

HEALTH AND HUMAN SERVICES AGENCY (HHSA) CAMPUS PROJECT



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Public Hearing on the Draft Environmental Impact Report
(DEIR) prepared for the HHSA Campus Project

October 2, 2012



OVERVIEW OF PRESENTATION



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- Purpose of Tonight's Meeting
- Project Overview
- Purpose of EIR
- CEQA Process and Timeline
- Next Steps

PURPOSE OF TONIGHT'S MEETING



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- Receive Comments on the Draft EIR
 - Public comment period began August 29, 2012
 - **Oral and written comments this evening**
 - **Written comments by close of business October 12, 2012 at 4:45 pm**
- Comments should be specific to the Draft EIR and not about the proposed project's merits
- A Final EIR will be prepared to address all comments received on the Draft EIR
- **Separate neighborhood public meetings and a meeting before the Board of Supervisors will address project merits and design**
- No decisions will be made tonight

PROJECT OBJECTIVES



- Renovate the HHSA campus to meet the agency's current and future needs while being respectful of the campus' neighborhood setting;
- Replace or rehabilitate deficient buildings to better serve HHSA clients and staff, starting with the modular buildings and temporary facilities;
- Divisions into a single campus that can provide comprehensive services to the community;
- Create a welcoming, open and accessible campus that serves the public and achieves a balance between security and public access to the campus;
- Provide approximately 95,000 gross square feet, 36,000 existing and 59,000 new, of function space onsite by the year 2015 and 183,000 gross square feet of function space by the year 2028;
- Provide aesthetically appealing buildings and pleasing landscapes that are conducive to healing and the supportive services offered by the agency;

PROJECT OBJECTIVES (continued)



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- Create a campus environment with open and collaborative workspaces that integrates campus programs in an accessible and efficient manner and provides amenities for employees in order to promote employees' health and well-being;
- Remove all modular buildings and temporary facilities in Phase One and minimize the need for temporary "swing" space off-site;
- Construct new buildings with minimal disruption to the community and existing campus operations;
- Design a campus that is compatible with the adjacent neighborhood;
- Design a campus that respects the history and historic buildings of the campus to maximum extent feasible;
- Redevelop the campus in a cost effective manner

PROJECT DESCRIPTION



The EIR considers two options for the project:

- 1) **EXISTING SITE OPTION:** Redevelopment of the existing HHSA campus occurring entirely within the existing campus boundaries.
- 2) **EXPANDED SITE OPTION:** Acquisition of an adjacent 3.25 acre sports field and redevelopment of the HHSA campus occurring on the existing site and within the expanded boundary.

