



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/9/2014
Agenda Placement: 9B
Set Time: 9:10 AM PUBLIC HEARING
Estimated Report Time: 15 Minutes

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: KELLI CAHILL, PLANNER III - 265-2325
SUBJECT: General Plan Amendment for the County Jail Project

RECOMMENDATION

Director of Planning, Building and Environmental Services requests adoption of a resolution amending the Napa County General Plan to change the land use designation from "Study Area" to "Public Institutional" and make necessary changes to the General Plan text and map to accommodate the County Jail Project located at 2300 Napa Vallejo Highway, on the east side of State Route 221 northeast of its intersection with Basalt Road, Napa, CA. (APN 046-370-021).

EXECUTIVE SUMMARY

The proposed action would amend the Napa County General Plan by redesignating approximately 27 acres located at 2300 Napa Vallejo Highway, Napa CA APN 046-370-021, from "Study Area" to "Public Institutional" to accommodate the new County Jail which will be constructed on the site.

On November 12, 2013, in accordance with its local procedures for initiating General Plan Amendments, the Board found: 1) that the amendment is in the public interest and internally consistent with the Napa County General Plan; 2) that the amendment is site specific to enable environmental evaluation; 3) that a development plan of sufficient detail to determine potential impacts is included; and 4) the amendment a) increases availability of affordable housing; b) maintains affordable housing; c) does not impair long term integrity of the Agricultural Preserve; or promotes the concentration of growth in designated urban areas. Thereafter, the Board initiated a General Plan Amendment for the Property.

On November 19, 2014, the Planning Commission conducted a public hearing regarding the General Plan Amendment for the County Jail Property. Upon close of the public hearing, the Commission adopted a resolution recommending that the Board approve the General Plan Amendment for the Property. All notice requirements have been satisfied for adoption of the General Plan Amendment. Today's action by the Board is the final action needed

to amend the Napa County General Plan to redesignate the Property from "Study Area" to "Public Institutional" to accommodate the new County Jail.

PROCEDURAL REQUIREMENTS

1. Open Public Hearing
2. Staff Report
3. Public Comments
4. Close Public Hearing
5. Motion, second, discussion and vote on the item.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

A Final EIR was prepared and certified by the Board of Supervisors on February 11, 2014 for the Napa County Jail Project (SCH#2013012072). The Final EIR analyzed the potential impacts resulting from the General Plan Amendment and was prepared in accordance with CEQA, the State CEQA Guidelines and the County's Local Procedures for Implementing CEQA. Because the Final EIR for the Napa County Jail Project adequately identified and analyzed the potential environmental effects of the redesignation of 27 acres located at 2300 Napa Vallejo Highway, Napa from "Study Area" to "Public Institutional" to accommodate the new County jail, no further environmental review is necessary.

BACKGROUND AND DISCUSSION

In November 2004, a Criminal Justice Committee was formed to identify and address the County Jail and other adult correctional system needs over the next 20 years. This effort ultimately led to the preparation of the Napa County Adult Correctional System Master Plan, which was prepared as three phased reports in 2007, 2008, and 2010, and identified deficiencies in programs, practices, and jail capacity.

The County has been considering the demolition and expansion of the existing County Jail for several years to accommodate a growing inmate population, provide up-to-date security, and increase operational efficiencies. Meanwhile, two events have accelerated the need for more capacity: implementation of Assembly Bill (AB) 109 "Realignment" of California correctional system, which allows lower risk offenders to serve their sentence in County Jail instead of State prison; and the State budget challenge, which has resulted in lower funding for courts.

In May 2012, the County initiated the environmental review process required by CEQA (California Environmental Quality Act), analyzing potential environmental impacts of constructing and operating a new jail facility at the Whal-Pacific Coast Builders site located in the South County Industrial Area. A Final Environmental Impact Report for the County Jail project was certified by the Board on February 11, 2014. The Property is zoned Industrial and has a General Plan designation of "Study Area." The Property has been in industrial use for several years. In order to accommodate the new County Jail, the County needs to amend the General Plan to change the land use designation from "Study Area" to "Public Institutional" and make necessary changes to the General Plan text and map.

On November 12, 2013, in accordance with its local procedures for initiating General Plan Amendments, the Board found; 1) that the amendment is in the public interest and internally consistent with the Napa County General Plan; 2) that the amendment is site-specific to enable environmental evaluation; 3) that the development plan of sufficient detail to determine potential impacts is included; and 4) the amendment a) increases availability of affordable housing; b) maintains affordable housing; c) does not impair long term integrity of the Agricultural Preserve; or promotes the concentration of growth in designated urban areas. Thereafter, the Board initiated a General Plan Amendment for the Property.

Pursuant to Government Code Section 65352.3, on August 11, 2014, staff initiated consultation with the Native American tribes located within the proposed General Plan Amendment area and provided a copy of the proposal to the list of tribes provided by the Native American Heritage Commission. The County received only one response from one of the tribes stating that it declined to comment on the proposal.

On November 17, 2014, pursuant to Government Code Section 65353, notice of a public hearing before the Planning Commission to consider recommendations on the General Plan Amendment was published in the local newspaper in the form of an 1/8th page ad. Pursuant to Government Code Section 65091(a)(3), on or about November 7, 2014 the notice of hearing was also mailed to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected. (All noticing requirements for a General Plan Amendment have been satisfied.)

On November 19, 2014, the Planning Commission conducted a public hearing and adopted a resolution recommending that the Board approve the General Plan Amendment for the Property.

Today's action by the Board is the final action needed to amend the Napa County General Plan to redesignate the Property from "Study Area" to "Public Institutional" to accommodate the new County Jail. Adoption of the resolution amending the County's General Plan requires a four-fifths vote.

SUPPORTING DOCUMENTS

- A . PC Resolution Recommending Approval of GPA
- B . BOS Resolution Adopting GPA
- C . Wintun Nation Response Letter

CEO Recommendation: Approve

Reviewed By: Molly Rattigan