RECOMMENDED ACTION AND JUSTIFICATION: (Policy Item: Yes No XXX)
REQUEST RESOLUTION APPROVING THE ATTACHED MASTER SITING PLAN FOR THE NEW MARIPOSA COUNTY ADULT DETENTION FACILITY. THIS ACTION IS REQUIRED AS PART OF THE PROCESS THAT IS REQUIRED BY THE STATE OF CALIFORNIA BOARD OF CORRECTIONS IN ORDER FOR THE PROJECT AND THE STATE FUNDING TO PROCEED.

COPIES OF THE MASTER SITING PLAN ARE ATTACHED.

BACKGROUND AND HISTORY OF BOARD ACTIONS:
THE BOARD HAS ALREADY APPROVED FUNDING FOR THIS PROJECT, WHICH IS CURRENTLY OUT TO BID. THE BOARD HAS APPROVED STATE REQUIREMENTS FOR THIS PROJECT AS THEY HAVE ARisen.

LIST ALTERNATIVES AND CONSEQUENCES OF NEGATIVE ACTION:
NONE. DO NOT APPROVE. PROJECT WILL NOT MEET STATE DEADLINES.

COSTS: (X) Not Applicable
A. Budgeted current FY $________
B. Total anticipated costs $________
C. Required additional funding $________
D. Internal Transfers $________
SOURCE ( ) 4/5ths Vote Required
A. Unanticipated Revenue $
B. Reserve for contingencies $________
C. Source description:
Balance in Reserve for Contingencies, if approved: $

SPECIAL INSTRUCTIONS:
List the attachments and number the pages consecutively:

CLERK'S USE ONLY:
Res. No.: 93-457 Ord. No. ______________
Vote - Ayes: 3 Noes: ______________
Absent: 0 Abstained: 0
( ) Approved ( ) Denied
( ) Minute Order Attached ( ) no Action

The foregoing instrument is a correct copy of the original on file in this office.
Date: ________________
ATTEST: MARGIE WILLIAMS, Clerk of the Board. County of Mariposa, State of California
By: ____________________________

ADMINISTRATIVE OFF.
RECOMMENDATION:
This item on the agenda as: 
( ) Recommended
( ) Not Recommended
( ) For Policy Determination
( ) Submitted with Comment
( ) Returned for Further Action

Comment: ____________________________
A.O. Initials: ____________________________

Action Form Revised 5/92
Master Siting Plan

Mariposa County
Adult Detention Facility

VANIR
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I. EXECUTIVE SUMMARY
INTRODUCTION

Mariposa County recognizes that the existing County Jail is overcrowded and unable to adequately meet the needs of inmates, staff and the community. Therefore, the County has initiated planning for construction of facilities to alleviate the conditions at the Jail.

The first milestone in the planning process was preparation and submission of a Formal Project Proposal to the Board of Corrections (B.O.C.), which reserved Propositions 52, 86 and reversionary funds for the County.

The second milestone was preparation and submission of a Major Detention Needs Assessment to the B.O.C. This document evaluates the existing jail, analyzes trends in the County's criminal justice system and projects bed-capacity requirements through the year 2010.

This Detention Facilities Master Siting Plan ("Master Plan") is the third milestone activity in the planning process.

PURPOSE OF THE MASTER PLAN

The purpose of the Master Plan is twofold:

Second, to identify, evaluate and recommend sites for implementing the selected facility development option.

The format of the Master Plan is based on the requirements of the B.O.C., which are specifically addressed in the document. The following paragraphs highlight these requirements and the content of the Master Plan.

ALTERNATIVES TO ADDITIONAL DETENTION FACILITIES

The Master Plan considers and analyzes use of four types of programs available to reduce jail bed needs: pre-trial release, work release/work in lieu of incarceration, use of other facilities and "early out" policies.

The Plan concludes that the County is using these alternatives to the maximum extent feasible, within the limitations of jail population size and available funding.

SPECIFIC CONCERNS OF INCORPORATED CITIES AND OTHER COMMUNITY REPRESENTATIVES

Community and other concerns are identified and addressed and the methods used to gauge public support and solicit public comment are described.

Construction of a new detention facility and potential site locations have been favorably received by the community. No negative responses have been voiced by property owners surrounding proposed jail sites.
AVOIDANCE OF
OVERCONCENTRATION OF
INMATES IN ONE GEOGRAPHIC
AREA OF THE COUNTY

The existing adult detention facility in Mariposa County is identified on Page 7.

Because it is not economically feasible for a County with a jail population as small as Mariposa to operate more than one detention facility, the Master Plan recommends locating all jail beds at a single site. Since all of the criminal justice facilities and most of the other agencies with which the jail has a functional relationship are located in Mariposa, the recommended site is in Mariposa.

Although these recommendations have the effect of concentrating County inmates in one geographic area, there are no other feasible alternatives.

SITING AND EXPANSION OF COUNTY DETENTION FACILITIES BASED ON A 20-YEAR PERIOD

Based on the projections of inmate populations, security levels and bed requirement developed in the Needs Assessment, two facility development schemes and three potential sites for providing adequate and appropriate detention bed space for the coming 20 years are developed and analyzed:

Facility Development Schemes

1. Renovation and expansion of the existing B.O.C. Type II 19-bed rated facility to that of a 40-bed B.O.C. rated facility.

2. Construction of a new 40-bed replacement jail.

Jail Steering Committee
Recommendation: Construction of a 40-bed replacement jail.

Potential Sites

Three sites for the replacement jail are then identified and evaluated:

1. The "Freeman" property on the south side of Highway 49 across from the California Department of Forestry (CDF) facility.

2. The Airport site is located east of the Mariposa-Yosemite Airport and is bounded on the west by C.Y.A. Road.

3. The Greenamyer property is located on the south side of Highway 49 east of the Freeman property.

Jail Steering Committee
Recommendation: Freeman property
II. ALTERNATIVES TO ADDITIONAL DETENTION FACILITIES
INTRODUCTION

"In developing the plan, the county shall document and consider...alternatives to additional detention facilities." [539 (d), Proposition 86 Regulations, 9/30/87]

The purpose of this chapter of the Master Plan is to demonstrate that the County has explored and is utilizing to the maximum extent feasible all alternatives to incarceration that could reduce bed needs.

PROGRAMS CONSIDERED

Four program areas were considered for reducing the inmate population:

1. Pre-trial release, which includes misdemeanors with notices to appear, own recognizance releases and house arrests.

2. Work Release and Work in Lieu of Incarceration programs.

3. Transfer of inmates to other facilities, either State-operated or regional facilities in other counties.

4. Early Release or Early Out system.

PRE-TRIAL RELEASE

Misdemeanants

The statistics from the Mariposa County Jail Needs Assessment indicate that Mariposa County law enforcement personnel aggressively use pre-trial release after misdemeanor bookings. Specifically, misdemeanor pre-trial release after booking apparently ranges between 60% and 94%.

Felons

The pre-trial felon population is approximately 17 percent of the population of the jail. In order to reduce this inmate population, bail is set at the lowest level that is allowable under State law in California.

Own Recognizance (OR)

Mariposa County does not have a County-run OR system. Analysis indicates that the increase in staff necessary to implement the system makes it cost-prohibitive.

In practical terms, the Sheriff's decision not to operate an OR program has minimal impact on the overall jail population. It would result in the inmate being released perhaps 12 to 14 hours sooner than under the current system. The net impact would be less than one jail day saved per inmate.
House Arrest

Mariposa County does not operate a House Arrest program. The costs of additional staff required to administer a program of this nature for the relatively few eligible inmates is prohibitive. Further, because Mariposa is such a small community, the community is quite concerned about the presence of criminals in their neighborhood. There is little reason to believe that any further reduction in the inmate population can be achieved through a House Arrest program. The majority of inmates eligible for a House Arrest program are already released through court-ordered OR.

WORK RELEASE/WORK IN LIEU OF INCARCERATION

Work Release

In Mariposa County a Work Release program exists now. Inmates who have jobs or who are in the Work Release program are released on a daily basis to attend work, and return after their shift at the end of the day to spend the night in jail. This program applies not only to working inmates but also to inmates who are enrolled in school on a full-time basis. The impact is minimal in terms of bed reduction.