EXISTING SITE OPTION



A Tradition of Stewardship
A Commitment to Service

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BUILDING 1
52,600 GSF

BUILDING 2
46,300 GSF

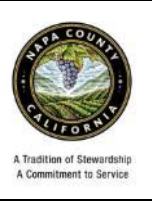
BUILDING 3
29,300 GSF

BUILDING 4
55,500 GSF

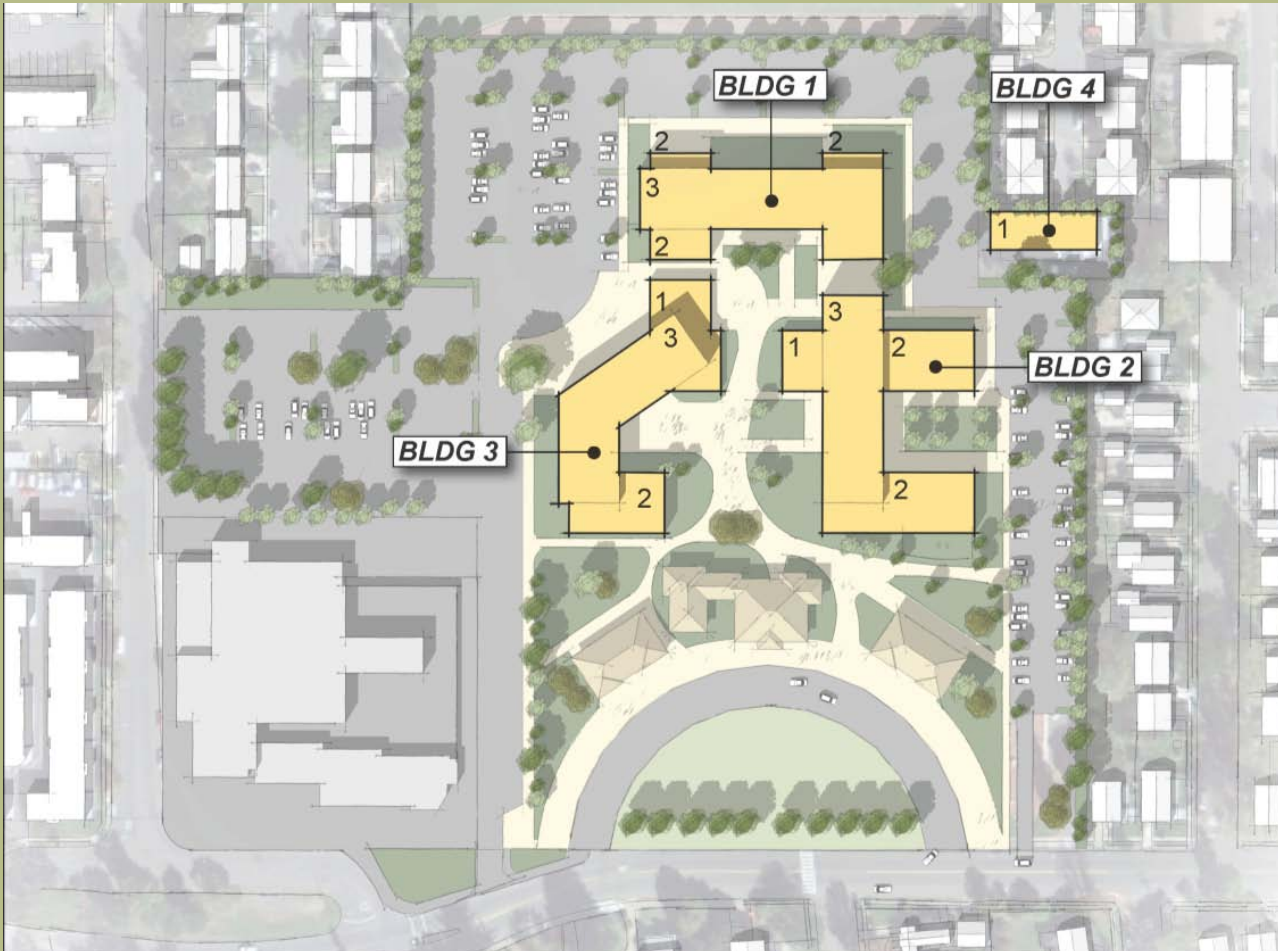
PARKING STRUCTURE
62,050 SF

SURFACE PARKING
133,300 SF

EXPANDED SITE OPTION



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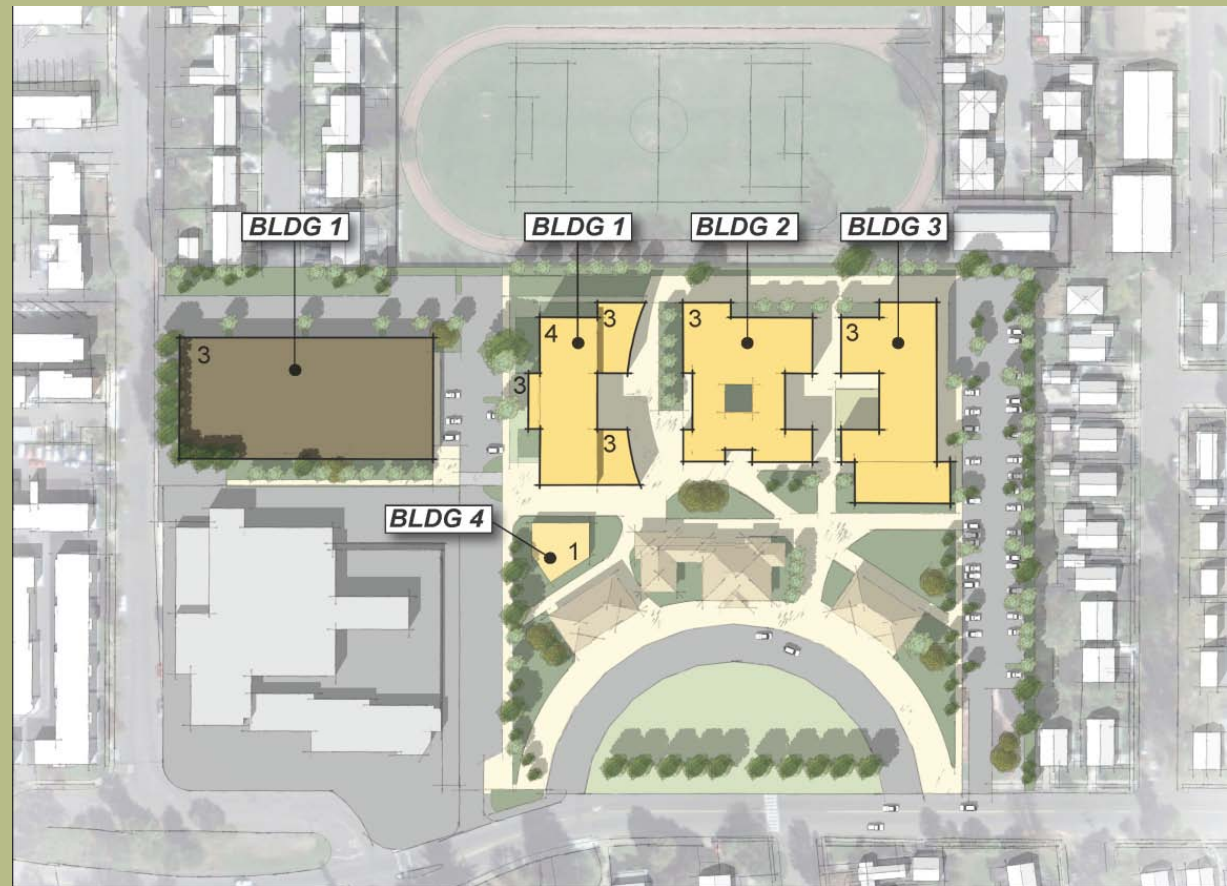
BUILDING 1
54,000 GSF
BUILDING 2
60,600 GSF
BUILDING 3
51,270 GSF
BUILDING 4
3,600 GSF
EXISTING BUILDINGS
13,760 GSF
<hr/>
SURFACE PARKING
195,300 SF

