
3.	Treatment: 1170 Substance Abuse (Sentenced Inmates)	5
4.	Changing Course journal	2
5.	Food Safety and Food Handler Certificate	20
6.	MRT (Sentenced Inmates)	17

**Table 4: List of the offender assessments used for determining programming**

<b>Assessment tools</b>		<b>Assessments per Month</b>
1.	Ohio Pretrial Risk Assessment Tool (ORAS)	41
2.	Offender Reintegration Scale (ORS)	20
3.		
4.		
5.		
6.		

## SECTION 5: NARRATIVE

**1. Statement of Need: What are the safety, efficiency, and offender programming and/or treatment needs addressed by this construction proposal? Please cite findings from the needs assessment (through 2019) submitted with this proposal.**

### **PROJECT NEED**

The Ventura County (County) Sheriff's Office jail facilities have continued to experience operational challenges as a result of an inmate population with increasing chronic medical/mental health needs. The current medical/mental health housing for these inmates was built at the Pre-Trial Detention Facility (PTDF) in 1981. The PTDF was designed with 12 medical/mental health beds to serve a total inmate capacity of 400 in single-bunk cells. Shortly after opening, the PTDF was double-bunked, increasing the capacity, which currently has 823 Board of State and Community Corrections (BSCC) rated beds. The original medical/mental health housing was inadequate to support the facility's larger population. In response, double-bunking of the existing medical/mental health area and conversion of some office and dayroom space increased total facility medical/mental health housing to 32 beds. Even with this increase, the Sheriff's Office was forced to utilize a housing area designed for general population inmates to house the overflow of inmate-patients with mental health issues. This housing area has inadequate resources with which to provide necessary services to this population.

The County jail system also includes the East Valley Jail and the Todd Road Jail (TRJ). The East Valley Jail (Type I) was built in 1989 and has a total of 31 BSCC rated

beds. The TRJ was built in 1995 and currently has 796 BSCC rated beds. Neither of these facilities has any medical/mental health housing capacity.

All three County facilities have a combined BSCC rated capacity of 1,650. In 2014, the average daily population was 1,680 inmates. On a system-wide basis, only 2 percent of available beds are presently designed for inmates in need of medical or mental health treatment. The number of beds allocated for inmate-patients requiring treatment services falls short of meeting even minimal jail system needs.

In addition to the Sheriff-run jail facilities, County Probation (Probation) operates a Work Furlough facility for sentenced inmates. The facility has a rated capacity of 235 beds. Work Furlough has an average daily population of 67 inmates; however, the facility is scheduled for closure in October 2015, and the majority of those inmates will be transitioned to the Sheriff's jail facilities.

Despite the recent passage of Proposition 47, jail system population levels in the County have not gone down and are, in fact, within 5 percent of historical highs. Accordingly, system crowding and its associated impact on limiting opportunities for dedicated housing strategies for special management populations remains an issue for the County.

Moreover, the population of inmates with chronic medical issues and severe and persistent mental illness housed in the County jail system continues to increase. A recent snapshot indicated there are currently 47 inmates-patients with serious medical conditions that require ongoing care. The number of inmates-patients with severe and persistent mental illness in custody has grown by 65 percent since the first quarter of calendar year 2011. Now, over 6 percent of the inmates in the County jail system have

been diagnosed and classified as having a severe and persistent mental illness. These 93 inmates have acute mental health conditions that require specialized housing and program services.

Additionally, during 2014, 18.9 percent of inmates in custody had a diagnosed mental illness, while the number of inmates prescribed psychotropic drugs for treatment of underlying mental health conditions and behavioral issues approached 25 percent of the population. Unfortunately, nearly one out of every five inmates diagnosed as requiring psychotropic medication does not comply with treatment requirements.

The jail system's 32 dedicated treatment beds do not provide adequate resources to manage and effectively treat these inmate-patients. This shortage of medical/mental health housing beds has resulted in the release of inmate-patients from medical beds back to general population housing prior to the completion of their medical treatment plans.

The population of inmates with severe and persistent mental illness that are housed in overflow housing often require separation from other inmates for their own protection. While the Sheriff's Office attempts to provide support and programming within the housing unit, the facility is not designed for treatment or for evidence-based programming, diminishing the effectiveness of the treatment provided.

Moreover, the housing unit is designed with an upper housing tier above the main floor. Over the course of the past several years, inmates have used the upper tier as a tool for suicide or self-harm.

In order to address this critical lack of medical/mental health beds in the jail system, the County proposes adding 64 non-rated medical/mental health beds through the

Senate Bill 863 (SB 863) RFP process. The proposed project will allow for more efficient use of the existing housing at the PTDF, as well as improve access to medical and behavioral health programs. In addition, the expansion of medical/mental health beds will allow for more effective use of overflow housing beds currently used for inmates with mental illness. The proposed project will also create an opportunity to develop dedicated veterans', senior, and positive-behavior housing units.

The proposed project will add 64 dedicated medical/mental health treatment beds to the County jail system. Although needs exceed this level, the proposed project is designed to meet program needs within an operational model that can be fiscally sustained by the County. Building more beds than the County can afford is not an option.

Utilizing data from the 2007 Ventura County Todd Road Jail Needs Assessment (2007 Needs Assessment), the 2011 Ventura County Todd Road Jail Feasibility Study for Medical and Mental Health Housing Unit (updated Needs Assessment), and a 2015 analysis of the County's jail population by CGL, the Sheriff's Office has identified a number of safety, efficiency, and inmate-patient programming/treatment needs for the County jail system that will be addressed by this proposal.

For example, the PTDF has safety cells that are located at the end of a hallway in an area that does not permit direct visual and audio observation. Officer's and nurse's stations are located at opposite ends of the housing unit, creating concerns for staff security, as visual supervision from the officer's work station to the nurse's work station does not provide a direct line of sight. Showers are located throughout the linear housing unit and not within individual housing units. This requires security escorts to

and from showers, creating inefficiencies in supervision and excessive movement of inmates within the facility. The linear housing design does not provide the level of visual supervision featured in modern, efficient medical/mental health housing. The lack of adequate programming space within the medical/mental health housing units requires treatment to take place in hallways.

In addition, the medical/mental health housing unit is located near an area with heavy traffic from within the main circulation area of the PTDF, creating undue stress on the mental health inmate-patient population. These security concerns and inefficiencies indicate a clear need for a new standalone medical/mental health facility at the TRJ.

The 2007 Needs Assessment examined the expansion of the TRJ and the needs of the medical/mental health inmate-patient population. The updated Needs Assessment determined that the construction of a new 64-bed medical/mental health facility, the TRJ Health and Programming Unit, would best meet the County jail system's need for increased treatment and programming space to manage the medical/mental health inmate-patient population.

The County is seeking, through SB 863, funding for a total project cost of \$61,263,964 to build the TRJ Health and Programming Unit. ***The County has not received any AB 900 or SB 1022 construction funding in previous grant cycles. There are no other projects being planned or under construction.***

The County has spent much time and resources in preparation for an award of SB 863 funding and is ready to proceed with this project as outlined in this proposal. The County seeks funding preference for California Environmental Quality Act (CEQA) compliance, has provided the Board of Supervisors' resolution of approval, and has

submitted a budget that satisfies the County's financial contribution requirements. In addition, the County owns the land where the construction is proposed, has completed the conceptual facility design, and has submitted an updated Needs Assessment.

In evaluating current safety, efficiency, and offender programming and/or treatment needs, the Sheriff's Office has established the following goals for the County jail system:

***Safety***

- A safe, secure learning environment to allow the best opportunity for inmates to succeed, both while in custody and upon re-entry into the community
- Physical plant design features that create a safer environment for inmates focused on self-harm

***Efficiency***

- Efficiencies in the delivery of medical/mental health care, including additional space for easier access, observation, and evaluation by health care professionals

***Offender Programming/Treatment Needs***

- Expanded program space to allow for and assess, address, and transition appropriate medical/mental health inmate-patients into community settings that set them on a path to successful integration with our social services partners
- Expanded program space for new and additional evidence-based programs and practices and cognitive behavioral therapy for inmate-patients with various medical/mental health needs
- Sufficient modern beds for the medical/mental health inmate-patient population

- Appropriate housing to meet the current housing and classification requirements of the inmate population

