

1 INTRODUCTION

This draft environmental impact report (DEIR) evaluates the potential environmental impacts of the proposed Napa County Jail Project. Napa County (County) proposes to acquire property and construct a new jail on approximately 15 to 20 acres in unincorporated Napa County. The jail would be designed with an initial capacity of 366 beds, but would include core support facilities designed for occupancy of up to 526 beds in the event the County needs to add bed capacity at some point in the future. The existing jail, located in downtown Napa, would remain in use as a day-holding facility for pre-trial inmates with Court appointments, and would also continue to accommodate County offices and meeting space. This DEIR evaluates the environmental impacts of development of a 366-bed jail facility, with possible expansion to a 526-bed jail facility. The DEIR also evaluates alternatives to the project and includes mitigation to reduce, minimize, or avoid any significant adverse impacts.

This DEIR has been prepared under the County's direction in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.), the State CEQA Guidelines, and Napa County's local CEQA Guidelines.

1.1 PURPOSE AND INTENDED USES OF THIS DEIR

According to the State CEQA Guidelines (14 California Code of Regulations [CCR] Section 15064[f][1]), preparation of an EIR is required whenever a project may result in a significant environmental impact. An EIR is an informational document used to inform public agency decision makers and the general public of the significant environmental effects of a project, identify possible ways to mitigate or avoid the significant effects, and describe a range of reasonable alternatives to the project that could feasibly attain most of the basic objectives of the project while substantially lessening or avoiding any of the significant environmental impacts. Public agencies are required to consider the information presented in the EIR when determining whether to approve a project.

CEQA requires that state and local government agencies consider the environmental effects of projects over which they have discretionary authority before taking action on those projects (PRC Section 21000 et seq.). CEQA also requires that each public agency avoid or mitigate to less-than-significant levels, wherever feasible, the significant environmental effects of projects it approves or implements. If a project would result in significant and unavoidable environmental impacts that cannot be feasibly mitigated to less-than-significant levels, the project can still be approved, but the lead agency's decision makers must prepare findings and issue a "statement of overriding considerations" explaining in writing the specific economic, social, or other considerations that they believe, based on substantial evidence, make those significant effects acceptable (PRC Section 21002; CCR Section 15093).

Because they have the principal authority over approval of the project, Napa County is the lead agency, as defined by CEQA, for this EIR. Other public agencies with jurisdiction over the project are listed below in Section 1.3, "Agency Roles and Responsibilities."

1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

Pursuant to CEQA and the State CEQA Guidelines (CCR Section 15064), the discussion of potential effects on the environment in this DEIR is focused on those impacts that the County has determined may be potentially significant.

A determination of which impacts would be potentially significant was made for this project based on review of comments received as part of the public review process for the project (Appendix A), and additional research and analysis of relevant project data during preparation of this DEIR.

This DEIR includes an evaluation of nine environmental issue areas and other CEQA-mandated issues (e.g., cumulative impacts and growth-inducing impacts). The nine environmental issue areas are as follows:

- ▲ Aesthetics
- ▲ Air Quality
- ▲ Greenhouse Gas Emissions
- ▲ Hazards and Hazardous Materials
- ▲ Hydrology/Water Quality
- ▲ Land Use/Planning
- ▲ Noise
- ▲ Transportation/Traffic
- ▲ Utilities/Service Systems

1.2.1 EFFECTS FOUND NOT TO BE SIGNIFICANT

Pursuant to CEQA, the discussion of potential effects on the physical environment is focused on those impacts that may be significant or potentially significant. CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of “environment”). Effects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study (CCR Section 15143).

The Initial Study determined that implementation of the proposed County Jail Project would result in no impacts or less-than-significant environmental impacts (with or without mitigation) related to the following resources; therefore, these environmental issues are not discussed further in this DEIR.

- ▲ Agriculture and Forest Resources
- ▲ Biological Resources
- ▲ Cultural Resources
- ▲ Geology/Soils
- ▲ Mineral Resources
- ▲ Population/Housing
- ▲ Public Services
- ▲ Recreation

1.3 AGENCY ROLES AND RESPONSIBILITIES

This DEIR will be used by the County and CEQA responsible and trustee agencies to ensure that they have met their requirements under CEQA before deciding whether to approve or permit project elements over which they have jurisdiction. It may also be used by other state and local agencies, which may have an interest in resources that could be affected by the project, or that have jurisdiction over portions of the project.

1.3.1 LEAD AGENCY

Napa County is the lead agency for CEQA compliance.

1.3.2 RESPONSIBLE AND TRUSTEE AGENCIES

Under CEQA, a responsible agency is a public agency, other than the lead agency, that has responsibility to carry out or approve a project (PRC Section 21069). A trustee agency is a state agency that has jurisdiction by law over natural resources that are held in trust for the people of the State of California (PRC Section 21070).