Analysis indicates that the program could save an additional four or five beds if it were used in conjunction with a House Arrest program. To implement a House Arrest program would necessitate additional staff and funding which currently is not available.

Work in Lieu of Incarceration/Community Release Program

There is a Work in Lieu of Incarceration program operating in Mariposa County at this time. The Mariposa County Jail Needs Assessment estimated between 20 and 30 inmates participated during a three-month period from January 1990 to April 1990. These inmates are typically assigned to perform community services and are not incarcerated in the jail.

There is a plan in the future to add a fee for the program. The addition of this fee may in fact reduce the effect of the program and increase the need for beds in the County Jail system.

The Sheriff's Department believes that this program is being used to the maximum extent that current staffing permits. With additional staff, perhaps as many as many as five full-time equivalent positions, and the use of an alternative facility, both the Work Release program and the Work in Lieu of Incarceration program could be substantially increased in their effectiveness and size.
OTHER FACILITIES

Mount Bullion Youth Conservation Camp, Mariposa

The only other detention facility in Mariposa County is the Youth Conservation Camp named above under the purview of the Department of the Youth Authority.

Other Counties

Many counties have access to other counties' detention facilities on a temporary basis. However, this is not the case for Mariposa County.

First, there are no excess beds available in surrounding counties. Second, there is no known interest from neighboring counties either in renting beds or making them otherwise available to the Mariposa County Sheriff's Department, nor is there any interest from surrounding counties in creating a regional facility.

In addition, practical disadvantages to using other facilities outside the County are the high cost of transportation for pre-trial detainees and the remote location of Mariposa.

EARLY OUT PROGRAM

The Sheriff's Department operates a Sheriff's Parole program under State standards. In addition, during the past year all sentenced inmates were eligible for 72-hour "early outs" for emergencies and community returns. Under a Court Order system, all sentenced inmates who write a letter of request are granted five days or 10%

off their sentence, which equates to roughly eight days per inmate for all inmates sentenced to more than 50 days. This program and its benefits are accounted for in the statistics compiled in the County's Detention Needs Assessment.

SUMMARY

Mariposa County is using all available alternatives to incarceration to the maximum extent possible, within the limitations of funding and public safety.

The primary issue is community and jail size. Expanded pre-trial release and Work Release/Work in Lieu of Incarceration programs would require an average daily jail population in excess of 100 to achieve 15% to 20% participation in the programs and therefore become staff- and cost-efficient (based on an average daily jail rate of approximately $30/day).
III. SPECIFIC CONCERNS OF INCORPORATED CITIES AND OTHER COMMUNITY REPRESENTATIVES
INTRODUCTION

"In developing the plan, the county shall document and consider...specific concerns of incorporated cities and other community representatives." [539 (b), Proposition 86 Regulations, 9/30/87]

The purpose of this chapter of the Master Plan is to describe methods used to gauge public support, solicit public comment and identify and address areas of public concern.

IDENTIFYING AND ADDRESSING CONCERNS

The overall response from community members and community leaders has been positive to the location of a new facility within Mariposa County.

The questions most commonly asked by the public are:

1. When do we start?

2. Will this be built with future expansion in mind, so that we don't have to go through this again in a few years?

The Jail Steering Committee reviewed the available sites within the County and contacted the majority of the property owners surrounding the most feasible sites to ask them directly for their concerns about locating a detention facility in their immediate area.

Because of the lack of negative response received when contacting individual property owners in the areas of proposed jail facility sites and the generally positive public comment, the Jail Steering Committee is confident that the selected sites will meet with public acceptance.

Throughout the process the public will be advised of the status of the project and encouraged to comment publicly.
IV. AVOIDANCE OF OVERCONCENTRATION OF INMATES
INTRODUCTION

In developing the plan, the county shall document and consider...the location of existing federal, state and local adult and juvenile detention facilities/institutions in order to avoid overconcentration of inmates in one geographic area of the county." [539 (c), Proposition 86 Regulations, 9/30/87]

The purpose of this chapter of the Master Plan is to identify and locate all such detention facilities in Mariposa County.