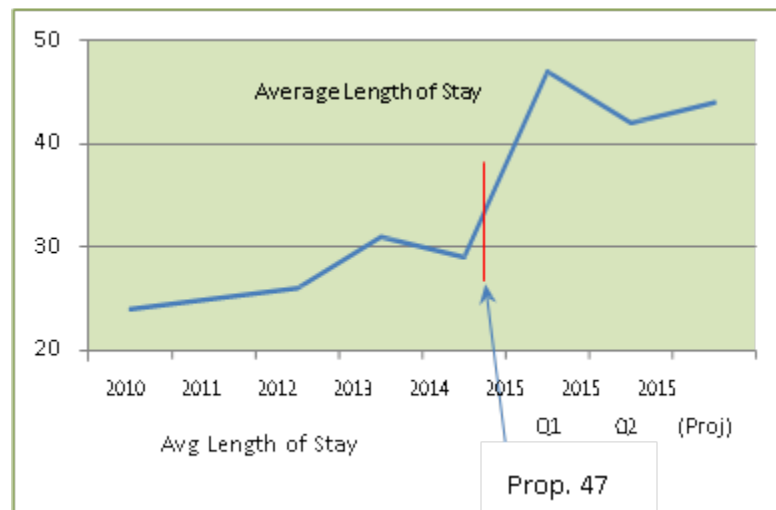
***Updated Needs Assessment Findings:*** The 2011 Medical Services Feasibility Study documents current conditions in the County's jail system specific to the medical/mental health needs of the County's inmate-patient population. Overall, the updated Needs Assessment used the following data sources to analyze jail system medical and mental health program issues:

- Jail statistics
- Medical and mental health caseloads
- Contracted medical provider staffing projections
- National trend data

The updated Needs Assessment includes a projection of future jail system population growth, which was then used as the basis for the development of three medical/mental health unit expansion concepts at the TRJ.

The 2015 County jail inmate population analysis performed by CGL shows that while the crime rate, adult arrests, and bookings have shown signs of stabilizing over the last five years, the jail population had been steadily increasing until Proposition 47 passed. Once passed, Proposition 47 produced an immediate decline in the inmate population within Ventura County. Since then, the jail population has steadily increased, and currently remains within 5 percent of historical highs. Although there is less than one year of data since Proposition 47, it appears that the initial effects of Proposition 47 on the overall jail population numbers are diminishing over time.

The fact that the jail bookings have been relatively stable while there has been steady growth in the jail population indicates that the length of stay (LOS) has been growing within the County jail system. The majority of inmates are being charged or convicted with a felony level crime. While felons continue to be a substantial percentage of our inmate population, Proposition 47 is increasing the number of sentenced misdemeanants in custody. In addition, Probation appears to be flash incarcerating (a tool for managing realignment inmates by returning them to custody for short periods of time for probation violations) at a higher rate this year over last. “Flashed” inmates are also staying in custody longer. All of these factors are having a direct correlation to the LOS, causing it to steadily increase.



Approximately 2 percent of the inmate population is assigned to a specialized medical/mental health care bed, while the current need for the population that has been diagnosed with acute medical/mental health needs is around 5 percent. This current gap in need will only continue to widen, as those diagnosed with specialized medical/mental health needs has been on the increase for the last five years. Ventura

County has developed a schematic plan for a new medical/mental health housing unit to help provide the appropriate care, housing, and treatment for these inmate-patients, and through funding provided by SB 863 to build this new medical/mental health unit, the County can start the process of intensive treatment and care that is so desperately needed for the inmate-patients.

In developing the 10-year (2015-2025) forecast for specialized medical/mental health housing, the differential effects of the demographics, crime, juvenile and adult arrests, and booking data were applied to produce the projections. Among these factors, the most influential are the combination of adult arrests and bookings combined with the specialized medical/mental health care population growth at local County level, as well as growth trends on the national level, to produce the projected bed needs for the medical/mental health care population.

The overall County jail population growth over the next 10 years, absent significant changes in criminal justice policies, shows no real, substantial need for bed gains in the general population. There will, however, be long-term demographic pressures that will serve to increase the jail population as the at-risk medical/mental health population increases throughout jails in California counties and nationwide. Ventura County is not exempt from the growth anticipated in the specialized medical/mental health housing population and can continue to expect to see increases in bed needs centered around medical/mental health housing and treatment.

An analysis of the acute and sub-acute medical and mental health populations shows the total special needs population for the jail similarly stabilizing at around 135 inmates. Due to the specialized housing requirements of this population, a 15 percent

peaking and classification factor was applied to estimate the capacity required to ensure this population is properly housed, managed, and treated. The County is projecting a need for 155 beds in total by the year 2019 to house this specialized medical/mental health population.

### **Projected Ventura County Jail Population**

**2015-2019**

Year	Jail Population	Medical Population	Mental Health Population	Special Needs Population	Special Needs Population Capacity
2015	1,673	33	100	133	153
2016	1,676	34	101	135	155
2017	1,671	33	100	133	153
2018	1,674	33	100	133	153
2019	1,675	34	101	135	155

With an understanding of future demands for special needs capacity, the updated Needs Assessment then moved to a comprehensive examination of existing facilities that assessed operations and the medical/mental health needs system wide. The updated Needs Assessment determined that the TRJ was the most fiscally and operationally appropriate location for construction and program development for a solution to the County's need for medical/mental health treatment housing. The updated Needs Assessment also developed how the proposed TRJ Health and Programming Unit can be integrated into overall facility operations efficiently and effectively, and how

the new construction can be implemented without disrupting ongoing operations. Finally, the updated Needs Assessment also identified (1) the custody and medical staffing requirements for the new TRJ Health and Programming Unit, (2) master planning options as to how the new medical/mental health services will fit into the approved master plan for the TRJ campus, (3) preliminary site investigations of the TRJ campus with regard to existing infrastructure and security systems that could be impacted by the addition of the new TRJ Health and Programming Unit, and (4) conceptual cost estimates.

The updated Needs Assessment supports the need for the expansion of the TRJ to increase capacity for medical/mental health services within the County jail system.

The proposed program specifically addresses the additional responsibilities placed on counties to house inmates for longer sentences. Currently, inmate-patients housed in the PTDF's medical/mental health housing do not have access to the higher level of programming that is available at TRJ, due to the PTDF facility's limitations. The TRJ was designed as a sentenced facility with the goal of providing inmate education and vocational opportunities, but lacks an appropriate housing unit for those with mental illness and the medical population. The expansion of medical/mental health capacity at the TRJ affords a more holistic approach to programming opportunities for those inmate-patients with medical/mental health needs by meeting the following goals:

- Provide a physical lay-out coupled with well-trained, professional, and competent staff that can handle specific needs of all medical/mental health inmate-patients.
- Allow adequate space for inmate-patients and staff to implement a medical/mental health re-entry program to be expanded.

- Provide a continuum of care not only while incarcerated, but through the time of release and beyond.

The Sheriff's Office has also identified the lack of housing as impacting the successful transition from jail to the community for the medical/mental health population. To assist in this transition, the Sheriff's Office is currently partnering with County Behavioral Health (Behavioral Health) to coordinate housing placement and continued treatment upon successful re-entry. Expanding the jail system's medical/mental health treatment and programming capacity will allow greater participation for this at-risk population, as well as allow the County to treat and serve more inmate-patients.

The Sheriff's Office has proven success in developing programs that reduce recidivism. Using a collaborative team approach, Sheriff's Office Inmate Services (Inmate Services) and staff from Behavioral Health partnered to develop an effective re-entry pilot program in 2010. The pilot group involved 57 inmates with substance abuse or mental health histories. The intensive programming, transitional planning, and community-based resources produced a significant drop in the rate of recidivism, from 89 percent to 55 percent.

The Sheriff's Office staff will continue to partner with members of Behavioral Health, County Human Services Agency, and the courts to identify community-based options for offenders with special mental health or medical needs who are close to re-entry into the community. The Sheriff's Office has found the most effective means of assuring the continued participation in the re-entry planning process is to combine in-custody incentives and strong support from the re-entry team, which also includes the public defender's sentencing specialist staff.

The new TRJ Health and Programming Unit will allow more program participation amongst medical/mental health inmate-patients, as the County currently does not have adequate programming/treatment space for this population.

**2. Scope of Work: Describe the areas, if any, of the current facility to be replaced or renovated, and the nature of the renovation, including the number of cells, offices, classrooms or other programming/treatment spaces to be replaced or added and the basic design of the new or renovated units.**

The proposed project addresses the lack of beds and programming space for the medical/mental health inmate-patient population through the construction of a 64-bed standalone facility specifically designated to serve and treat the medical/mental health inmate-patient population. The expansion of programming space will allow the County to provide more evidence-based programs and cognitive behavioral therapy to the medical/mental health population. While the number of those with mental illness and medical issues remains high, challenges in complexity due to longer-term commitments have increased under the Public Safety Realignment Act – Assembly Bill 109 (AB 109), which was signed into law in 2011. The housing of long-term offenders in the County jail system has created a substantially increased demand for preventative medical/mental health treatment and long-term care in a system originally intended to manage a short-term population that primarily required emergent health care needs.

