

THOMAS D. ALLMAN
Sheriff-Coroner



Undersheriff Randy Johnson
Administrative Services
Captain Gregory L. Van Patten
Field Services
Captain Tim Pearce
Corrections

County of Mendocino Office Of The Sheriff-Coroner

March 5, 2018

Mr. John Prince
Deputy Director
Board of State and Community Corrections
2590 Venture Oaks Way, Suite 200
Sacramento, CA 95833

Subject: **County of Mendocino SB 844 Site Change**

Dear Mr. Prince;

As you are aware, the County of Mendocino and Sheriff's Office have been working closely with our design team to conduct a site analysis of an alternate site for its SB 844 project. Based on the findings of the completed analysis, the County has determined that the alternate site, located on County-owned land adjoining the existing jail campus perimeter, is the preferred location for the new facility rather than the site identified in our SB 844 funding application.

The request for a site change incorporates construction of a single-story building to accommodate the space requirements for a 60-bed facility including all of the medical and mental health treatment, programming and visiting functions that are the foundation of the County's SB 844 project. Furthermore, it significantly improves meeting the stand-alone facility and State funding requirements by simplifying the ground lease boundary for the project and provide for better access to the new construction and clean separation of utilities for a standalone facility.

Following is a summary of the site analysis findings. Please see the **Site Plan** herein, which identifies the location of Site A, and **Site B**.

Site A is the original site shown in the County's SB 844 Funding application. It is approximately 0.5 acres of land within the secure perimeter of the existing jail campus. In the initial planning for the project, we have discovered that Site A has significant obstacles to overcome. Following are the most significant obstacles:

- Providing adequate space to construct the new facility on **Site A**, while maintaining adequate separation from existing buildings, requires one wing of the Building #1 to be demolished, eliminating twenty dormitory beds that are used for the minimum-security protective custody inmates. Elimination of this housing unit requires relocating inmates that are in an

already precarious housing situation, and the additional cost to supervise them in a temporary unit.

- **Site A** requires a multi-story facility to accommodate the space requirements for housing, treatment, programming and the visitation center. A multi-story structure will be staffing intensive and costly to operate.
- Construction and staffing costs will be significantly higher on **Site A**, due to the multi-story structure, required relocation of utilities, and the loss of productivity due to construction within the secure perimeter.

Site B is located east of the secure perimeter. The available area is about 1.15 acres. It is currently used for parking of county fleet vehicles, and the County's Fleet Services building and storage sheds that are adjacent to it. Based on preliminary planning work, the County has concluded that **Site B** is the preferred and more appropriate site for the following reasons:

- The site has adequate area to construct a single-story building to accommodate the space requirements for a 60-bed facility including all of the medical and mental health treatment, programming and visiting functions that are the foundation of the County's SB 844 project.
- **Site B** requires relocation of the existing county vehicle parking, but the County has adequate space to accommodate the parking elsewhere on County property.
- A facility on **Site B** can be built, as a single-story structure, which from a construction cost perspective, is easier and less costly to build than a three-level structure located on **Site A**.
- From a security and operations perspective, a single-story facility is easier and safer to manage because it doesn't require movement of inmates between floors as with a three-level structure. Therefore, a single-story facility will be more safe and staffing efficient.
- Construction on **Site B** can be completed outside of the secure perimeter, which will result in more efficient construction, less loss of productivity, and therefore reduced contractor mark-up and contingency related time intensive security checks that would be required for construction inside the perimeter.
- **Site B** has fewer utilities in conflict with the new construction; therefore, there will be less cost and disruption in relocating utilities.
- Constructing the new facility on **Site B** will not require elimination of rated beds, allowing us to retain the housing unit, which would enhance our classification options going forward, and save the cost of demolition. The existing housing that

would have been eliminated under the original proposal consists of twenty dormitory beds that house minimum-security protective custody inmates. These inmates have the highest risk potential to be victimized by other inmates. The sixty beds that will be added with the new housing unit will serve female maximum security and inmates in need of medical and mental health care, so the new housing unit is not appropriate for these protective custody inmates. Because of limited housing options for protective custody, the Sheriff's Office has determined it will need to continue using the twenty dormitory beds for protective custody.

- *Stand Alone Facility and State Funding Requirements:* Although more county owned land will be encumbered, **Site B** will simplify the ground lease boundary for the project and provide for better access to the new construction and clean separation of utilities for a standalone facility.

CEQA and Real Estate Due Diligence

Moving the project to Site B does not present any foreseeable complications with CEQA or Real Estate Due Diligence.

The Original CEQA Notice of Determination for a Negative Declaration was filed on March 3, 2017. The Initial Study/Negative Declaration is specific to Site A. The County's Planning Director has determined that Site B (a site which is on previously disturbed grounds) will require an addendum to the Negative Declaration that does not require circulation for public comment. Following BSCC approval, allowing the County to proceed with Site B, the County will prepare the addendum and complete all necessary requirements for CEQA compliance.

As for Real Estate Due Diligence (REDD), the County completed the initial REDD documentation and submitted to DGS on September 29, 2017. With BSCC's approval of the proposed move to Site B the County will immediately proceed with revision of the REDD documentation (Access and Utility Maps) to depict Site B boundary as the proposed project site.

BSCC Project Establishment

If approval is granted by BSCC on April 19th, the County is prepared to proceed immediately with Project Establishment documents with the anticipation of receiving approval by the Department of Finance and the State Public Works Board at their June 8th meeting.

In summary, with the exception that the demolition of the twenty bed dormitory wing would not be required, changing the project location to Site B does not materially change the project scope as proposed in our SB 844 funding application. Our primary object remains intact to provide new housing with an appropriate high security environment necessary to treat the County's most difficult to manage populations including: mentally ill; medically ill; geriatric inmates; IST; and maximum-security inmates (male and female); resulting in a safer and more secure facility for inmates, staff and the public. We respectfully request that BSCC approve the following:

1. Change the location the project from Site A to Site B.
2. Change the scope of the project to allow the County to retain the existing 20-Bed dormitory housing unit.

We appreciate the BSCC's consideration of our request. Staff from the Mendocino County Sheriff's Office will be present at the BSCC meeting on April 19th to respond to any questions that board members may have. If there is any additional information that you require or if you have any questions please let us know.

Sincerely,

Thomas D. Allman
SHERIFF-CORONER



By: _____
Captain Tim Pearce

Copy:
Sheriff Thomas Allman
Eric Fadness, Nacht & Lewis
File

ATTACHMENT E-2

Site Plan:

