



A Tradition of Stewardship
A Commitment to Service

County Executive Office

1195 Third Street
Suite 310
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4421
Fax: (707) 253-4176

Nancy Watt
County Executive Officer

MEMORANDUM

To:	Napa County Board of Supervisors Nancy Watt, County Executive Officer	From:	Liz Habkirk, Principal Management Analyst
Date:	March 21, 2014	Re:	Benefits of the Pacific Coast Parcel for New Jail Site

The Pacific Coast parcel has many benefits and is more desirable when compared to the other alternatives discussed for the site of the new jail including the Downtown Site Alternative, siting the jail at within the Airport Industrial Area, choosing the Boca Parcel option and operating two facilities in a split operations alternative.

The project objectives were outlined as the construction of a cost-effective and state of the art jail facility that provides adequate and efficient inmate housing, programming, medical, and mental health space in compliance with relevant requirements. The project is also meant to allow for the efficient and timely transportation of inmates to and from court appearances, address the goals of the *Napa County Adult Correctional System Master Plan* and the Community Corrections Partnership (CCP) plan, allow for the accommodation of up to 526 beds in the future, and ensure the jail is compatible with its neighborhood context.

The downtown area has undergone a transformation over the last 38 years and has significantly changed since 1979 when the existing jail was originally constructed. The area surrounding the existing jail had little development but since 2008 has seen an influx of retail, restaurants, lodging, commercial and some residential uses. While the proposed new jail would be designed to be consistent with the surrounding public facilities, it would be one story taller in height (four stories in total), and have an expanded footprint of 40,000 square feet over the existing jail. Community and business interests have argued that it would be too big and not fit in with the surrounding land uses and that this site could better be used for retail or other purposes more harmonious with the downtown revitalization efforts.

In light of those stated project objectives, the Pacific Coast site offers the County a sufficiently sized parcel (27± acres) to build a facility housing the identified need of 366 beds with the possibility to expand to 526 beds in the future. This is unlike the downtown alternative, which because of the parcel size limitations would restrict the number of beds to 398. The Pacific Coast parcel is also more desirable in size when compared to the adjacent Boca Parcel, which at 55 acres is more than double the space required for the jail project. This site would result in an inefficient use of the property space as well as

being a more costly option for purchase. Furthermore, the owner of the Boca Parcel was unwilling to sell the property. The construction process will also be easier on the out-of-town location, allowing the current jail to continue in operations rather than trying to perform a more costly phased-in approach to construction on the current site.

The Pacific Coast parcel allows for the construction of an efficient jail in that the housing units can be designed using a "floor-mezzanine" style that maximizes the use of staff supervising the units. A downtown alternative, again because of parcel size constraints, would require a multi-story facility that would be inefficient when it came to posting security staff resulting in a lower inmate to staff ratio. It would also require more movement of inmates impacting the safety of both inmates and staff. Likewise, splitting jail operations between two sites would result in much higher staffing costs and require the County to offer redundant services such as laundry or kitchen operations.

The Pacific Coast parcel also allows for the construction of outside recreational space which as inmates are sentenced to longer jail terms under Realignment becomes more important in ensuring that all State and constitutional mandates are met. The Pacific Coast site's location is close to Napa Valley College making it easier to facilitate education programs for inmates or vocational training for inmates transitioning back to the community at the Staff Secure Facility. Inmates who receive education and vocational training are more likely to obtain employment and socialize with non-offenders and therefore are less likely to return to prison.

Staff also considered location in determining the benefits of the Pacific Coast parcel. Because a number of inmates will be required to be transported to Court each day for various hearings, the chosen site for a new jail needed to be within relative proximity to the County Courthouse. The Pacific Parcel, unlike the Airport Industrial area option which is further away from the Courthouse, will allow for efficient transport of inmates and result in lower transportation costs overall. The Pacific Coast parcel also provides a better "fit" for the jail facility versus locating the facility in the Airport Industrial Area which the Board has identified for economic development opportunities or the downtown near residential and commercial uses. The Pacific Coast parcel, along a major artery allows for easier access into the downtown for visitors and professional appointments. It is also located near Napa Valley College which will benefit both inmates and staff in developing programming opportunities.

The Pacific Coast site presents the opportunity to build a state-of-the art facility that provides for adequate mental health and medical space and programming space. The site will accommodate the placement of a staff secure facility which the downtown site could not accommodate. It will help to achieve the goals of both the Master Plan and the CCP Plan in offering a continuum of programs and housing inmates in the least secure setting that is appropriate for them. A new jail with the ample spaces and efficient design allowed by the Pacific Coast parcel will help the Community Corrections Partnership develop evidence based programs and practices that ultimately reduce recidivism and improve public safety and the health of the overall community.