The Sheriff's Office has determined the most cost-effective option to address the deficiency of medical/mental health beds and increase program capacity is to move inmate-patients with medical/mental health challenges from the inadequate facilities at the PTDF and relocate them to TRJ, where the proposed new facility would be built

adjacent to the existing facility. The new TRJ Health and Programming Unit will be a standalone building attached to the existing TRJ facility by expanding the northern pedestrian sallyport. The newly constructed building will have more than a 15-foot buffer from all other buildings and have a clear title for finance leasing.

This new facility will be able to take advantage of the existing solar energy field already located at the site, thus reducing the electricity required. In addition, the County's intention is to utilize LEED silver facility requirements to reduce the usage of energy even further.

The design concept is for the facility to be laid out as a health care facility with a custody overlay: custody staff will be present to ensure safety of staff and inmate-patients, while health care staff provide needed treatment and services.

The issues to be remedied by the project include addressing the current lack of appropriate medical/mental health housing and program space, inefficiencies in the delivery of medical/mental health care, and the double-tier housing design that creates an unsafe environment for mentally ill inmate-patients focused on self-harm.

The new TRJ Health and Programming Unit will consist of three distinct functional elements:

1. Housing: The proposed construction option of 64 non-rated medical/mental health beds dedicated to this population will allow more program participation among medical/mental health inmate-patients, as the County currently does not have adequate programming/treatment space for this population.
2. Program: The program component will provide ample program space for education and individualized health treatment plans with the goal of reducing recidivism and

ensuring that individualized needs are met both in custody and upon release into the community.

3. Clinic: The clinic component will support the corresponding inmate-patient population with basic outpatient medical services.

The housing component is a single-level, secure housing unit designed to be operated with the same “interactive management” approach deployed in the general population units at TRJ. Special attention will be paid to the medical/mental health rooms with respect to type, size, and configuration, as they are the basic building blocks of the housing component. The medical/mental health rooms will be arranged to provide clear visibility and close access from a central nursing and custody station. The nursing and custody station will have a physical and sound barrier to assure a secured and private environment.

The configuration of the new housing unit as a whole will address the medical, safety, classification, and programming needs of the inmate-patients housed there. The housing design of double-occupancy rooms will afford the flexibility of housing medical/mental health inmate-patients in single or double-occupancy rooms, depending on capacity and treatment needs. The double-occupancy design is a more efficient use of square footage than a comparable all-single-occupancy design, and also requires fewer interior walls and plumbing fixtures than an all-single-occupancy unit.

Program space will be an integral piece of the project design. The new design concept includes three multipurpose rooms designed for group socialization, group discussions, and life skills development. Individualized program space will be incorporated into the clinic design. The clinic programming area will provide

individualized medical/mental health assessment, treatment planning, and community re-entry facilitation. Currently, the program space for medical/mental health is almost non-existent. When programming does occur, inmate-patients need to be handcuffed to individual tables within the dayroom to allow for safe programming. Handcuffing these individuals to tables in the dayroom is not conducive to the successful treatment of the medical/mental health inmate-patients.

Additionally, the new TRJ Health and Programming Unit will have four safety cells and two medical isolation rooms. The medical isolation rooms will be designed for a reversible, negatively or positively, pressurized room paired with an ante room.

A pantry will be provided for food cart staging and storage of special meals. All room types will be designed to have two-sided bed access and will provide full accessibility. All rooms will have glazing across the front/doors to allow visual supervision and to “borrow light” from the dayroom, maximizing daylight into the interior space.

The clinic component is designed on two levels. The first level contains all the clinical spaces for treating medical/mental health inmate-patients, as well as clinical support spaces. All exam rooms and procedure rooms will have half-lite doors. The second floor will contain the dental clinic and visitation area. All medical/mental health inmate-patients will access the second floor areas by stairs or elevator within the unit. The second floor interior corridor will be accessible by staff; the exterior corridor will facilitate visiting from the public. The second floor will also contain necessary administrative functions of the clinic, as well as staff support spaces such as break rooms, medical records, and work/copy area.

The clinic will perform basic outpatient medical services, such as emergency/triage care, advanced first aid, and general radiographic diagnostics. Highly acute cases requiring invasive procedures, medical sedation, or inpatient care will be sent to the County hospital under existing agreements and protocols.

Treatment and procedure rooms will be equipped with electronic medical records, and may also serve as mental health and program counseling rooms. Telemedicine and telepsychiatry may be utilized, as well as video visitation.

The new TRJ Health and Programming Unit is a specialized housing unit with security and medical staffing 24 hours a day, seven days a week. Medical staff assigned to the new TRJ Health and Programming Unit will provide care, medication, delivery, and treatment. Inmate-patients who are housed in general housing locations will be escorted by sheriff's deputies to the new TRJ Health and Programming Unit should they require a higher level of medical care. Food services will be delivered by food cart from the existing kitchen location. A separate sallyport will provide direct access for ambulances.

All inmate-patient treatment rooms, including exam rooms, procedure rooms, and dental rooms will have a duress alarm. The duress alarm will activate an open microphone heard at the nearest officer's station, with an alarm indication at the local officer's station and central control.

It is important to understand that the end goal for the Sheriff's Office is to reduce recidivism by providing the best possible evidence-based programs and treatment that will allow inmate-patients to flourish once they re-enter the community. This success will be made possible through the construction of the planned program space in the new

TRJ Health and Programming Unit, which will facilitate the use of evidence-based programs.

The updated Needs Assessment was the driving force of the planning process for this project. The PTDF facility was never intended to house medical or mental health inmate-patients for the length of time they are holding offenders today. The current design does not allow a reasonable way to provide the type of space or programs this population so desperately needs. The Needs Assessment identified the TRJ as the facility that would best suit the needs to serve the medical/mentally ill inmate-patient population and improve outcomes to reduce recidivism.

The PTDF was originally built in 1981 and currently houses medical/mental health inmate-patients, but the current design is no longer adequate to provide treatment for this type of population. The medical/mental health average daily population is increasing and has resulted in a strain in the health care system. The goal of the Sheriff's Office is to provide a state-of-the-art facility that provides an individualized level of care for each inmate-patient in a learning environment.

With this proposal, the Sheriff's Office plans on housing 64 medical/mental health inmate-patients at the new TRJ Health and Programming Unit. The existing overflow housing used for medical/mental health inmates at PTDF will be re-purposed for housing unique populations (veterans, senior, and inmates with good behavior). The design of the new TRJ Health and Programming Unit will provide the space required to deliver more evidence-based programming/treatment that will have a significant impact on providing critical services to this challenging medical/mental health inmate-patient population.

The anticipated outcome of the new construction is a living and learning environment that will provide this population the best opportunity for re-entry into the community by providing evidence-based programs individualized for each inmate-patient. Currently, mental health care professionals meet with inmates at the PTDF to teach basic care and life skills development and socialization through the Transitions Program. This training is carried out in the dayroom, which impacts the ability of other inmate-patients to use the dayroom as it was intended. The new facility will include program areas separate from the dayroom, allowing other inmate-patients access to showers, phones, and other services and privileges available in the dayroom.

The project includes general dayroom space and a number of interview rooms and classrooms. This space will allow for greater flexibility and efficient program delivery for a larger group of inmate-patients. Additionally, the design of the space allows for increased observation of inmate-patients by medical staff. Early detection of medical complications or mental decompensation is the key in providing humane care and for ensuring a safe custody environment.

Once the construction project is completed, the ability to deploy both educational opportunities and treatment programs will be a reality. The current design of the PTDF does not afford these opportunities. Currently, the County and Community Corrections Partnership (CCP) have developed an expanded group of community-based organizations who work with Behavioral Health, Probation, and Inmate Services to build program capacity and access to services for all inmates, including a case manager providing the information and services upon release. A cornerstone of this effort is the ability to reach, assess, and treat inmate-patients with medical/mental health needs who

are heavy users of services both in and out of custody. The availability of the Affordable Care Act will increase options, as funding now exists for more substance abuse and mental health treatment programs in the community.

The new TRJ Health and Programming Unit will provide an individualized level of care that will facilitate re-entry into the community. A re-entry planning specialist that is currently assigned in the jail facilities, employed by Behavioral Health, will work to connect inmate-patients with various community-based resources upon release. These resources include alcohol and drug treatment, mental health care, housing assistance, and life skills support.

The design of the new single-story housing facility eliminates the use of an upper level as a tool for suicide or self-harm as the existing facility is currently designed. The use of a holistic treatment/programming model adds value and effectiveness to the security and safety goals while also providing access to a variety of programs/treatment for successful re-entry into the community.