PROJECT ALTERNATIVES EVALUATED



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- **No Project:**
Existing conditions would continue
- **Existing Site Preservation Alternative**
Preservation of crescent and three historic buildings, construction of a 3 story parking garage and 3 and 4 story buildings.

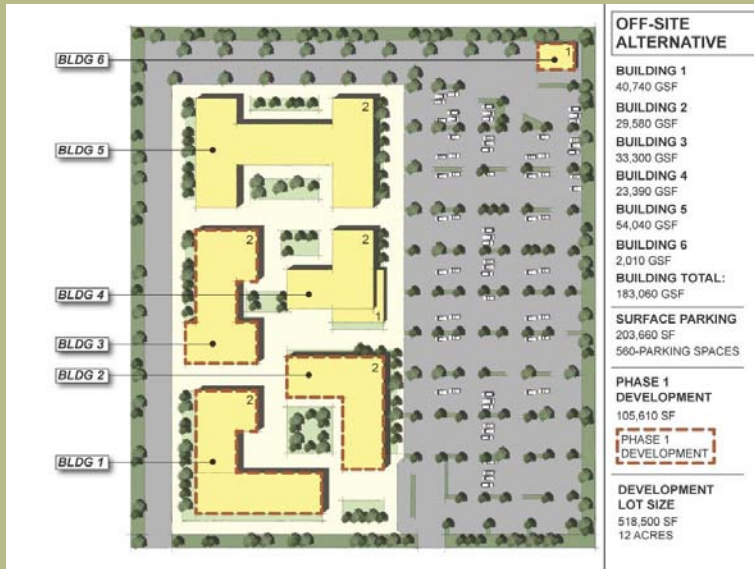


PROJECT ALTERNATIVES EVALUATED (cont.)



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Off-site Alternative, Campus Re-use Purchase of 15-acres of vacant industrially-zoned land, construction of 183,060 GSF and 560 surface parking spaces and the in-fill development of the existing campus and the adjacent property into a total 49 single family homes and 39 multi-family units, for a total of 58 new units.

PROJECT ALTERNATIVES EVALUATED



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Alternative Considered but rejected for further evaluation-

- **New Satellite Campuses**, this would effectively split HHSA operations into several locations and would not consolidate services onto one campus (a major objective of the proposal), therefore was rejected from further analysis.

The Expanded Site Option was considered the Environmentally Superior Alternative



CEQA PROCESS AND TIMELINE



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- Notice of Preparation (October 31, 2011)
- Scoping Meeting (November 17, 2011)
- Preparation of Draft EIR
- Distribution of NOA and Draft EIR (August 29)
 - Mailed to residents near the project
 - Mailed to interested parties and agencies
 - Posted at the County Clerk's office
 - Posted on the project and County websites:
(www.napahhsacampus.org & www.countyofnapa.org/planning)

CEQA PROCESS... (continued)



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- Public Hearing on Draft EIR (October 2, 2012)
- Close of Draft EIR Public Review Period (October 12, 2012)
- Preparation of Final EIR (FEIR) with Response to Comments Document
- Certification of Final EIR by Board of Supervisors November 20, 2012 (tentative date)
- Consideration of Preferred Site Alternative, Adoption of CEQA findings and Mitigation Monitoring and Reporting Plan.

NEXT STEPS – Master Planning



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- Proceed with Campus Master Plan based on approved Site Option – by December 4 (tentative date)
- January 2013 – Community Meeting to present and discuss Preliminary Master Plan
- February 2013– Present Draft Master Plan to Board of Supervisors and Community
- March 2013 – Complete Campus Master Plan
- 2014-2015 – Construction of Phase One