

**NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT
FOR HERITAGE HOUSE AND VALLE VERDE HOUSING**

Date of Distribution: August 7, 2018

LEAD AGENCY: City of Napa

FILE NO: PL17-0114

The 2.9-acre project site is located at 3700, 3710, and 3720 Valle Verde Drive, just north of the intersection of Firefly Drive and Valle Verde Drive in the City of Napa. The project proposes to rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy (SRO) units of 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) adjacent to the proposed Heritage House development.

A Public Scoping Meeting will be held to take comments regarding the scope and content of the Draft Environmental Impact Report (EIR) as follows:

Public Scoping Meeting

August 20, 2018

6:30 p.m. to 8:00 pm.

**Napa Senior Center
1500 Jefferson Street
Napa, CA 94558**

As the Lead Agency, the City of Napa will prepare an Environmental Impact Report (EIR) for the above referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of potential environmental effects are attached. Per State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until **September 7, 2018** at 5:00 p.m.

Please identify a contact person, and send your response to:

City of Napa
Attn: Erin Morris
Code Enforcement and Planning Division Manager
1600 First Street
Napa, CA 94559
(707) 257-9530
emorris@cityofnapa.org

Erin Morris

Rick Tooker
Community Development Director

8-7-2018

Date

Introduction

The purpose of an Environmental Impact Report (EIR) is to inform decision-makers and the general public of the environmental effects of a project that an agency may implement or approve. The EIR process is intended to provide information sufficient to evaluate a project and its potential for significant impacts on the environment, to examine methods of reducing adverse impacts, and to consider alternatives to the project.

The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended. In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project;
- A project description;
- A description of the existing environmental setting, environmental impacts, and mitigation measures for the project;
- Alternatives to the project as proposed; and
- Environmental consequences, including (a) any significant environmental effects which cannot be avoided if the project is implemented; (b) any significant irreversible and irretrievable commitments of resources; (c) the growth inducing impacts of the proposed project; and (d) cumulative impacts.

Project Location

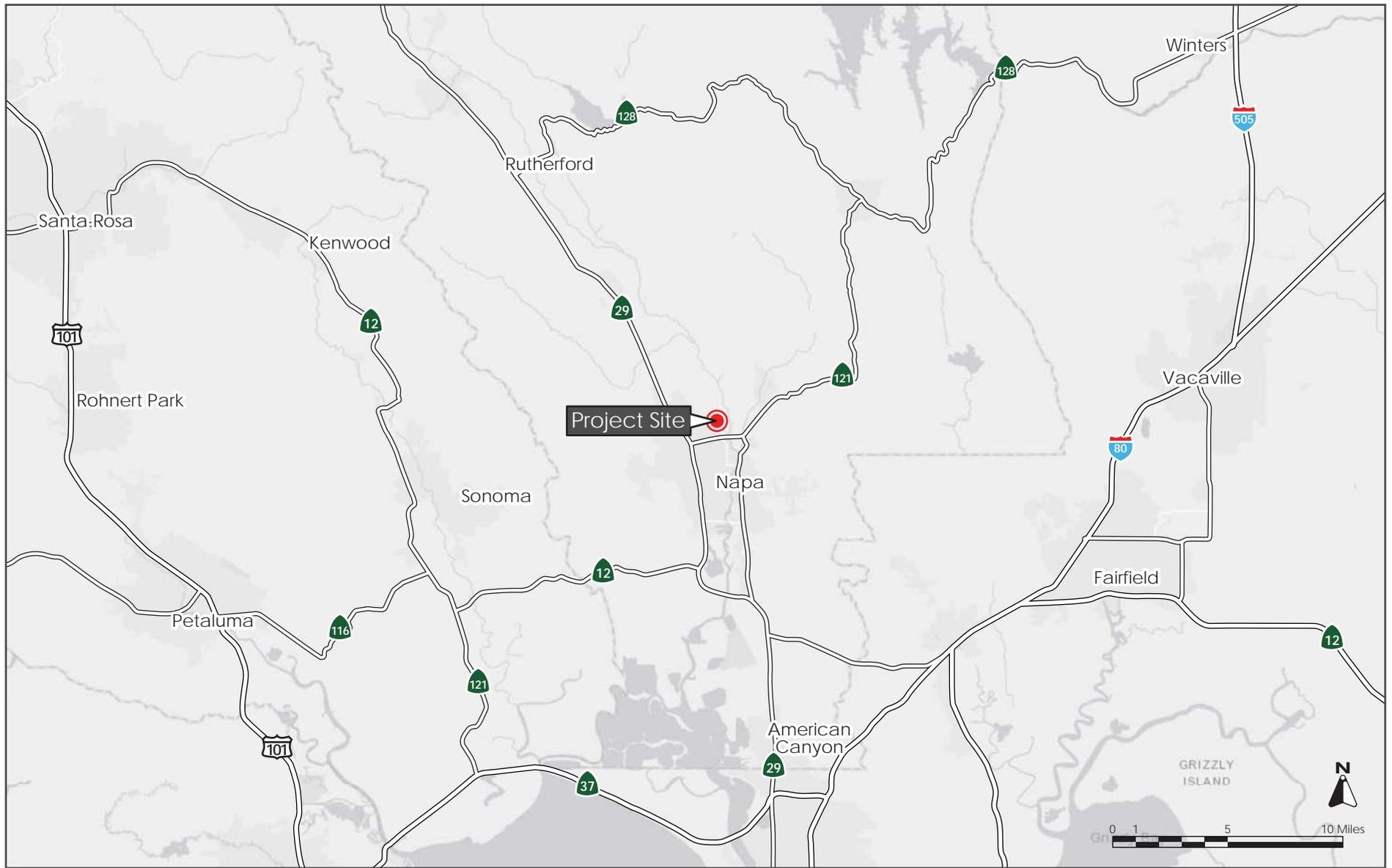
The project site consists of three separate parcels located at 3700, 3710, and 3720 Valle Verde Drive, just north of the intersection of Firefly Drive and Valle Verde Drive. See Figures 1-1 and 1-2.