**3. Programming and Services. Describe the programming and/or treatment services currently provided in your facility. Provide the requested data on pretrial inmates and risk-based pretrial release services. Describe the facilities or services to be added as a result of the proposed construction; the objectives of the facilities and services; and the staffing and changes in staffing required to provide the services.**

Probation and Sheriff's Office staff, both sworn and professional, work side-by-side to conduct interviews and perform assessments on each individual who enters the jail system to ensure successful re-entry into the community through the evidence-based

programs and treatment the County offers the incarcerated. The jail system has strong partnerships with organizations that deliver educational opportunities to adult inmates, including GED, computer basics, English as a Second Language, job readiness, and word processing. Probation has embedded a probation officer into the Sheriff's Office re-entry team. The probation officer liaisons with Inmate Services and the courts, providing risk assessment using the Ohio Risk Assessment System (ORAS) instrument, an evidence-based instrument that assesses risk to re-offend based on scores in the criminogenic domain factors such as substance abuse, education, vocation/employment skills, attitude and beliefs, and family and social supports. The risk to recidivate can be reduced when these risk factors are addressed through education and vocational training, substance abuse treatment, and cognitive-behavioral treatment.

Inmate Services has integrated the offender reintegration scale (ORS), a self-report assessment designed to measure the concerns and potential barriers faced by offenders and ex-offenders with regards to re-entry. The ORS helps individuals to identify gaps in the areas of basic needs, life skills, and family concerns that, when addressed, facilitate successful re-entry into the community. An inmate's readiness and commitment to change can be assessed by their level of participation in the re-entry planning process. While the process is a self-reporting document, Inmate Services staff members meet with the inmate to assist in the interpretation and recommend educational and vocational opportunities available while incarcerated.

### **Inmate Programs**

Inmate Services facilitates a wide variety of academic and vocational opportunities to the inmate population housed in our detention facilities. However, the majority of

these programs are not available to the medical/mental health inmate-patient population due to facility limitations at PTDF. These programs also include evidence-based treatment for substance abuse, treatment basics, GED preparation (classroom and independent study), basic computer skills, English as a Second Language, Malachi Men class and Women of the Word (both are faith-based leadership programs), ServeSafe food handler certificate, Alcoholics Anonymous/Narcotics Anonymous (AA/NA) meetings, and re-entry planning. Inmate Services also manages our print shop, providing inmates with an opportunity to develop skills in both offset and digital printing applications. In 2014, the jail system expanded the use of evidence-based programs to include moral reconnection therapy (MRT) and cognitive behavior therapy. Other programs of particular interest include:

- **Transitions Program:** A life skills educational program for inmates with mental health issues and developmental disabilities.
- **S.T.E.P.S. Program:** The Striving 4 Transformation through Education & Personal Success (S.T.E.P.S.) Program is based upon promoting and developing positive change using a group setting.
- **R.A.P. Program:** The Re-Entry Action Planning (R.A.P.) Program is a 12-week-long program. The curriculum has an emphasis on developing and changing cognitive skills, addressing job readiness, and re-entry planning. To date, our initial results show that 23 percent of released participants have not returned to custody.
- **Bridges to Work:** The Bridges to Work Program, funded by a County Human Services Agency grant, places a case worker in the jail to assist in the vocational

training of inmates, as well as in coordinating and collaborating with potential employers in the community who can provide employment to inmates upon their release from custody. A component of this program works with other community-based organizations to provide housing and continued substance abuse treatment.

- **1170(h) Substance Abuse:** A certified, clinical-based substance abuse treatment program available to inmates sentenced under the 1170(h) PC Realignment Initiative. Inmates attend small group sessions with a licensed counselor as they work through the courses. The courses are also offered through community-based organizations to afford inmates the opportunity to continue or complete the program after release.
- **1170(h) Moral Recondition Therapy (MRT):** MRT is a cognitive-behavioral approach therapy aimed at decreasing recidivism by increasing moral reasoning. The program is available to inmates sentenced under the 1170(h) PC Realignment Initiative. The courses are also offered through community-based organizations to afford inmates the opportunity to continue or complete the program after release.
- **Transitional-Aged Youth (TAY):** In 2012, the Sheriff's Office partnered with Pacific Clinics to provide peer counseling for offenders known as "transitional-aged youth" who are an age range of 18-25 and who have mental illnesses.

#### **Alternative Programs to Incarceration**

- **Work Release Program:** Under the direction of the court, inmates can be released before their sentences have been completed in order to re-establish ties

with their families. Inmates can return to their former employment and serve the community on their non-scheduled workdays. The program helps to reduce recidivism because it allows inmates to remain connected to family and employment, both stabilizing factors that to some degree keep people from re-offending.

- **Electronic Monitoring Program for Sentenced and Un-Sentenced Inmates:**

The Electronic Monitoring Program allows inmates to complete their court-ordered jail commitment at home while being monitored electronically. The Sheriff's Office Electronic Monitoring Program began in November 2011. The program targets sentenced inmates; however, it has also been used for pre-trial inmates who have medical conditions that are not compatible for jail placement.

- **Early Releases:** Court-authorized program for early release granted once the maximum jail capacity has met the overcrowding threshold.
- **County Parole:** A method for local inmates to apply for County parole after serving a portion of their sentences.

Ventura County courts have taken the lead in developing specialty courts to address a defined population of defendants whose behaviors are better served outside of the mainstream court process. The specialty courts include ***mental health court, veterans' court, community (homeless) court, and re-entry court***. Each of these courts holds defendants accountable for their conduct while providing treatment, supervision, and community-based housing options. By offering alternatives throughout the justice system, the County is able to reduce recidivism and assist former offenders to a more

productive future outside of the jail. As the population continues to increase, the availability of programs is constantly evaluated and expanded whenever possible.

### **Pre-Trial Services**

From January 1, 2013 through December 31, 2013, County jails housed the following percentages of pre-trial and sentenced inmates:

Percentage of Pre-Trial and Sentenced Inmates for 2013												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Sentenced	36	36	37	38	39	38	40	41	43	42	42	42
Pre-Trial	64	64	63	62	61	62	60	59	57	58	58	58

All arrestees that are booked into the County jail are screened for possible release. All misdemeanor pre-trial detainees are screened for eligibility for release on their own recognizance prior to arraignment. Eligibility factors include the nature and seriousness of the crime, defendants' history of court attendance, and any probation or parole wants or warrants. Those not eligible for an "own-recognizance release" may still be eligible to post bail. All felony arrestees are also screened for similar eligibilities prior to the court deciding on own-recognizance releases.

Our Probation partners manage another pre-trial jail alternative in partnership with the courts, district attorney's office, and the public defender's office. During 2014, this pre-trial release program screened 491 pre-trial inmates, resulting in 221 being released from custody on electronic monitoring.

### **Facilities to Be Added**

The proposed project is a 64-bed standalone facility specifically meant to treat the medical/mental health inmate-patient population. New programming space will allow access for those with medical/mental health issues to the already-present programming

culture at TRJ. The Sheriff's Office has placed an emphasis on providing evidence-based programs that are currently in place in its existing facilities. These programs would naturally flow into the new TRJ Health and Programming Unit and will not only create the necessary safe and humane housing, but will provide access to programs and treatment not currently available for this vulnerable population.

The new TRJ Health and Programming Unit is designed without an upper housing level to provide a safe environment for the mentally ill population. All rooms and areas to which inmate-patients will have access are on one level, thereby eliminating all opportunities for this type of self-harm. The design also includes dedicated rooms for education and treatment programming to take place. The Sheriff's Office currently contracts with a private medical provider for medical/mental health service delivery for the inmate-patient population. Behavioral Health provides an on-site liaison to the jail for program delivery, provides the mental health court with inmate mental-health status, and coordinates the transition of inmates from custody into the community as a partner in the re-entry team. This service will be greatly enhanced to serve the medical/mental health population through the construction of the new 64-bed facility.

The Sheriff's Office is committed to offering programs that will increase the success of those we incarcerate with their re-entry into the community. The medical/mental health inmate-patient population will begin to benefit from the time they enter the facility to the time re-entry into the community takes place. The Sheriff's Office goal is to provide the right tools to each individual, which will in turn reduce recidivism and help manage the inmate population.

The new TRJ Health and Programming Unit will be the primary unit available in the County jail system for the care of inmate-patients with long-term medical/mental health needs. The proposed construction will provide the adequate space required for implementing evidence-based programs that will increase inmate-patient participation while in-custody and positively affect re-entry.

