



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/19/2014

Agenda Placement: 9E

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
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

PUBLIC HEARING TO ADOPT A RESOLUTION RECOMMENDING AN AMENDMENT TO THE NAPA COUNTY GENERAL PLAN

CEQA Status: A Final EIR was prepared and certified by the Board of Supervisors on February 11, 2014 for the Napa County Jail Project (State Clearinghouse #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.

Request: Amendment to the Napa County General Plan to redesignate approximately 27 acres located at 2300 Napa Vallejo Highway, Napa, APN 046-370-021, from "Study Area" to "Public Institutional" to accommodate the new County jail which will be constructed on the site.

Staff Recommendation: That the Planning Commission conduct a public hearing and adopt a resolution recommending approval of a general plan amendment to the Board of Supervisors.

Staff Contact: Kelli Cahill, 265-2325 or kelli.cahill@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

1. Planning Commission adopt a resolution amending the Napa County General Plan by redesignating approximately 27 acres located at 2300 Napa Vallejo Highway, Napa, APN 046-370-021, from "Study Area" to "Public Institutional" to accommodate the new County jail which will be constructed on the site.

Discussion:

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 jail, the County will need 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.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: A Final EIR was prepared and certified by the Board of Supervisors on February 11, 2014 for the Napa County Jail Project (State Clearinghouse #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's 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 jail for several years to accommodate a growing inmate population, provide up-to-day 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 at 2300 Napa Vallejo Highway, Napa, CA, (the "Property"). The Final EIR was certified 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 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 for the

Property.

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 either 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 and provided a copy of the proposal to those 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 7, 2014, pursuant to Government Code Section 65353, notice of a public hearing before the Planning Commission to consider the General Plan Amendment was published in the local newspaper in the form of a 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.)

The purpose of today's meeting is for the Planning Commission to hold a public hearing and consider adopting a resolution recommending the Board amend the Napa County General Plan by redesignating the Property from "Study Area" to "Public Institutional" to accommodate the new County jail which will be constructed on the site.

SUPPORTING DOCUMENTS

A . Proposed Resolution

B . Wintun Nation Response Letter

Napa County Planning Commission: Approve

Reviewed By: John McDowell