Project Description

The applicant proposes to rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy (SRO) units of permanent supportive housing with on-site supportive services and property management (Heritage House) on the approximately 1.6-acre parcel (3700 Valle Verde). The project would also include construction of a new three-story multi-family apartment building with 24 affordable units (Valle Verde), adjacent to the proposed Heritage House development.

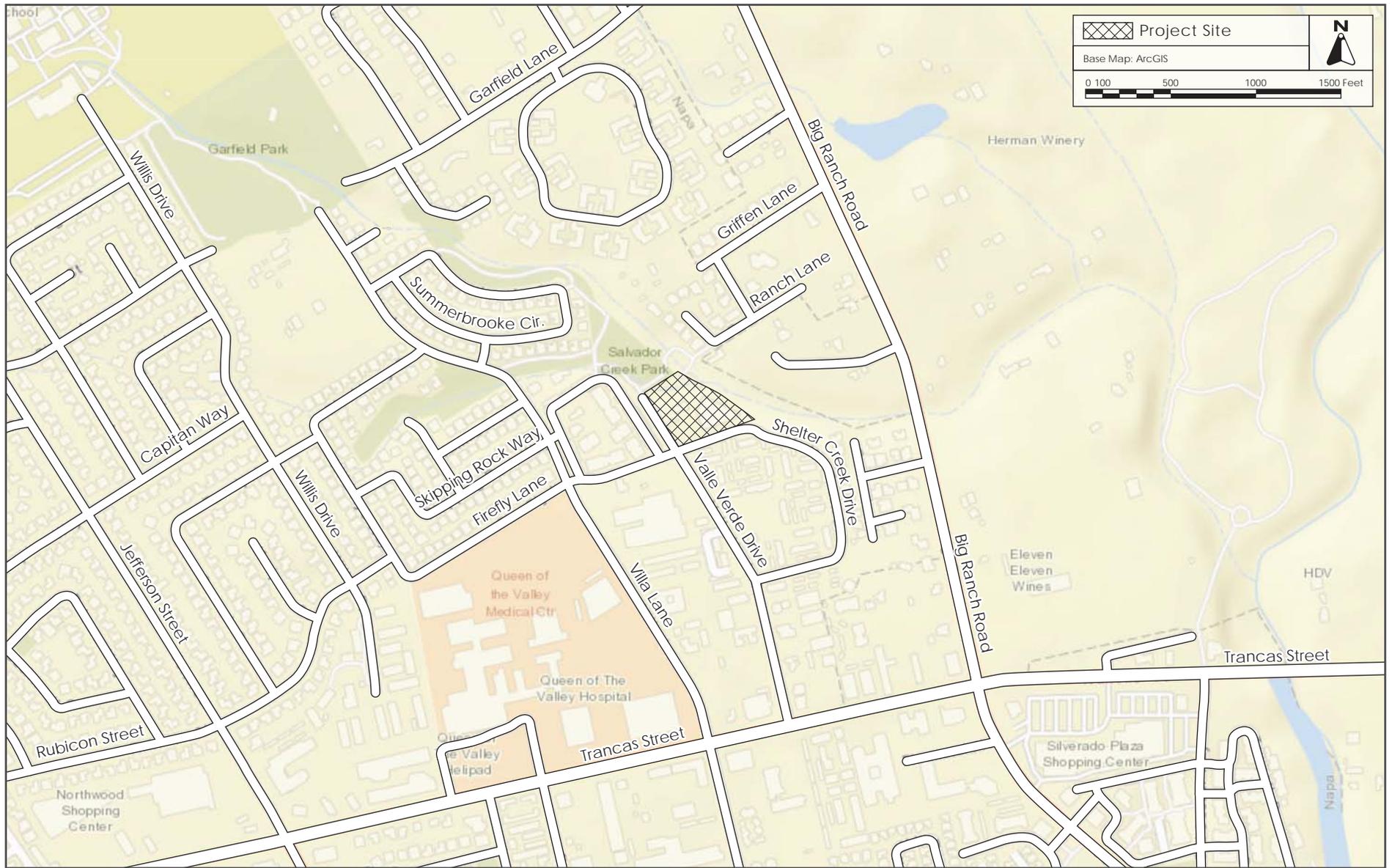
The proposed Heritage House would be located in the vacant 38,770 square-foot, three-story Sunrise Napa Assisted Living Facility building at 3700 Valle Verde. Heritage House would provide 66 permanent affordable SRO units, linked with on- and off-site services that support resident access to social and physical well-being and employment opportunities. The SRO units would range from 215 to 605 square feet (averaging 345 square feet) and would be 100 percent affordable to lower income persons. The project would include exterior and interior modifications to accommodate the on-site services and resident amenities.

The proposed Valle Verde Apartments would consist of a three-story, multi-family apartment building with 24 affordable units on the approximately 1.3-acre parcel (18.5 dwellings units per acre). The three-story apartment building would be approximately 34 feet tall and would be set back 88 feet from Valle Verde Drive. Amenities for residents of the Valle Verde Apartments would



REGIONAL MAP

FIGURE 1-1



VICINITY MAP

FIGURE 1-2

include a playground, outdoor seating and barbeque areas, a half-court basketball court, a community room, and laundry facilities.

Potential Environmental Impacts of the Project

The EIR will identify the significant environmental effects anticipated to result from construction of the proposed permanent supportive housing and affordable multi-family residential project. The EIR will include the following specific environmental categories as related to the proposed project:

1. Land Use and Planning

The EIR will describe the existing land uses within and/or adjacent to the proposed project site. Land use impacts that that would occur as a result of the proposed project will be analyzed, including conformance with existing plans and policies of the City of Napa. Mitigation measures will be identified for significant land use impacts, as warranted.

2. Traffic and Circulation

A portion of the project site is currently developed with the vacant Sunrise Napa Assisted Living Facility and the remainder of the project site is vacant. The site currently generates no traffic. A Transportation Impact Analysis and parking analysis will be prepared to identify the impacts of the permanent supportive housing and affordable multi-family residential uses to the existing local and regional transportation system. Mitigation measures will be identified for significant transportation impacts, as warranted.