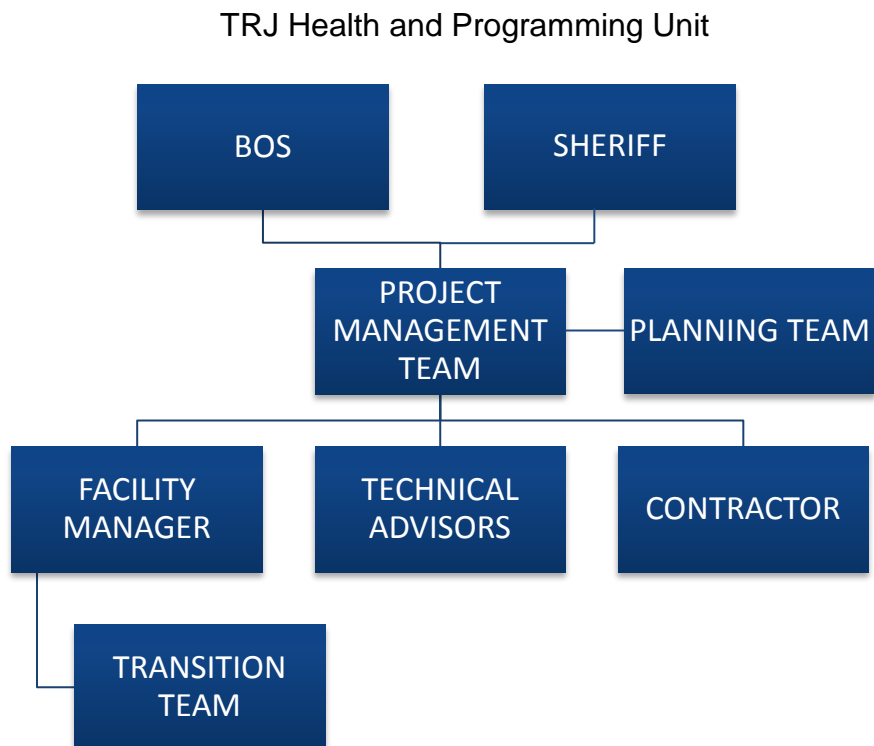
### **Staffing**

The following increases to existing jail, medical, and mental health services staffing will be required to provide proper services and security at the new TRJ Health and Programming Unit: four charge RNs, two medical assistants, four LVNs, and two deputy sheriffs. This is in addition to re-purposing two deputy sheriffs currently staffing the existing medical/mental health housing unit at the PTDF and assigning additional oversight duties to an existing sergeant and senior deputy. The additional staffing demonstrates the County's commitment to providing medical/mental health care, since there are 10 health care staff and 4 deputies. The Sheriff's Office has spent a considerable amount of resources to analyze the appropriate staffing levels, and the County is committed to funding the future costs of needed staffing. All security staff assigned to work with mentally ill inmates currently receives 40 hours of crisis intervention training, which will continue for those who staff the new facility. The 30-year cost for operating the new medical/mental health facility was approved through the County Board of Supervisors Resolution as required in Section 5, Question 6 of the SB 863 RFP response.

**4. Administrative Work Plan: Describe the steps required to accomplish this project. Include a project schedule, and list the division/offices including personnel that will be responsible for each phase of the project, and how it will be coordinated among responsible officials both internally and externally.**

The project has gone through a substantial planning and pre-design phase, and schematic design is anticipated to begin immediately after the funding award is made. The project schedule for the County starts at the conditional award date of November 12, 2015 and runs until occupancy takes place in June of 2019. The project design is anticipated to be completed in 16 months, and bidding is expected to occur in summer of 2017. Construction duration is expected to be approximately 15 months, with project occupancy expected in June of 2019.

The following is the County organization chart to complete this project.



**Board of Supervisors:** The Board of Supervisors is made up of elected officials representing the interests of the citizens. The Board of Supervisors grants final approval for many steps of the planning process and ensures that services are provided in the most cost-effective way.

**Sheriff:** The Sheriff is an elected official representing the interests of the citizens and the Sheriff's Office. The Sheriff provides project oversight during all phases of the project and ensures the design meets the requirements of the Sheriff's Office.

**Project Management Team:** The project management team is the hub of all planning, design, and construction. They must monitor the project throughout all phases and produce the official project of record.

**Planning Team:** The planning team meets regularly and performs all the necessary tasks associated with the planning process. The planning team is involved in, but is not limited to, conceptual design, application for state funding, analyzing data and determining future needs, reviewing final plans and specifications, reviewing bids, and developing the activation plan.

Upon funding for the project, the following will be added to the organization chart:

**Facility Manager:** Facility managers include Sheriff's personnel who will take an active role in decision making during the entire facility development and construction process. They oversee the transition team and ensure policy development and coordinate the move to the new facility.

**Technical Advisors:** This group is tasked with developing the facility and providing the required documents and specifications needed to build the new facility. This group is made up of, but not limited to, architects, specialty design, and energy consultants.

**Contractor:** The contractor is in charge of construction of the building using the specifications and drawings prepared by the design team. The contractor must work closely with the project manager and onsite team members to ensure the project is completed as planned.

<b>Division</b>	<b>Personnel</b>	<b>Office</b>
Sheriff	Geoff Dean	Sheriff's Office
Project Management Team	Herb Schwind	Director of Engineering
Project Management Team	Christopher Cooper	Deputy Director Engineer
Project Management Team	Project Manager	TBA
Planning Team	Guy Stewart	Assistant Sheriff
Planning Team	Ron Nelson	Jail Commander
Planning Team	Donald Aguilar	Captain
Planning Team	Richard Barber	Sheriff's Office
Planning Team	Frank Chow	CEO
Planning Team	Nicoleta Weeks	Medical/Mental Health
Facility Manager	Guy Stewart	Assistant Sheriff
Facility Manager	Ron Nelson	Jail Commander

<b>Division</b>	<b>Personnel</b>	<b>Office</b>
Facility Manager	Donald Aguilar	Captain
Facility Manager	Richard Barber	Sheriff's Office
Facility Manager	Nicoleta Weeks	Medical/Mental Health
Facility Manager	Commissioning (TBA)	TBA
Facility Manager	GSA (TBA)	GSA

**5. Budget Narrative. Describe the amounts and types of funding proposed and why each element is required to carry out the proposed project. Describe how the county will meet its funding contribution (match) requirements for all project costs in excess of the amount of state financing requested and how operational costs (including programming costs) for the facility will be sustained.**

During the pre-design phase of the project, the County reviewed multiple design options in which project cost was a major factor in the decision-making process. Several cost estimates were completed of each option to ensure that cost-effectiveness was a design and decision-making factor. Additionally, site selection took a high priority, as it has a major impact on cost-effectiveness of the project. A major factor in selecting the current site was reduced costs due to the proximity of the existing TRJ and the ability to make a physical connection not only to the building, but also to the utilities needed to support the new facility.

The seismically separated physical connection allowed the ability to keep operational costs to a minimum, as the services needed to operate the new facility can all be provided from TRJ. Services such as food, laundry, and inmate janitorial services can all be provided by inmates housed at TRJ. Being co-located to TRJ allows the Sheriff's Office to maintain a number of jail management and operational spaces within the existing TRJ administration office suite and not duplicate them within the new building design, greatly reducing the overall needed square footage. Additionally, this drastically reduced the staffing demand of the new facility.

### **Describe Funding**

Ventura County is a large county and is eligible to apply for \$80 million dollars of funding through the SB 863 RFP. The cost to build a jail facility is very minimal when compared to the yearly costs to operate a jail facility. Upon review of the updated Needs Assessment and careful fiscal evaluation of what size a jail facility the County could maintain and operate on a yearly basis, the County decided on the proposed TRJ Health and Programming Unit. The 64-bed project does not fully meet the needs identified in the updated Needs Assessment and 2015 CGL analysis of the need for medical/mental health housing, but will allow the County to make major headway in treatment and programming of its medical/mental health inmate-patient population. The cost to build the facility is estimated to be \$61,263,964. **The County is seeking \$55,137,567 in state funding through SB 863.** The County Board of Supervisors has authorized and set aside \$6.1 million as a 10 percent match under an Assigned Fund Balance Account in the FY 2015/2016 Budget to be used to satisfy the County's contribution. The identified matching funds are compatible with the state's lease-

revenue bond financing. Additionally, the County plans on using the identified land for the project as a portion of the County's match. The property was appraised in August 2015 with a value of \$1,100,000.

The County Board of Supervisors provided a resolution, committing to funding and staffing the new facility. It is estimated that over the next 30 years, the cost to staff and operate the new TRJ Health and Programming Unit, assuming a 3 percent annual increase, will be \$134,065,000. The County has committed to providing the necessary funding.

