



Governor's Office of Planning & Research

JUL 25 2019

STATE CLEARINGHOUSE

**Notice of Public Hearing and California Environmental Quality Act  
Notice of Availability of A Draft Environmental Impact Report (Draft EIR)/Environmental  
Assessment/Finding of No Significant Impact (FONSI) for the Heritage House/Valle  
Verde Project**

**Lead Agency:** City of Napa

Notice is hereby given pursuant to Title 14 of the California Code of Regulations, 15087 (c) that the City of Napa has prepared a joint Draft EIR/EA for the Heritage House/Valle Verde Project in accordance with the California Environmental Quality (CEQA) and the National Environmental Policy Act (NEPA) requirements. Notice is also given that the Planning Commission will conduct a public hearing on **August 15, 2019** at the City Hall, Council Chambers, 955 School Street, Napa, CA 94559 at 5:30 p.m., or as soon thereafter as the matter may be heard, to provide opportunity for public comment regarding the Draft EIR/EA.

**Project Title:** Valle Verde and Heritage House Continuum of Housing

**State Clearinghouse Number:** 2018082019

**Project Location:** 3700, 3710 & 3720 Valle Verde Drive

**Project Description:** File PL 17-0114 Request for: Right-of-Way Abandonment of the terminus of Valle Verde Drive, north of Firefly Lane in order to accommodate the Project, Lot Line Adjustment/Merger, Use Permit, and Design Review applications to remodel an existing building to allow a 66-unit single-room occupancy (SRO) project (Heritage House) and construction of a new 24-unit apartment complex (Valle Verde) project on a 2.88-acre property. The Project is a 100% affordable housing development in conjunction with the Gasser Foundation, Burbank Housing, Abode Housing and the City of Napa and Napa County. The Property is located at the terminus of Valle Verde Drive north of Firefly Lane. The General Plan designation is MFR-33H, Multi-family Residential and the zoning designation is RM-FP Multi-family Residential and Floodplain Overlay District. An existing bridge that no longer provides access across Salvador Creek (Zerba Bridge) may be removed as a condition of approval, if the Project is approved.

**Significant Impacts:** The Draft EIR/EA concluded that the Project could potentially result in some or all of the following: health risks associated with exposure to toxic air contaminants during temporary construction activities; exacerbated active erosion at the southern portion of the project site; loss of top soil during temporary construction activities; disturbance of unknown tribal cultural resources or archaeological resources during temporary construction activities; disturbance of bird nesting activity during the breeding season; direct or indirect

impacts to special-status bats during temporary construction activities; and removal of protected native trees. In the event the City requires removal of the Zerba Bridge, the Project could potentially result in direct impacts to Salvador Creek, including impacts to steelhead within the creek and to the associated riparian vegetation. With mitigation measures described in the Draft EIR/EA, all impacts would be reduced to less than significant levels.

**Hazardous Materials on Site:** The Project site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

**Finding of No Significant Impact:** The City of Napa has determined that the Project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under NEPA is not required.

**Opportunity to Review and Provide Comments:** The Draft EIR/EA and all background documents incorporated by reference in to the Draft EIR/EA are available for public review at the Community Development Department (Planning Division), 1600 First Street, Napa, 94559. In addition to providing comments at the August 15 public hearing, the public is hereby invited to submit written comments regarding the Draft EIR/EA to the Planning Division between July 22, 2019 and September 4, 2019 at 5 p.m. to: City of Napa Community Development Department, Planning Division, P.O. Box 660, Napa CA 94558. Comments may also be sent by email to [kpease@cityofnapa.org](mailto:kpease@cityofnapa.org).

DATE: July 22, 2019  
BY: Kathy Pease, AICP, Contract Planner

**Early Notice and Public Review of a Proposed  
Activity in a 100-Year/500-year Floodplain or Wetland**

To: All Interested Agencies, Groups and Individuals

This is to give notice that the City of Napa has proposed to authorize the Housing Authority of the City of Napa and Burbank Housing to submit a request to the U.S Department of Housing and Urban Development (HUD) for the release of Housing Choice Voucher Program funds as authorized by the United States Housing Act of 1937, Section 8(c)(9), as amended, and as authorized by the 2008 Consolidated Appropriations Act, Public Law 110-161 as authorized under Section 8(o)(19) of the United States Housing Act of 1937, as amended, for the purposes of attaching 38 project-based Section 8 vouchers to be utilized in a project known as the Valle Verde and Heritage House Continuum of Housing Project (the "Project") located at 3700 Valle Verde Drive in the City of Napa.

A portion of the Project site is located in the 100-year/500-year floodplain, and the City of Napa will be identifying the potential impacts from, and practicable alternatives to, locating the Project in the floodplain, as required by Executive Order 11988 in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The Project proposes to rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy (SRO) units, including eight American with Disability Act (ADA) accessible one-bedroom units. Of the 66 total units, 33 would be operated as permanent supportive housing with on-site supportive services, and property management (Heritage House). The Project would also include construction of a new three-story multi-family apartment building with 24 affordable units (Valle Verde Apartments), adjacent to the Heritage House. The Project site is located at 3700, 3710 and 3720 Valle Verde Drive, just north of the intersection of Firefly Lane and Valle Verde Drive in the City of Napa, Napa County.

No new construction would occur within the floodplain. However, an unoccupied portion of the Project site adjacent to Salvador Creek is within the floodplain. If the Project is approved, the City of Napa may require removal of all or a portion of the Zerba Bridge, which currently crosses Salvador Creek, as a condition of Project approval. The Zerba Bridge currently is a partial impediment to stormwater flows. The bridge is no longer needed to provide any access across the creek.

There are three primary purposes for this notice. First, people who may be affected by activities in floodplains and those who have an interest in the protection of the natural environment will be given an opportunity to provide comments on the Project. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same Project purpose, and methods to minimize and mitigate the proposed Project's potential impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about development and activities in floodplains can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, when the Federal government determines it will participate in actions taking place in floodplains, it must inform those who may be put at greater or continued risk.

Written comments must be received by **City of Napa** at the following address on or before **September 3, 2019**: Kathy Pease, AICP, Contract Planner, Community Development

Department P.O. Box 660, Napa, CA 94559. A full description of the project may also be reviewed at the Planning Division located at 1600 First Street, Napa CA 94559 from 8:00 a.m. to 5 p.m. at the address above. Comments may also be submitted via email at [kpease@cityofnapa.org](mailto:kpease@cityofnapa.org)

**Date: July 19, 2019**

**Notice of Finding of No Significant Impact and  
Notice of Intent to Request a Release of Funds**

July 22, 2019

Name of Responsible Entity [RE]: Housing Authority of the City of Napa

Address 1115 Seminary Street

Napa, CA 94559

Telephone Number of RE: (707) 257-9543

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**These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the *Housing Authority of the City of Napa and Burbank Housing***

**REQUEST FOR RELEASE OF FUNDS**

On or about at least one day after the end of the comment period (September 3, 2019) the City of Napa will “authorize the Housing Authority of the City of Napa and Burbank Housing to” submit a request to the U.S Department of Housing and Urban Development (HUD) for the release of Housing Choice Voucher Program funds as authorized by the United States Housing Act of 1937, Section 8(c)(9), as amended, and as authorized by the 2008 Consolidated Appropriations Act, Public Law 110-161 as authorized under Section 8(o)(19) of the United States Housing Act of 1937, as amended, for the purposes of attaching 38 project-based Section 8 vouchers to be utilized at the Heritage House located at 3700 Valle Verde Drive.

Burbank Housing proposes to construct the Valle Verde and Heritage House Continuum of Housing Project (the “Project”) located at 3700, 3710 and 3720 Valle Verde Drive, just north of the intersection of Firefly Drive and Valle Verde drive. As one part of the Project, Burbank Housing proposes to rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy (SRO) units (proposed Heritage House), including eight American with Disability Act (ADA) accessible one-bedroom units. All of the 66 units would be affordable to households at or below 60% of area median for a term of 55 years. Of the 66 total units, 33 would be operated as permanent supportive housing with on-site supportive services, and property management. The other part of the Project would consist of construction of a new three-story multi-family apartment building with 24 affordable units (Valle Verde Apartments), adjacent to Heritage House.

**FINDING OF NO SIGNIFICANT IMPACT**

The Housing Authority of the City of Napa has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) (Heritage House/Valle Verde Joint Draft Environmental Impact Report (DEIR)/Environmental Assessment (EA) on file at the City of Napa Community Development Department located at 1600 First Street, Napa, CA 94559 and may be examined or copied weekdays 8 A.M to 5 P.M.

## **PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to Kathy Pease, AICP, Contract Planner, Community Development Department PO Box 660, Napa CA 94559. All comments received by **September 3, 2019** will be considered by the City of Napa prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

## **ENVIRONMENTAL CERTIFICATION**

The Housing Authority of the City of Napa certifies to HUD/California that Vincent Smith in his capacity as Deputy Executive Director consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD/California's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Burbank Housing to use Program funds.

## **OBJECTIONS TO RELEASE OF FUNDS**

HUD/California will accept objections to its release of fund and the RE's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of the Housing Authority of the City of Napa; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD/California; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to the HUD/California administration office at [insert address] . Potential objectors should contact HUD/California to verify the actual last day of the objection period.

*Vincent Smith, Deputy Executive Director  
Housing Authority of the City of Napa Certifying Officer*

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