EXISTING FEDERAL, STATE AND LOCAL ADULT AND JUVENILE DETENTION FACILITIES AND INSTITUTIONS

Within Mariposa County there are two detention facilities:

1. The Mariposa County Jail, located in Mariposa with a rated capacity of 19 beds and an average daily population ranging upwards of 26 inmates.

2. The Mount Bullion Youth Conservation Camp is located northeast of the Mariposa-Yosemite Airport on C.Y.A. Road and is operated by the Department of the Youth Authority.

LOCATIONS

The map on the following page pinpoints the location of existing detention facilities in Mariposa County.

Projected Bed-Capacity Requirements

The table on page 9 from the Needs Assessment reports a projected daily inmate population of between 33 and 56 by the year 2010.
EXISTING DETENTION FACILITIES IN MARIPOSA COUNTY
MARIPOSA COUNTY JAIL
PROJECTED DAILY POPULATION

Average Daily Population (annual average)


Data + A Projection method: B Δ C X D ▽ E

Method A: Straight-line extrapolation (regression)
Method B: Extrapolated bookings times extrapolated Length of Stay (LOS)
Method C: Population model with constant LOS
Method D: Population model with increasing LOS
Method E: Extrapolated bookings times constant average LOS
V. SITING AND EXPANSION OF COUNTY DETENTION FACILITIES BASED ON A 20-YEAR PERIOD
INTRODUCTION

"In developing the plan, the county shall document and consider the...siting and expansion of county detention facilities based on a 20-year period. These projections should analyze the number of inmates and security levels as well as geographic locations." [539 (d), Proposition 86 Regulations, 9/30/87]

The purpose of this chapter of the Master Plan is to plan the development and siting of facilities to meet Mariposa County's detention needs through the year 2010.

REVIEW OF JAIL NEEDS AND PROJECTED BED-CAPACITY REQUIREMENTS

The Needs Assessment prepared for Mariposa County’s detention system evaluates the existing jail and projects bed-capacity requirements by gender and security level through the year 2010.

Jail Needs

The Needs Assessment identifies five major areas of concern:

1. The jail is significantly short of space in all areas.

2. Inadequate number of housing units, detoxification cells and lack of any single cells makes proper classification and separation of inmates difficult.

3. Jail life safety systems are inadequate.

4. Inmate processing areas are too small, lack holding facilities and are not secure.

5. Staff supervision of the housing areas is hampered due to its linear configuration.

FACILITY DEVELOPMENT SCHEMES

In order to remedy the deficiencies at the existing jail and provide adequate and appropriate detention bed space for the coming 20 years, two facility development schemes were developed during the master planning process for Mariposa County. A built-out capacity of 40 beds was selected. The three schemes are:

1. Renovation and expansion of the existing jail.

2. Construction of a replacement jail.

3. Renovation of the existing jail and construction of a second facility at a remote site. This scheme is not considered further as it would be beyond the County's means to staff, maintain and operate two separate jail facilities.

Schemes 1 and 2 are detailed in the pages that follow.
SCHEME 1 - RENOVATION AND EXPANSION OF THE EXISTING JAIL

The project consists of the expansion of a Type II, 19-bed B.O.C. rated facility to that of a 40-bed B.O.C. rated facility. The expansion will increase the bed count by 21 additional beds and be built to adjoin the existing jail on the west adjacent property. This property slopes steeply away from the existing jail.

The expansion will include the addition of 14 single cells, designed to meet the current State legal standards for cells of this type and 7 additional dorm-style beds. A new control room will act as the Central Control Room for the entire facility, leaving the existing control center to be utilized by a different jail function. Expansion will also include a new Intake/Processing Department (booking), Program Space, Medical Facility, Laundry Facility and additional Storage Space. This expansion will increase the usable square footage of the facility by approximately 7,000 square feet.

The new building expansion's finish floor elevation will be above the natural grade of the sloping site in order to match the existing building's finished floor elevation. The structural system of the expansion is assumed to be as follows:

**Floor System**
Elevated concrete deck supported on a concrete post and beam structure.

**Wall System**
Masonry load-bearing walls.

**Roof System**
Light-weight concrete on metal deck, bearing on steel framed structure.

**Mechanical System**
The expansion will be designed with its own HVAC system, separated and independent of the existing system.