#### **6. Readiness to Proceed.**

The County Board of Supervisors provided a resolution matching all the requirements of SB 863, which authorized an adequate amount of available matching funds to satisfy the County's contribution, and a commitment to staff and operate the new facility once construction is completed. Furthermore, the resolution approved the project documents deemed necessary, as identified by the State Public Works Board to the BSCC to effectuate the financing authorized by the legislation, and authorized the appropriate signatory to execute those documents at the appropriate times.

Ventura County has provided within this proposal a Notice of Determination as evidence that CEQA compliance is complete, along with a letter from County Counsel certifying the associated statute of limitations has expired and no challenging legal action was filed, allowing the project to proceed as proposed.

## **SECTION 6: BOARD OF SUPERVISORS' RESOLUTION**

Resolution No. 15-086

**RESOLUTION OF THE VENTURA COUNTY BOARD OF SUPERVISORS  
AUTHORIZING THE SHERIFF'S OFFICE TO APPLY FOR JAIL CONSTRUCTION  
FUNDING UNDER CALIFORNIA SENATE BILL 863**

**WHEREAS**, the Board of Supervisors of the County of Ventura desires to participate in the Correctional Facilities: Construction Financing Program ("The Program") administered by the Board of State and Community Corrections (hereafter referred to as "the BSCC") and established by Senate Bill 863 (Part 10b of Division 3 of Title 2 of the Government Code); and

**WHEREAS**, according to the application criteria issued by the BSCC, when applying for financing through The Program, the County of Ventura (and all other counties applying for financing) must include with its proposal a resolution by its Board of Supervisors that includes the following information:

- A. Names, titles, and positions of the County construction administrator, project financial officer, and project contact person.
- B. Language approving the forms of the project documents deemed necessary, as identified by the State Public Works Board (SPBW) to the BSCC, to effectuate the financing authorized by the legislation.
- C. Authorization of an appropriate County official to sign the applicant's Agreement and submit the proposal for funding.
- D. Assurance that the County will adhere to State requirements and the terms of the agreements between the County, the BSCC, and the SPWB in the expenditure of State financing and County match funds.
- E. Authorization of an adequate amount of available matching funds to satisfy the County's contribution, which shall be compatible with the States' lease-revenue bond financing.
- F. Assurance that the County will fully and safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations, Chapter 1, Subchapter 6, section 1756 (j)(5) within 90 days after project completion.
- G. At the time of proposal or not later than 90 days following the BSCC's notice of Intent to Award, assurance that the County (1) has project site control through either fee simple ownership of the site or comparable long-term possession of the site and right of access to the project sufficient to assure undisturbed use and

possession of the site; and (2) will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of the facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the BSCC, for so long as the SPWB lease-revenue bonds secured by the financed project remain outstanding.

H. Attestation to the current fair market land value as of September 2013 for the proposed new or expanded facility.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF VENTURA DOES HEREBY RESOLVE AS FOLLOWS:**

1. Ventura County Public Works Director Jeff Pratt will be the County construction administrator, Chief Financial Officer Paul Derse will be the project financial officer, and Commander Ron Nelson will be the project contact person.
2. The Board of Supervisors approves the forms of the project documents deemed necessary, as identified by the SPBW to the BSCC, to effectuate the financing authorized by the legislation.
3. Ventura County Sheriff Geoff Dean is authorized on behalf of the Board of Supervisors to sign the Agreement and submit a proposal for funding to the BSCC for participation in the Program and that such proposal will comply with all requirements under SB 863 and under BSCC Program guidelines.
4. The Board of Supervisors assures that the County of Ventura will adhere to state requirements and the terms of the agreements between the County, the BSCC, and the SPWB in the expenditure of State financing and County match funds.
5. The Board of Supervisors has authorized and set aside \$6.1 million under an Assigned Fund Balance Account in the FY 2015/2016 Budget to be used to satisfy the County's contribution. The identified matching funds are compatible with the States' lease-revenue bond financing, in that the payment of these funds (i) is within the power, legal right, and authority of the County; (ii) is legal and will not conflict with or constitute on the part of the County a material violation of, a material breach of, a material default under, or result in the creation or imposition of any lien, charge, restriction, or encumbrance upon any property of the County under the provisions of any charter instrument, bylaw, indenture, mortgage, deed of trust, pledge, note, lease, loan, installment sale agreement, contract, or other

material agreement or instrument to which the County is a party or by which the County or its properties or funds are otherwise subject or bound, decree, or demand of any court or governmental agency or body having jurisdiction over the County or any of its activities, properties or funds; and (iii) have been duly authorized by all necessary and appropriate action on the part of the Board of Supervisors.

6. The County of Ventura, through its Sheriff's Office, will fully and safely staff and operate the facility that is being constructed (consistent with Title 15, California Code of Regulations, Chapter 1, Subchapter 6, section 1756 (j)(5) within 90 days after project completion.
7. The County of Ventura has project site control through fee simple ownership of the site and right of access to the project sufficient to assure undisturbed use and possession of the site, and will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site of the facility subject to construction, or lease the facility for operation to other entities, without permission and instructions from the BSCC, for so long as the Bonds remain outstanding.
8. The County of Ventura received an independent appraisal in September 2013 of the land value for the proposed new/expanded facility of \$1,053,000 and attests that \$1,053,000 is the fair market land value for the proposed new or expanded facility. An updated appraisal will be submitted to the BSCC within 90 days after receiving a conditional Intent to Award

On motion by Supervisor Zaragoza, seconded by Supervisor Parks, this resolution was passed and adopted this 21<sup>st</sup> day of July, 2015.

Kathy Long  
KATHY LONG, CHAIR  
BOARD OF SUPERVISORS

ATTEST:

Michael Powers,  
Clerk of the Board of Supervisors  
County of Ventura, State of California

By: M. Pelliciano  
Deputy Clerk of the Board



Resolution No. 15-086

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5. The Board of Supervisors has authorized and set aside \$6.1 million under an Assigned Fund Balance Account in the FY 2015/2016 Budget to be used to satisfy the County's contribution. The identified matching funds are compatible with the States' lease-revenue bond financing, in that the payment of these funds (i) is within the power, legal right, and authority of the County; (ii) is legal and will not conflict with or constitute on the part of the County a material violation of, a material breach of, a material default under, or result in the creation or imposition of any lien, charge, restriction, or encumbrance upon any property of the County under the provisions of any charter instrument, bylaw, indenture, mortgage, deed of trust, pledge, note, lease, loan, installment sale agreement, contract, or other

material agreement or instrument to which the County is a party or by which the County or its properties or funds are otherwise subject or bound, decree, or demand of any court or governmental agency or body having jurisdiction over the County or any of its activities, properties or funds; and (iii) have been duly authorized by all necessary and appropriate action on the part of the Board of Supervisors.

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On motion by Supervisor Zaragoza, seconded by Supervisor Parks, this resolution was passed and adopted this 21<sup>st</sup> day of July, 2015.

Kathy Long  
KATHY LONG, CHAIR  
BOARD OF SUPERVISORS

ATTEST:

Michael Powers,  
Clerk of the Board of Supervisors  
County of Ventura, State of California

By: M. Pelliciano  
Deputy Clerk of the Board



CEQA

**LEROY SMITH**  
COUNTY COUNSEL

**MICHAEL G. WALKER**  
CHIEF ASSISTANT

**ALBERTO BOADA**  
PRINCIPAL ASSISTANT



**ASSISTANTS**

Linda K. Ash	Roberto R. Orellana
Jeffrey E. Barnes	John E. Polich
Charmaine Buehner	Marina Porche
Mitchell B. Davis	Joseph J. Randazzo
Emily T. Gardner	Jaclyn Smith
Alison L. Harris	Matthew A. Smith
Cynthia Krause	Linda L. Stevenson
Ronda McKaig	Thomas W. Temple
Ilene F. Mickens	Eric Walts
Lori A. Nemiroff	Anthony A. Zepeda

**COUNTY COUNSEL**

COUNTY GOVERNMENT CENTER  
800 SOUTH VICTORIA AVENUE, L/C #1830  
VENTURA, CALIFORNIA 93009  
PHONE NO. (805) 654-2580  
FAX NO. (805) 654-2185

July 28, 2015

Board of State and Community Corrections  
2590 Venture Oaks Way, Suite 200  
Sacramento, California 95833

Re: Certification of California Environmental Quality Act Compliance

To Whom It May Concern:

This letter certifies that the County of Ventura ("County") has complied with the California Environmental Quality Act ("CEQA") in approving the Todd Road Jail Health and Programming Unit ("Project") and that the statute of limitations for challenging the Project under CEQA has expired. The Project is identical to and has previously been referred to as the "Todd Road Jail Phase 1B Reconfiguration."

