

I. INTRODUCTION

A. PURPOSE OF THE EIR

In compliance with the California Environmental Quality Act (CEQA), this report describes the environmental consequences of the Napa County Health and Human Services Agency (HHSA) Campus Project (proposed project) located at 2344 Old Sonoma Road within the City of Napa. The subject property is owned by the County of Napa (County); therefore, the County is the Lead Agency for environmental review of the proposed project. This Environmental Impact Report (EIR) is designed to inform County decision-makers, responsible agencies, and the general public of the proposed project and the potential physical consequences of project approval. This EIR also examines alternatives to the proposed project and recommends mitigation measures to reduce or avoid potentially significant physical impacts. This EIR will be used by the County and the public in their review of the proposed project and associated approvals, including those described in Chapter III, Project Description.

B. PROPOSED PROJECT

The proposed project would redevelop the existing 8.5-acre HHSA campus, which currently houses most divisions within the County's Health and Human Services Agency. The existing campus is currently developed with a total of 85,144 gross square feet of space accommodated within 11 one-story buildings and 6 modular units, and a total of 235 surface parking spaces. This EIR considers two primary options for the proposed project: 1) redevelopment of the existing HHSA campus occurring within the existing campus boundaries (Existing Site Option) and 2) acquisition of an adjacent 3.25-acre sports field and redevelopment of the HHSA campus occurring within the expanded boundary (Expanded Site Option).

The Existing Site Option includes the demolition of all existing buildings and a crescent-shaped driveway and the construction of four new two- to three-story buildings comprising up to 184,000 gross square feet of space; a 62,050 square-foot parking structure; and a 133,300 square foot surface parking lot. The Expanded Site Option includes demolition of all but three of the existing buildings; retention of the existing crescent-shaped driveway; and construction of four new one- to three-story buildings comprising a total of approximately 169,470 gross square feet and three surface parking lots totaling 195,300 square feet. Both options would provide a total of up to 184,000 total gross square feet of use and a total of approximately 558 parking spaces. Please refer to Chapter III, Project Description, for additional detail.

C. EIR SCOPE

The County circulated a Notice of Preparation (NOP) notifying responsible agencies and interested parties that an EIR would be prepared for the project and indicating the environmental topics anticipated to be addressed in the EIR. The NOP was published on October 31, 2011, and was mailed to

public agencies, organizations, and individuals likely to be interested in the potential impacts of the project. The NOP was also posted on the County's website, the project website (www.hhsa-campus.org), and at the Napa County Administration Building, 1195 Third Street, Suite 210, Napa. An Initial Study, which provides preliminary analysis of environmental impacts was also prepared and circulated with the NOP. A total of four comment letters were received in response to the NOP in addition to verbal comments provided and comment cards submitted at the public scoping session. A copy of the NOP and each comment letter received is included in Appendix A of this EIR.

Based on the preliminary analysis provided in the Initial Study (included as Appendix B), consultation with County staff, and review of the comments received as part of the scoping process, the following environmental topics are addressed as separate sections of this EIR:

- Visual Resources
- Cultural Resources
- Transportation, Circulation and Parking
- Air Quality
- Greenhouse Gas Emissions
- Noise

The following topics are not evaluated in detail in this EIR: agricultural and forestry resources, biological resources; geology and soils; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; population and housing; public services; recreation; and utilities and service systems. These topics are summarized in the Effects Found Not to Be Significant section of Chapter VI, Other CEQA Considerations and also discussed in detail in the Initial Study provided in Appendix B.

D. REPORT ORGANIZATION

This EIR is organized into the following chapters:

- *Chapter I – Introduction:* Discusses the overall EIR purpose, provides a summary of the proposed project, and summarizes the organization of the EIR.
- *Chapter II – Summary:* Provides a summary of the proposed project and of the impacts that would result from implementation of the proposed project, and describes mitigation measures recommended to reduce or avoid significant impacts. A discussion of alternatives to the proposed project is also provided.
- *Chapter III – Project Description:* Provides a description of the project site, site development history, project objectives, required approval process, and details of the project itself.
- *Chapter IV – Setting, Impacts and Mitigation Measures:* Describes the following for each environmental technical topic: existing conditions (setting); potential environmental impacts and their level of significance; and measures to mitigate identified impacts. Potential adverse impacts are identified by level of significance, as follows: less-than-significant impact (LTS), significant impact (S), and significant and unavoidable impact (SU). The significance of each impact is

categorized before and after implementation of any recommended mitigation measure(s). Each topical section also includes an analysis of the cumulative effects of the project.

- *Chapter V – Alternatives:* Provides an evaluation of three alternatives to the proposed project, including the No Project alternative.
- *Chapter VI – Other CEQA Considerations:* Provides additional specifically-required analyses of the proposed project’s growth-inducing effects, significant irreversible changes, and effects found not to be significant.
- *Chapter VII – Report Preparation:* Identifies preparers of the EIR, references used, and persons and organizations contacted.

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