This proposed expansion will impact the staffing requirements of the facility by requiring a supplement of one additional post position to each of the three shifts.

The existing jail has some currently inappropriately used spaces; by expanding these uses appropriately into the new addition, these spaces within the existing building can be utilized to relieve the currently overcrowded administrative usages.

A floor plan of the existing facility, an associated building space program and a cost description follows.
# BUILDING SPACE PROGRAM

**RENOVATION AND EXPANSION OF THE EXISTING JAIL**

**(SCHEME 1)**

<table>
<thead>
<tr>
<th>Functional Use Area</th>
<th>Inmates</th>
<th>Area</th>
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</thead>
<tbody>
<tr>
<td>Single-Occupancy Cell</td>
<td>14 @</td>
<td>70</td>
</tr>
<tr>
<td>Dorm Space</td>
<td>7 @</td>
<td>50</td>
</tr>
<tr>
<td>Day Rooms</td>
<td>21 @</td>
<td>35</td>
</tr>
<tr>
<td>Intake/Release/Processing</td>
<td>40 @</td>
<td>15</td>
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<tr>
<td>Central Control</td>
<td>2.5</td>
<td></td>
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<tr>
<td>Administration (Use Existing)</td>
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<tr>
<td>Staff Area</td>
<td>2.5</td>
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<tr>
<td>Visiting/Public Lobby (Remodel)</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Program Space</td>
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<td>600</td>
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<td>Medical Services</td>
<td>5</td>
<td>200</td>
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<tr>
<td>Food Services (Use Existing)</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Laundry</td>
<td>4</td>
<td>160</td>
</tr>
<tr>
<td>Receiving/Storage/Maintenance</td>
<td>10</td>
<td></td>
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</tbody>
</table>

Net Building Area: \(4,225\) SF

Efficiency Factor: \(x 1.66\)

**GROSS TOTAL AREA** \(7,013\) SF
COST DESCRIPTION FOR THE RENOVATION AND EXPANSION OF THE EXISTING JAIL (SCHEME 1)

The cost estimate to provide for the "Scheme 1" addition of 21 beds to, and the adaptive renovation of the existing jail is based on the following:

An upper limit of $86,900/bed is allowed for new small jail construction by the State of California Board of Corrections, County Correctional Facility Capital Expenditure Bond Act of 1988.

As State funding would be used in part for Scheme 1 the State cost limit is assumed for the new 21-bed addition.

(21 beds x $86,900 = $1,824,900)

There are no B.O.C. guidelines or limits for remodeling of existing jail space and remodeling is exempted from the cost per bed limits applied to new construction. A renovation cost of $80/SF is estimated for unencumbered replacement of plumbing fixtures and associated piping and painting and cosmetic repairs. The cost of renovation could be substantially higher than $80/SF due to discovery of unknown conditions during construction and the restricted work access and scheduling associated with renovation of an occupied operational jail facility. For the above reasons a construction contingency of 25% is applied to the $80/SF resulting in an estimated renovation cost of $100/SF.

A summary of the above costs are below:

- New Jail Beds 21
- Remodeled Existing Jail Beds 10
- B.O.C. Allowed Cost/Bed $86,900
- Remodeled Area 2,800 SF
- Assumed Remodeling Cost/SF $100
- New Construction Cost $1,824,900
- Remodeling Cost $280,000
- Furnishings 100,000
- 6% Contingency 126,294
- 3% Escalation to the Construction Midpoint 63,147
- Base Construction Budget $2,394,341
- Other Project Costs at 20% $420,980 (Design and Management Fees, EIR, Permits, Inspections, etc)
- Total Project Budget $2,815,321

Note: The $100/SF would not be adequate for demolition of the interior of the existing facility and making substantial changes to the floor plans, room arrangements, structural changes or major modifications to the mechanical, plumbing, electrical and security/communications and life safety systems.
SCHEME 2 - CONSTRUCTION OF AN
OFF-SITE REPLACEMENT JAIL

The project consists of the acquisition of a site on which to build a new Type II, 40-bed rated facility. The new facility will include 14 single cells, and 26 dorm-style beds, all to meet the current legal State standards. The new facility will also include the standard support spaces required for this building type and listed in this report under "Building Space Program" for a 40-bed replacement jail. The total square footage required to meet these program needs and State standards is approximately 12,672 square feet.