3. Biological Resources

The project site is located adjacent to the Salvador Creek riparian corridor. The EIR will describe the potential impacts to sensitive plant, fish and wildlife habitats resulting from the construction of the proposed project and from the proposed deconstruction of a portion of the existing bridge over Salvador Creek. Mitigation measures will be identified for significant biological resource impacts, as warranted, including standard pre-construction survey mitigation measures to ensure that any trees on the site used for avian nesting are documented and protected for the duration of nesting activity in accordance with State and Federal law.

4. Hydrology and Water Quality

The project site is located partially in a Federal Emergency Management Agency (FEMA) 100-year Zone AE floodplain and partially in a 500- year Zone X associated with Salvador Creek. The EIR will describe existing hydrologic conditions in the project area and generally assess construction impacts that could result from implementation of the project. The EIR will include a flood elevation analysis and hydraulic impacts analysis to address potential flood impacts from the project. Mitigation measures based upon the City's Municipal Code and National Pollutant Discharge Elimination System (NPDES) permit requirements will be identified to minimize hydrological and water quality impacts. The EIR will discuss the project's conformance with the Municipal Regional Permit based on a stormwater control plan and calculations of pre- and post-project construction impervious areas on the site. Mitigation measures will be identified for significant hydrology and water quality impacts, as warranted.

5. *Air Quality*

The EIR will describe the existing regional air quality conditions in the Napa area. The potential for the proposed project to result in local and regional air quality impacts during both construction and operation will be evaluated as recommended in the Bay Area Air Quality Management District (BAAQMD) CEQA guidelines. The EIR will provide an analysis of impacts resulting from construction toxic air contaminant (TAC) emissions upon nearby residences, and emissions will be measured against BAAQMD thresholds for cancer risk and PM_{2.5} exposures at adjacent properties. Mitigation measures will be identified for significant air quality impacts, as warranted.

6. *Greenhouse Gas Emissions and Energy*

New GHG emissions associated with the project will contribute incrementally to climate change. Project GHG emissions will be evaluated pursuant to current BAAQMD methodologies that quantify construction and operational GHG emissions. Results will be estimated as annual greenhouse gas emissions and annual emissions per service population (resident population and number of workers). These results will be compared against BAAQMD's GHG significance thresholds. Mitigation measures such as reducing vehicle miles traveled, building to LEED certification, and waste minimization programs will be identified, if needed.

7. *Cultural Resources*

The project site is not identified on the City of Napa's cultural resource maps as being a recorded archaeological site, however, due to its location adjacent to a creek, it is assumed to be in an archaeologically sensitive area. The potential to impact cultural resources will be described in the EIR, including Tribal Cultural Resources as required under Assembly Bill (AB) 52. Mitigation measures will be identified for significant impacts, as warranted.

The existing residential care facility building on the site is not listed on the City's Historic Resources Inventory nor the California Register, and is not subject to the Historic Preservation and Neighborhood Conservation Ordinance, and therefore, is not considered an historic resource under CEQA.

8. *Noise*

The EIR will describe the anticipated noise level exposures for the proposed residences. The potential for the project construction to temporarily increase noise levels at nearby residences and other sensitive receptors will also be described. Mitigation measures will be identified to reduce significant noise impacts upon sensitive receptors, as warranted.

9. *Aesthetics*

The EIR will describe the existing visual setting and include photographs of the existing views. The visual changes resulting from the project will be evaluated based upon project plans, elevations, and illustrations. The EIR will evaluate the conceptual project design and its impacts on the surrounding neighborhood from public viewpoints. Mitigation measures will be discussed, as appropriate.

10. *Hazards and Hazardous Materials*

The EIR will describe the potential for the proposed construction to result in hazardous material impacts and for the project to expose people to hazards. Mitigation measures to reduce significant hazardous material impacts will be identified, as warranted.

11. *Geology (Soils and Topography)*

The EIR will describe the existing geologic conditions of the project area and the potential for the project to result in significant geology and soil impacts. Mitigation measures to reduce significant geology and soil impacts will be identified, if necessary.