The County's CEQA review of the Project was documented in an Addendum ("Addendum") to the Subsequent Environmental Impact Report ("EIR") which the County prepared and certified on April 23, 1992, in conjunction with its approval and initial construction of the Todd Road Jail facility ("jail facility"). The Addendum, which concluded that no subsequent or supplemental EIR was required for the Project under CEQA, was approved by the County in conjunction with its approval of the Project, in the form of a permit adjustment to the jail facility's then-existing land use permit on October 24, 2013. On November 8, 2013, the County filed the enclosed Notice of Determination regarding the Project approval and CEQA determination with the Ventura County Clerk/Recorder's Office. Pursuant to Public Resources Code section 21167, subdivision (e), the statute of limitations for challenging the Project under CEQA expired on December 9, 2013, and no legal action challenging the Project under CEQA (or on any

To Whom It May Concern  
July 28, 2015  
Page 2

other grounds) was initiated during or at any time after expiration of this limitations period.

Please contact me should you have any questions regarding this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Emily T. Gardner', with a stylized flourish at the end.

EMILY T. GARDNER  
Assistant County Counsel

ETG:tdp

Enclosure

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2013 ENVIRONMENTAL FILING FEE CASH RECEIPT**

Complete the information and submit with each set of documents presented for filing. Please provide an original set and (3) three sets of copies for filing.



20131108-10017028-0 1/1  
Ventura County Clerk and Recorder  
MARK A. LUNN  
11/08/2013 10:56:37 AM  
769173 \$3045.25 VI

Project Title: Phase 1B reconfiguration of the Todd Road Tail  
Name of Agency filing attached document: County of Ventura, Planning Division  
The above named agency is filing as: ☒ Lead Agency ☐ Responsible Agency ☐ Trustee Agency  
Address of Filing Agency: 800 S. Victoria Ave, Ventura CA 93009  
Document Type (check one): ☒ Environmental Impact Report ☐ Negative Declaration  
☐ Mitigated Neg. Declaration ☐ Exemption

Project Applicant: County of Ventura, Office of the Sheriff  
Project Applicant Address: 800 S. Victoria Ave, Ventura CA 93009  
Project Applicant Phone Number: 805-933-8501  
Project Applicant is (check one): ☒ Local Public Agency ☐ School District ☐ Other Special District  
☐ State Agency ☐ Private Entity

If the agency presenting this document is filing as the responsible agency, **provide a copy** of the Lead Agency's filed documents and complete the following:

Lead Agency: \_\_\_\_\_  
Lead Agency's Project Title: \_\_\_\_\_  
Lead Agency's State Receipt #: \_\_\_\_\_  
Lead Agency's Document #: \_\_\_\_\_

Check Applicable Fees (check all that apply):

- ☐ Negative Declaration (\$2,156.25) ☐ Categorically Exempt  
☒ Environmental Impact Report (\$2,995.25) ☐ Statutorily Exempt  
☒ County Administrative Fee (\$50.00) ☐ No Effect Determination Form  
☐ Filed by responsible agency; fees paid by lead agency (Attach a copy of Lead Agency's filing & receipt).  
☐ Fees have already been paid (Attach a copy of the prior filing and proof of payment).

Prepared by: Brian R. Baca Manager, Commercial Permits  
Print Name Print Title  
Signature: Brian R. Baca 11-8-13 805-654-5192  
Date Phone #

**DO NOT WRITE BELOW THIS LINE**

The following will be completed by the Ventura County Clerk's Office.

Signature of person receiving payment: Teresa Vigil, Total Received: \$ 3045.25  
Deputy County Clerk  
Posted: NOV 08 2013 through \_\_\_\_\_

# county of ventura

Planning Division

Kimberly L. Prillhart  
Director

## NOTICE OF DETERMINATION

TO: ☒ **County Clerk**  
County of Ventura  
800 South Victoria Ave., L#1210  
Ventura, CA 93009

FROM: **County of Ventura**  
Resource Management Agency  
(RMA), Planning Division  
800 South Victoria Ave., L#1740  
Ventura, CA 93009

☒ **Office of Planning and Research**  
1440 Tenth Street, Room 121  
Sacramento, CA 95814

**FILED**  
**NOV 08 2013**  
DATE:  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: Teresa Vigil, Deputy

**SUBJECT:** Filing of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

**PROJECT TITLE: Todd Road Jail Phase 1B Reconfiguration Project:**  
Permit Adjustment PL13-0135 of Conditional Use Permit (CUP) 4735-2

**STATE CLEARINGHOUSE NO.: 91031069**

**CONTACT PERSON: Brian R. Baca**

**TELEPHONE NO.: 805-654-5192**

**POSTED**  
**NOV 08 2013**  
MARK A. LUNN  
Ventura County Clerk and Recorder  
By: \_\_\_\_\_, Deputy

**PROJECT LOCATION:** 600 S. Todd Road in the unincorporated area of Ventura County; Site is located approximately 2 miles east of the City of Ventura, just south of State Highway 126. See attached USGS map.

### PROJECT DESCRIPTION:

The project involves the re-configuration and construction of a portion of the approved Phase 1B of the Todd Road Jail facility. The proposed changes consist of the relocation of approximately one-half of the approved 149,762 square-foot Phase 1B inmate housing building from the eastern side of the existing jail facility to the western side of the existing facility. The relocated portion of the Phase 1B project would consist of a medical/mental health building (MMH) with a footprint of 61,639 square feet that would house up to 64 inmates who require medical and mental health services. With the reconfigured project, 74,881 square feet of the originally approved inmate housing facility located east of the existing jail facility would remain permitted and available for future development.



This is to advise that on October 24, 2013, the County of Ventura, as the Lead Agency, approved the above-described project and determined that the 1992 certified Supplemental Environmental Impact Report (SEIR), as modified by an Addendum prepared pursuant to Section 15164 of the CEQA Guidelines constitutes adequate environmental review. In the certification of the SEIR, the County of Ventura made the following determinations regarding the project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report (EIR) was prepared and certified for this project pursuant to the provisions of CEQA.
3. Mitigation Measures were made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program was adopted.
5. Findings were made pursuant to Section 15091 of the CEQA Guidelines.
6. A Statement of Overriding Considerations was adopted for this project.

The SEIR, Addendum, and record of project approval may be examined at the County of Ventura, RMA, Planning Division, 800 South Victoria Avenue, L#1740, Ventura, CA 93009.

**DATE FILED: November 8, 2013**

**Prepared by: Brian R. Baca**

**Approved by:**

A handwritten signature in black ink, reading "Brian R. Baca", is written over a horizontal line.

Brian R. Baca, Manager  
Commercial and Industrial Permits

Attachments: 1. USGS maps marked with project location.  
2. 11-7-13 project approval letter



# county of ventura

---

November 7, 2013

Herb Schwind  
800 S. Victoria Avenue  
Ventura CA 93009

Subject: Todd Road Jail Phase 1B Reconfiguration  
Final Conditions of Approval  
Case No. PL13-0135  
600 S. Todd Road  
Assessor's Parcel Numbers: 099-0-190-025, 099-0-190-275, 099-0-050-  
095, 099-0-050-165, and 099-0-050-215

Dear Mr. Schwind:

On October 24, 2013, the Ventura County Planning Commission granted a Permit Adjustment of Conditional Use Permit 4735-2 for the Todd Road Jail Phase 1B Reconfiguration Project (Case No. PL13-0135). The Planning Commission's decision to grant the Permit Adjustment became effective on November 5, 2013, since an appeal of the decision was not filed within the 10-day appeal period that ended on November 4, 2013. The final conditions of approval of Permit Adjustment PL13-0135 are enclosed with this letter for your records.

Prior to beginning the construction activities permitted by Permit Adjustment PL13-0135, a Zoning Clearance from the Resource Management Agency, Planning Division must be obtained. However, prior to the issuance of the Zoning Clearance, conditions of approval 1.e and 1.f (see attachment) must be satisfied.

If you have any questions regarding the conditions of approval of PL13-0135, please contact me at (805) 654-5192 or at [brian.baca@ventura.org](mailto:brian.baca@ventura.org).