The new building’s structural system is assumed to be as follows:

**Floor System**
Concrete slab on grade with footings determined by local soil stability testing.

**Wall System**
Masonry load-bearing walls.

**Roof System**
Light-weight concrete on metal deck, bearing on steel framed structure.

We foresee that no changes in the County’s current staffing levels, currently maintaining the non-expanded existing jail facility, will be needed in order to sufficiently staff this new and larger facility. This is due to the ability to design the new facility functionally and appropriate to its procedures and needs, thus making its staffing operations and activities more efficient.

The new facility can also be sited and designed in such a manner to accommodate its future expansion to a 65-bed facility on the same site, maintaining current legal State standards.

A new off-site replacement jail space program and cost estimate follows.
## BUILDING SPACE PROGRAM

**CONSTRUCTION OF AN OFF-SITE REPLACEMENT JAIL**

**(SCHEME 2)**

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<thead>
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<th>Type of Space</th>
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<td>Bids in Multi-Occupancy Rooms</td>
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<td>Day Rooms</td>
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<td>Intake/Release/Processing</td>
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<td>Central Control</td>
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<td>Administration</td>
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<td>Staff Spaces</td>
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<td>Visiting/Lobby</td>
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<td>Program Space</td>
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<td>Medical Services</td>
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<td>Receiving/Storage/Maintenance</td>
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</tbody>
</table>

Net Building Area 8,448 SF

Efficiency Factor x 1.50

**GROSS TOTAL AREA 12,672 SF**

Scheme 2 estimated project cost is presented on the next page.
## CONSTRUCTION COST ESTIMATE

**VANIR CONSTRUCTION MANAGEMENT, INC.**

**PROJECT:** CONSTRUCTION OF A NEW REPLACEMENT JAIL  
**LOCATION:** MARIPOSA, CA - FREEMAN SITE  
**ESTIMATE:** BUDGET ESTIMATE

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<th>DESCRIPTION</th>
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<td>16000</td>
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**SUBTOTAL BUILDING & SITE WORK**  
$1,707,200
## CONSTRUCTION COST ESTIMATE (CONT.)

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>SUBTOTAL BUILDING &amp; SITE WORK</td>
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<tr>
<td>GENERAL CONTRACTOR FEE + MARKUP</td>
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<td>CONTINGENCY</td>
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<td>SUBTOTAL GENERAL CONTRACTOR COST</td>
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<td>SOIL TESTING</td>
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<td>UTILITY HOOK-UP FEE</td>
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<td>FURNISHING</td>
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<td>TOTAL ESTIMATED CONSTRUCTION COSTS/SF</td>
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<td>OTHER PROJECT COSTS</td>
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<td>PROJECT MANAGEMENT FEE</td>
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<td>EIR</td>
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<td>DESIGN FEE</td>
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<td>PERMITS &amp; INSPECTIONS</td>
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<td>LAND AQUISITION COST/LAND VALUE</td>
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<td>SUBTOTAL OTHER PROJECT COSTS</td>
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<td>STATE BOND FUND</td>
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<td>COUNTY MATCH</td>
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18
# COMPARISON OF FACILITY DEVELOPMENT SCHEMES AND RECOMMENDATION

<table>
<thead>
<tr>
<th>Scheme 1</th>
<th>Scheme 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Renovation and Expansion of the Existing Jail</strong></td>
<td><strong>Construction of an Off-Site Replacement Jail</strong></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
<th>ADVANTAGES</th>
<th>DISADVANTAGES</th>
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</tbody>
</table>

- Initial project cost is lower
- Reduces overcrowding
- Provides separation of inmate classification
- Must relocate Dispatch operation
- No staff increase required from current staffing levels
- Less community resistance
- Distance from Sheriff's office
- Will meet all State standards
- Land and off-site infrastructure improvement costs
- Lower annual maintenance
- Expandable to meet future needs
- Potential to use existing jail facility for other County use

Based on the above information Scheme 2 is determined to best meet the facility needs of the community, jail inmates and staff.