12. *Alternatives*

The EIR will evaluate possible alternatives to the proposed project, including the No Project Alternative. The alternative discussion will focus on those alternatives that could feasibly accomplish most of the basic purposes of the project while also avoiding or substantially lessening one or more of the significant effects.

13. *Significant Unavoidable Impacts*

The EIR will identify those significant impacts that cannot be avoided, if the project is implemented as proposed.

14. *Cumulative Impacts*

The potential for the proposed project, when considered with other past, present, and reasonably foreseeable future projects in the project area, to result in a significant cumulative impact will be evaluated in the EIR.

In conformance with the CEQA Guidelines, the EIR will also include the following sections: 1) consistency with local and regional plans and policies, 2) growth inducing impacts, 3) significant irreversible environmental changes, 4) references and organizations/persons consulted, and 5) EIR authors.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Notice of Preparation

August 8, 2018

To: Reviewing Agencies

Re: Heritage House and Valle Verde Housing
SCH# 2018082019

Attached for your review and comment is the Notice of Preparation (NOP) for the Heritage House and Valle Verde Housing draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Erin Morris
City of Napa
1600 First Street
Napa, CA 94559

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

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AUG 14 2018
COMMUNITY DEVELOPMENT
DEPARTMENT

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018082019
Project Title Heritage House and Valle Verde Housing
Lead Agency Napa, City of

Type NOP Notice of Preparation

Description The 2.9-acre project site is located at 3700, 3710, and 3720 Valle Verde Dr, just north of the intersection of Firefly Dr and Valle Verde Dr in the city. The project proposes to rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy units of 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) adjacent to the proposed Heritage House development. The project includes the removal of the existing concrete and steel bridge located to the east of the project site. Demolition of the bridge would include removal of the bridge decking, tops of piers, and an abutment above the top of the bank on the western side.

Lead Agency Contact

Name Erin Morris
Agency City of Napa
Phone (707) 257-9530 **Fax**
email
Address 1600 First Street
City Napa **State** CA **Zip** 94559

Project Location

County Napa
City Napa
Region
Cross Streets Valle Verde Dr and Firefly Dr
Lat / Long 38° 19' 41.85" N / 122° 17' 35" W
Parcel No. 038-170-042, -043, -046
Township **Range** **Section** **Base**

Proximity to:

Highways 29, 121
Airports
Railways CA Northern RR
Waterways Salvador Crk
Schools Trinity Grammar/Vintage
Land Use Multi-fam res (MFR-33H)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 3; Native American Heritage Commission; Department of Housing and Community Development; Delta Protection Commission; Delta Stewardship Council; Caltrans, District 4; Regional Water Quality Control Board, Region 2; California Highway Patrol; Public Utilities Commission

Date Received 08/08/2018 **Start of Review** 08/08/2018 **End of Review** 09/06/2018

2018082019

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Heritage House and Valle Verde Housing

Lead Agency: City of Napa Contact Person: Erin Morris
Mailing Address: 1600 First Street Phone: (707) 257-9530
City: Napa Zip: 94559 County: Napa County

Project Location: County: Napa City/Nearest Community: Napa
Cross Streets: Valle Verde Drive and Firefly Drive Zip Code: 94558
Longitude/Latitude (degrees, minutes and seconds): 38 ° 19 ' 41.85" N / 122 ° 17 ' 35 " W Total Acres: 2.9
Assessor's Parcel No.: 038-170-042, -043, and -046 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 29, 121 Waterways: Salvador Creek
Airports: Railways: California Northern Rail Schools: Trinity Grammar/Vintage

Document Type:

- CEQA: [X] NOP [] Draft EIR [] NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplemental EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other: AUG 08 2018 [] FONSI

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 90 Acres 2.9
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [X] Other: Greenhouse gases

Present Land Use/Zoning/General Plan Designation:

Multi-Family Residential (MFR-33H)

Project Description: (please use a separate page if necessary)

The 2.9-acre project site is located at 3700, 3710, and 3720 Valle Verde Drive, just north of the intersection of Firefly Drive and Valle Verde Drive in the City of Napa. The project proposes to rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy (SRO) units of 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) adjacent to the proposed Heritage House development. The project includes the the removal of the existing concrete and steel bridge located to the east of the project site. Demolition of the bridge would include removal of the bridge decking, tops of piers, and an abutment above the top of bank on the western side.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC



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SEP 07 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

September 4, 2018

Erin Morris
City of Napa
1600 First Street
Napa, CA 94559

RE: SCH # 2018082019 Heritage House and Valle Verde Housing, Napa County

Dear Ms. Morris:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

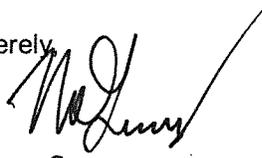
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Sharaya.Souza@nahc.ca.gov.

Sincerely,

See 

Sharaya Souza
Staff Services Analyst

cc: State Clearinghouse

Tuesday, August 14, 2018

Dear Ms. Morris,

We are writing to you as concerned resident's in regard to the proposed Heritage House and Valle Verde Housing project. We have attended community meetings with the representatives of both projects and have a clear understanding of what their objectives are. We wholeheartedly reject the proposal for our neighborhood for many reasons, but here are 3 that are important to us and the neighbors we have spoken with.

First, we all have a heart for homeless people and want to see them helped. But to house 66 of them in a neighborhood full of children directly across both streets doesn't seem wise to us. The director of the Heritage House was asked if the residents are able to leave the premises at any hour of the day and night. She said the residents would be allowed to leave whenever they like. This poses a risk to families and children to have possibly mentally disturbed people, and those in substance rehab conditions having uninhibited access to our neighborhood.

Secondly, our neighborhood is already populated with multi-family housing apartments, condo's, townhomes and a senior care residence. Our streets are narrow and parking along the side streets is crowded. We understand the parking for Heritage House and Valle Verde is self-contained. Additional cars driving through the neighborhood will add to an already overly congested intersection. This will not enhance but take away from our already crowded streets.

Lastly, the Salvador Creek already has garbage in it. We have current pictures of multiple pieces of garbage tossed in the water. The sign next to the trail says, "Violators will be prosecuted". We have never seen it. Adding more residents, especially ones who already have a tough time living life and are used to living on streets and in parks will only add more garbage to the creek hurting the wildlife, the salmon and the water quality of this valuable, beautiful, natural water source.

Our neighbors are against this development. We are asking you to not allow this Gasser Foundation backed development.

If the Gasser Foundation wants to provide housing for the homeless and drug addicted, we are for it. They need help. But wisdom would say that a land parcel away from children and their families, as well as a natural creek habitat already full of garbage, would be a preferred, safer location.

Sincerely,



Wil and Autumn Lake
111 Firefly Lane

RECEIVED
AUG 20 2018
COMMUNITY DEVELOPMENT
DEPARTMENT

Karla Casey-Jensen

3618 Shelter Creek Drive,
Napa,
California 94558.

27th August, 2018.

▶ **Attention: Erin Morris**

Code Enforcement and Planning Manager,
City of Napa,
1600 First Street,
Napa,
California 94559.

Reference: Proposed Valle Verde and Heritage House Project, Napa, 94558.

Please find attached my concerns and comments for the Environmental Impact Report for the above referenced project located at 3700-3720 Valle Verde Drive, Napa.

Community Impact/Compatibility of New and Existing Population

The introduction of this high density residential project in an already high density residential community is of real concern. The proposed project converts the existing Sunrise Assisted Living building to 66 Single Room Occupancy (SRO) units, the largest such project in Napa.

Occupancy of these units by up to a maximum of 132 individuals, added to the construction of 24 multi-family affordable housing apartments, with an estimated occupancy of 84 individuals, will increase the vehicle and traffic dramatically. In particular the residents of the SRO units who have limited access to private vehicles will significantly affect the foot traffic on Valle Verde Drive and surrounding streets.

The SRO units also have a cultural and security impact to the community. These units are designated for rental as permanent residences for very low income individuals including the chronically homeless and those individuals with qualifying disabilities that include mental illness, chronic substance abuse and/or HIV/Aids. The proximity to the Shelter Creek Condominium open areas, lawns and pool, plus the lack of supervision of these residents outside of their proposed building, has the potential to negatively affect the enjoyment of the community facilities by the existing residents. A project of this size will also generate an increased police presence to deal with noise and disturbances in the area.