Sincerely,



Brian R. Baca, Manager  
Commercial and Industrial Permits

Encl.: Final Conditions of Approval  
Planning Commission Resolution



**REVISED CONDITIONS OF APPROVAL FOR CONDITIONAL USE PERMIT NO. 4735-2  
 as adjusted by Permit Adjustment PL13-0135  
 Todd Road Jail – Phase 1B Reconfiguration**

*As part of the approval of Permit Adjustment PL13-0135, the following replacement Condition of Approval #1 is incorporated into Conditional Use Permit 4735-2 (i.e. Modification No. 2 of CUP 4735). All conditions of approval included in CUP No. 4735-2 (including Permit Adjustment PL12-0109) remain in full force and effect.*

**RESOURCE MANAGEMENT AGENCY CONDITIONS**

**Planning Division**

**1. Permitted Land Uses, Structures and Facilities**

- a This Permit is granted for the use of land for a facility as described as Phases 1A and 1B of the Todd Road Jail. Phases 1A and 1B would include approximately 406,627 square feet of detention, administrative and central services facilities, employee and visitor parking areas, a wastewater treatment plant for the jail, and landscaping. Incarceration of prisoners would occur in both Phase 1A and Phase 1B facilities. Medical and mental health services would be provided in the reconfigured Phase 1B facilities. The permitted uses are outlined in the following table with changes from the previous approval highlighted:

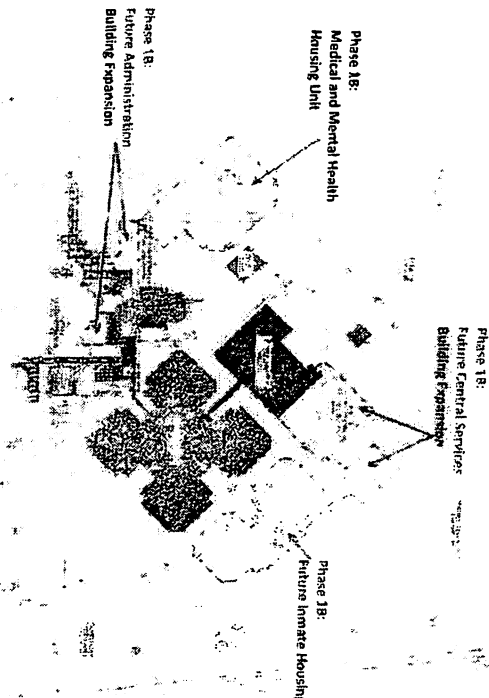
**Table – Phase 1B reconfiguration**

Component	Project Phase					Reconfig. Total
	1A	1B	Previous total	Reconfigured 1B M/MH Unit	Future	
<b>Existing building (SF)</b>	2,680	0	2,680	0	0	2,680
<b>Jail Building Area (SF):</b>						
Inmate Housing + Core	144,974	144,974	289,948	68,335	59,636	272,946
Administration	21,739	9,990	31,729	4,495	5,495	31,729
Central Services	37,523	23,211	60,734	0	23,211	60,734
Central Plant	6,058	0	6,058	0	0	6,058
Muster	5,572	5,909	11,481	2,659	3,250	11,481
Internal circulation	12,000	9,000	21,000	4,050	4,950	21,000
Subtotal floor space:	230,546	193,084	423,630	79,539	96,542	406,627
Building footprint:	178,506	149,762	328,268	61,639	74,881	315,026
<b>Wastewater treatment (SF):</b>	5,000	0	5,000	0	0	5,000
Treatment plant and 5 percolation ponds						
<b>Beds/Inmates:</b>	750	441	1,191	64	221	1035
<b>Staff:</b>	252	66	318	38	28	318
<b>Parking (spaces):</b>						
Visitors	107	153	260	129	0	260
Staff	194	24	218	24	0	218
Subtotal:	301	177	478	153	0	478
<b>Area available for agriculture (SF):</b>	5,218,095	4,971,895	N/A	4,985,137		N/A

- b. This permit is granted for the buildings and structures shown on the Site Plan attached to the September 17, 2013 letter of Approval of a Permit Adjustment for the Reconfiguration of Phase 1B of the Todd Road Jail Project.
- c. The elevations of the Phase 1B buildings shall be in character in color and design with the constructed buildings and other facilities at the existing Todd Road Jail.
- d. All buildings, parking areas, landscaped areas, roadways, fences, walls, and all other structures shall be located as shown on the Site Plan attached to the September 17, 2013 letter of Approval of a Permit Adjustment for the Reconfiguration of Phase 1B of the Todd Road Jail Project.
- e. The Permittee shall submit the final project plans to the Director of the County Planning Division and the Director of the Public Works Agency for review of conformance with approved plans and conditions of approval. The Permittee shall obtain the approval of the project plans from the Planning Director and the Public Works Agency Director prior to the issuance of the Zoning Clearance for Construction.
- f. All previous permits (i.e. all non-jail permits) issued on the subject property are null and void. CUP 4735-2, as augmented by this Permit Adjustment, is in force and effect on the subject property. CUP 4735-2 includes the terms and conditions of approval imposed as part of the following actions:

Date	Action	Authorized changes
5-7-92	Conditional Use Permit (CUP 4735)	Permit granted by the Planning Commission for construction of Phase 1A and 1B of Todd Road Jail Project. <i>(Granting of CUP upheld on appeal by Board of Supervisors on 6-9-92).</i>
3-23-93	Permit Adjustment	Revisions in the design of the perimeter fencing.
2-15-01	Permit Modification (CUP 4735-1)	Installation and use of modular buildings as classrooms for personnel training.
10-15-01	Permit Modification (CUP 4735-2)	Installation of storm protection materials along the bank of Todd Barranca located adjacent to the jail facility.
10-1-12	Permit Adjustment (Case No. PL12-0109)	Installation of a photovoltaic electrical generating system.
9-17-13	Permit Adjustment (Case No. PL13-0135)	Reconfiguration of Phase 1B of the approved Todd Road Jail project.

SANTA CRUZ COUNTY	
PLANNING DIVISION	
CERTIFICATION OF APPROVAL	
Project No. <b>PL13-0135</b>	
Location: <b>Site Map Sheet 1</b>	
Date Approved: <b>9-18-13</b>	
Approved by: <b>[Signature]</b>	<b>[Signature]</b>
Author: <b>PL13-0135</b>	Date: <b>9-18-13</b>



**Reconfigured Phase 1B  
of the Todd Road Jail Project  
PL13-0135  
Sheet 1 of 2**

APPROVED & SANCTIONED  
COUNTY OF VENTURA  
PLANNING DIVISION

1008





# Planning Commission Resolution

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

**RESOLUTION 13-20 FOR AP13-0009 and PL13-0135: THE APPELLANT REQUESTS THAT THE PLANNING COMMISSION GRANT ITS APPEAL AND REVERSE THE PLANNING DIRECTOR'S DECISION TO APPROVE A PERMIT ADJUSTMENT (CASE NO. PL13-0135) OF CONDITIONAL USE PERMIT 4735-2 THAT AUTHORIZES THE RECONFIGURATION OF PHASE 1B OF THE PREVIOUSLY APPROVED TODD ROAD JAIL PROJECT. (APPEAL CASE NO. AP13-0009).**

**WHEREAS**, the Planning Commission ("Commission") held a legally noticed public hearing to consider AP13-0009 and PL13-0135 in Ventura, California, on October 24, 2013; and

**WHEREAS**, the Commission considered all written and oral testimony from County staff and public testimony on this matter; and

**WHEREAS**, Commissioner Aidukas made a motion to approve staff's recommended actions; and

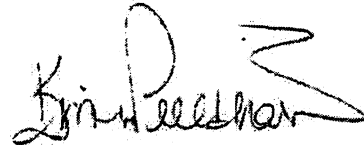
**WHEREAS**, the motion carried 5-0.

**NOW, THEREFORE, BE IT RESOLVED** the Commission:

1. **CERTIFIED** that the Planning Commission has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment and hearing process;
2. **DENIED** appeal No. AP13-0009 of the Planning Director's granting of a Permit Adjustment of CUP 4735-2;
3. **FOUND** that the Addendum to the SEIR (Exhibit 4c of the Planning Commission staff report for the October 24, 2013 hearing) is the appropriate document to comply with CEQA's environmental review requirement, and that no subsequent or supplemental EIR is required, for the proposed reconfiguration of Phase 1B of the Todd Road Jail project under State CEQA Guidelines Section 15162;
4. **MADE** the required findings for the granting of a Permit Adjustment of CUP 4735-2 based on the substantial evidence presented in Sections B, C, and D of the Planning Commission staff report and the entire record;
5. **GRANTED** the Permit Adjustment (Case No. PL13-0135) of CUP 4735-2, subject to the conditions of approval (Exhibit 4b of the Planning Commission staff report);

6. **SPECIFIED** that the Clerk of the Planning Commission is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location, of the documents and materials that constitute the record of proceedings upon which this decision is based.

This is to certify that the foregoing is a true and correct copy of the resolution of said meeting.

A handwritten signature in black ink, appearing to read "Kim Prillhart", with a large, stylized flourish extending to the right.

Kim L. Prillhart, Secretary to the  
Ventura County Planning Commission

## ATTACHMENTS

## 6.2 Functional Diagram of the 64 Bed Option – First and Second Floor

