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Planning, Building, and Environmental Services

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Hillary Gitelman
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**NOTICE OF COMPLETION/AVAILABILITY & REQUEST FOR COMMENTS ON THE
DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
NAPA COUNTY HEALTH AND HUMAN SERVICES AGENCY CAMPUS PROJECT
(State Clearinghouse #2011112008)**

NOTICE IS HEREBY GIVEN that the County of Napa, as Lead Agency, has completed a Draft Environmental Impact Report (Draft EIR) for the proposed Napa County Health and Human Services Agency Campus Project (project), pursuant to the California Environmental Quality Act (CEQA).

DOCUMENT AVAILABILITY: The Draft EIR is available for review online at: www.napahhsacampus.org and www.countyofnapa.org. A limited number of hard copies will also be available for distribution at the Planning, Building and Environmental Services Department public information counter on the second floor of the County Administration Building, 1195 Third Street in the City of Napa. Copies will also be available on compact disk, and reference copies will be placed at the City-County Library in Napa.

PUBLIC REVIEW TIMELINE: State law requires a minimum 45-day public review period for the Draft EIR. The public review period for the Draft EIR begins **August 29, 2012 and ends October 12, 2012 at 4:45 pm**. All written comments must be submitted to the County within this time period. Your comments may be provided orally at a public hearing, in writing, or by email. Written comments may be submitted to the project planner:

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All comments received by the close of the comment period will be responded to in writing in the Final EIR. The Final EIR must be completed and certified by the Napa County Board of Supervisors before a decision can be made on the proposed project.

PUBLIC HEARING: A public hearing is scheduled for purposes of receiving public comments on the Draft EIR on **October 2, 2012 at 6:00 p.m.** at the HHSA Campus, Building K, accessed from Walnut Street and formally located at 2261 Elm Street Napa, California.

PROJECT LOCATION: The approximate 8.5-acre existing HHSA campus is located at 2344 Old Sonoma Road within the City of Napa (Assessor's Parcel Number: 004-291-015-000). The campus is bounded by single-family homes and the Napa Adventist Academy to the north; single-family homes on Gesford Street to the east; Old Sonoma Road to the south; and the Napa County Juvenile Justice Center and Walnut Street to the west. The adjacent 3.25-acre sports field immediately north of the campus currently belongs to the Napa Junior Adventist Academy, but may be acquired by the County and added to the existing campus footprint after completion of the CEQA process.

PROPOSED PROJECT: The proposed project would redevelop the existing 8.5-acre HHSA campus, which currently houses most divisions of 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. The Draft EIR considers two primary options for the proposed project: 1) redevelopment of the existing HHSA campus occurring within the existing campus boundaries known as the Existing Site Option and 2) acqui-

sition of an adjacent 3.25-acre sports field and redevelopment of the HHS campus occurring within the expanded boundary known as the Expanded Site Option.

The Existing Site Option includes the demolition of all existing buildings and the crescent-shaped driveway and the construction of four new two- to three-story buildings comprising 183,700 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 184,000 total gross square feet of use and a total of approximately 558 parking spaces.

HAZARDOUS WASTE SITES: The proposed project is not located on any hazardous waste sites lists enumerated under Section 65965.5 of the Government Code.

SIGNIFICANT ANTICIPATED ENVIRONMENTAL EFFECTS: The Draft EIR provides an evaluation of the potential environmental impacts of the proposed project and recommends mitigation measures to reduce impacts to a less-than-significant level. With the implementation of the mitigation measures proposed, a majority of the significant impacts identified would be reduced to less than significant through the implementation of the proposed project. However, implementation of the Existing Site Option would result in a significant unavoidable project-specific and cumulative impacts to historic resources due to the demolition of Buildings A, B, and C, and the crescent-shaped driveway that contributes to the Napa County Infirmary Historic District. In addition, both project options would result in significant and unavoidable cumulative impacts to the following study area intersections: 1st Street/Freeway Drive; 1st Street/California Boulevard; 2nd Street/California Boulevard; Imola Avenue/Freeway Drive; Imola Avenue/SR 29 Southbound Ramps; Laurel Street/Jefferson Street; Old Sonoma Road/Jefferson Street; and Imola Avenue/Jefferson Street.