*Jail Committee Recommendation: Scheme 2*
SITE ALTERNATIVES

Having recommended construction of a replacement jail as the best solution to Mariposa County’s current and future jail needs, the next question is where the new jail should be located.

Seven sites were identified and preliminarily evaluated by the Jail Steering Committee and Jail Advisory Committee, then submitted to the Board of Supervisors. The Board directed further investigation of the three most favorably evaluated sites:

1. The Freeman site.

2. The Greenamyer site.

3. The Airport site.

The following paragraphs describe the three sites.

Site 1 - Freeman site

The Freeman site is 9.08 acre parcel located approximately one mile west of the Mariposa Courthouse on the south side of Highway 49 across from the CDF facility.

The site is zoned "Light Industrial" and is within the "Town Planning Area" (TPA) and must comply with the Specific Plan and Design review standards of the Mariposa County Planning Department. The Planning Department has reported that TPA zoning is compatible for locating a new 40-bed adult detention facility and future justice center but the site must be rezoned to Public Facilities.

Water and sewer service is available through the Mariposa Public Utilities District (MPUD). Electrical service is available to the site through Pacific Gas and Electric (PG&E). Gas (propane only) is available through various local vendors.

Access to the site is from Highway 49 and may require improvements to the highway with approval from Caltrans. An existing culvert provides access across Mariposa Creek.

Site 2 - Greenamyer site

The Greenamyer site meets the minimum acreage requirement and is located approximately one mile west of the Mariposa Courthouse on the south side of Highway 49 across from the CDF facility and slightly closer to Mariposa than the Freeman site.

The site is within the TPA and compatible for locating a new 40-bed adult detention facility and future justice center.

There is an area of the site bordering the Mariposa Creek which lies within a 100-year flood zone. Access will have to be developed to assure Mariposa Creek is crossable year-round.

Water and sewer service is available through MPUD. Electrical services is available through PG&E. Gas (propane only) is available through local vendors.
Access to the site is from Highway 49. Highway 49 should not require major improvement to allow access because Highway 49 currently allows access to the site by way of a parking lot between Highway 49 and Mariposa Creek according to the 1992 Final Site Selection Study.

**Site 3 - Airport site**

The Airport Site meets the minimum acreage requirement and is located west of the Mariposa-Yosemite Airport and is bounded on the west by C.Y.A. Road.

The site zoning is compatible with a new 40-bed adult detention facility.

MPUD cannot provide water and sewer service. Therefore a water well would have to be drilled and be on an emergency power generator back-up system. Due to the low permeability of the soil, a conventional septic system would not be practicable. Therefore a small packaged treatment system would likely be required. P.G. & E service is available but due to potential Airport restrictions some undergrounding of the primary service at the County's expense may be required. Access to the site is from C.Y.A. Road and improvements to Highway 49 should not be required. A map with the alternative locations described above is shown on the following page.
SITE ALTERNATIVES

Airport Site

Mariposa Yosemite Airport

Greenamyer Site

Freeman Site
RANKING OF SITE ALTERNATIVES

Three potential sites have been identified below and evaluated for suitability as a new jail site. The study considered the availability, cost, access by users, compatibility of neighborhood, zoning, site geology and topography, utility availability, and traffic impacts of all sites.

The matrix below ranks the site issues by numbers 1 through 3 with 1 being the highest possible value and 3 being the lowest.

<table>
<thead>
<tr>
<th>SITE ISSUES</th>
<th>AIRPORT</th>
<th>FREEMAN</th>
<th>GREENAMYER</th>
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</thead>
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</table>

NOTE: Site Comparisons made without consideration for long-term operational costs.

SITE RECOMMENDATION:

Based on the above information the site best suited for a new jail facility is determined to be the Freeman site.

_Jail Steering Committee Recommendation: Freeman site_

A site plan with a new replacement jail facility (Scheme 2) on the Freeman site is shown on the following page.
PROPOSED SITE PLAN
NEW MARIPOSA COUNTY JAIL ON THE FREEMAN PROPERTY