The following state agencies may serve as responsible and trustee agencies:

- ▲ Bay Area Air Quality Management District
- ▲ Board of State and Community Corrections
- ▲ California Department of Transportation, District 4
- ▲ San Francisco Bay Regional Water Quality Control Board

The following regional and local agencies may serve as responsible agencies:

- ▲ City of Napa
- ▲ Napa County Local Agency Formation Commission
- ▲ Napa Sanitation District

1.4 CEQA PUBLIC REVIEW PROCESS

1.4.1 NOP AND INITIAL STUDY

In accordance with PRC Section 21092 and CCR Section 15082, the County issued a notice of preparation (NOP) and Initial Study on January 29, 2013 to inform agencies and the general public that an EIR was being prepared and to invite comments on the scope and content of the document (Appendix A). The NOP and Initial Study were submitted to the State Clearinghouse (SCH #2013012072); posted on the County's website (<http://www.countyofnapa.org/pbes/jailEIR/>); advertised in the *Napa Valley Register*; available at the Napa County Planning, Building, and Environmental Services Department as well as the Napa Main Library; and distributed directly to public agencies (including potential responsible and trustee agencies), interested parties, and organizations. The NOP and Initial Study were circulated for 30 days, through February 27, 2013.

In accordance with PRC Section 21083.9 and CCR Section 15082(c), a noticed scoping meeting for the EIR occurred on February 20, 2013 at 6:00 p.m. at the Napa Library Community Room, 580 Coombs Street, Napa.

Appendix A contains the comment letters submitted during the public comment period as well as the Scoping Meeting Summary, which summarizes the comments received during the scoping meeting.

1.4.2 PUBLIC REVIEW OF DEIR

This DEIR is being circulated for public review and comment for a period of 45 days, from **August 16 to September 30, 2013**.

A public hearing will be held on the DEIR on **September 18, 2013** to receive input from agencies and the public on the DEIR.

In addition, written comments from the public as well as organizations and agencies will be accepted throughout the public comment period. Because of time limits mandated by State law, comments should be provided no later than 5:00 p.m. on **September 30, 2013**. Please send all comments to:

Napa County Planning, Building, and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559
Attention: Brian Bordona, Supervising Planner
Telephone: (707) 259-5935 Fax: (707) 299-4028
Email: jailproject@countyofnapa.org

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address. Comments provided by email should include the name and physical address of the commenter.

Copies of this DEIR are available for public review at the following locations:

- ▲ Napa County Planning, Building, and Environmental Services Department at 1195 Third Street, Suite 210, Napa; and
- ▲ Napa Main Library at 580 Coombs Street, Napa.

The DEIR is also available for public review online at: <http://www.countyofnapa.org/pbes/jailEIR/>.

1.4.3 FINAL EIR

Following public review of the DEIR, a Final EIR (FEIR) will be prepared that will include both written and oral comments on the DEIR received during the public review period, responses to those comments, and any revisions to the DEIR. The DEIR and the FEIR will comprise the EIR for the County Jail Project.

Before approving the County Jail Project, the lead agency is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency.

1.5 ORGANIZATION OF THIS DEIR

This DEIR is organized as follows:

Executive Summary: This chapter introduces the proposed County Jail Project; provides a summary of the environmental review process, effects found not to be significant, and key environmental issues; and lists significant environmental impacts and mitigation measures to reduce significant impacts to a less-than-significant level.

Chapter 1, Introduction: This chapter provides a description of the lead and responsible agencies, the legal authority and purpose of the EIR, the public review process, and organization of the EIR.

Chapter 2, Project Description: This chapter begins by describing the project background, objectives, and location. The proposed County Jail Project is described in detail.

Chapter 3, Environmental Setting, Impacts, and Mitigation Measures: The resource sections within this chapter evaluate the expected environmental impacts generated by the proposed County Jail Project. Within each subsection of Chapter 3, the regulatory background, existing environmental setting, the significance criteria, and the analysis methodology and assumptions are described. The anticipated changes to the existing environmental conditions after development of the proposed project are then evaluated for each resource. For any significant or potentially significant impact that would result from project implementation, mitigation measures are presented along with the remaining level of significance. Environmental impacts are numbered sequentially throughout the

sections of Chapter 3 (e.g., Impact 3.2-1, Impact 3.2-2, etc.). Any required mitigation measures are numbered to correspond to the impact numbering; therefore, the mitigation measure for Impact 3.2-1 would be Mitigation Measure 3.2-1.

Chapter 4, Cumulative Impacts: This chapter provides information regarding the potential cumulative impacts that would result from implementation of the proposed County Jail Project together with other past, present, and probable future projects.

Chapter 5, Other CEQA Sections: This chapter provides a discussion of potential significant and unavoidable impacts, significant and irreversible commitment of resources, energy conservation, and growth-inducing impacts.

Chapter 6, Alternatives: This chapter provides a discussion of alternatives to the proposed County Jail Project, including the No Project Alternative, alternatives considered but removed from further consideration, and the environmentally superior alternative.

Chapter 7, List of Preparers: This chapter identifies the lead and responsible agency contacts as well as the preparers of this DEIR.

Chapter 8, References: This chapter identifies the organizations and persons consulted during preparation of this DEIR and the documents used as sources for the analysis.

Chapter 9, Acronyms and Abbreviations: This chapter defines the acronyms and abbreviations used throughout this DEIR.

1.6 STANDARD TERMINOLOGY

This DEIR uses the following standard terminology:

No Impact means no change from existing conditions (no mitigation is required).

Less-than-Significant Impact means no substantial adverse change in the physical environment (no mitigation is required).

Potentially Significant Impact or **Significant Impact** means an impact that might or would cause a substantial adverse change in the physical environment (mitigation is recommended where feasible).

Significant and Unavoidable Impact means an impact that would cause a substantial adverse change in the physical environment and that cannot be avoided, even with the implementation of all feasible mitigation.

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