Increased Foot Traffic and Access to Public Transportation

The closest public transportation is on Trancas Street, over 1200 yards from the proposed project. The majority of the SRO residents will require access to the existing bus routes and this will significantly increase the foot traffic through the neighborhood. The traffic on Trancas is extremely busy, and the crosswalk on Trancas at the junction with Valle Verde Drive is poorly marked and there have already been a number of incidents with speeding vehicles. This project will only exacerbate this problem.

Increased Vehicle Traffic

The proposed project, particularly the construction of the three story apartment building and its 24 units, will increase traffic on Valle Verde Drive, Firefly Lane and Villa Lane. These streets are already congested with parking on both sides of the street limiting vehicle flow. Limited traffic studies will fail to adequately show the constant activity throughout the day, Monday to Friday that is generated by the regularly scheduled appointments to the medical buildings and businesses that line Villa Lane and Valle Verde Drive.

The extension of Sierra Avenue to Villa Lane, recently approved by the Napa Council, will also increase the traffic count by completing a road link that can possibly provide a bypass to traffic congestion on Trancas Street.

The lack of a turn signal at the junction of Valle Verde Drive and Trancas already causes backups on Trancas Street, and those vehicles using the turn signals at the junction of Villa Lane to access Valle Verde, are already generating additional traffic on the cross street, Firefly Lane.

The suggestion of having public transportation extended to the Heritage House Project to assist with the needs of the SRO residents also raises concern. Large vehicles or shuttles will only add to the traffic management problems and will, in effect, add additional traffic delays along Firefly Lane with its existing congested parking restrictions.

Parking Restrictions/ Vacation of Valle Verde Drive Public Parking

The proposed project includes a provision to vacate the public parking access to Valle Verde Drive past the entrance to Shelter Creek Condominiums adjacent to the project. At present this public parking area accommodates 24-28 vehicles and is used as off street parking for The Silverado Creek Apartments and surrounding neighborhood.

Parking is already an issue in the area with unauthorized parking being a problem at the Shelter Creek Condominiums. The loss of up to 28 public parking spaces will only make parking worse throughout the community. Street parking is already fully utilized on Firefly Lane, and most days there is very limited parking on Valle Verde and Villa Lane.

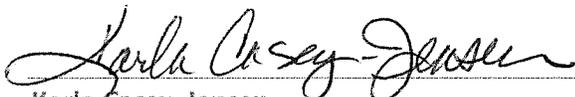
Alternative Uses

The existing site is in poor condition. The 2.9 acres of the proposed project includes the vacated Sunrise Assisted Living Building which is in an extreme state of disrepair. Broken windows, peeling paint and interior damage are all evident. The adjoining lot is weed infested and unsightly and is of concern to residents as a potential hazard to children playing in the neighborhood.

While the proposed project will address these issues, it will create a host of others that will negatively impact the existing community. It may be fiscally convenient to repurpose the Sunrise Building to SRO units, but is it the best and highest use of the building, taking into account the needs of the neighborhood and the Napa community at large?

There is a lack of suitable supervised accommodation for the elderly. The building accommodated 56 residents at the time of its closure in 2004, with capacity to help between 65 and 120 residents when operating at full capacity. While there is a real need for SRO units in Napa County, there is a corresponding need for housing for the elderly. A project to renovate the existing Sunrise building for this purpose would not incur traffic, parking, noise and security problems for the neighborhood. In addition the adjoining lot to the Sunrise building could be landscaped and provide a public open space for the families living in the area.

Yours Sincerely,


Karla Casey-Jensen

City of Napa

Attn: Erin Morris

Code Enforcement and Planning Division Manager

RE: File NO: PL17-0114 Heritage House and Valle Verde Housing.



Erin,

It is with great concern that I write to you regarding the proposed development of the Heritage House and Valle Verde Housing project. The approval of this project would severely impact our already crowded community. The major issues I wish to raise in this letter are the impact on community, water quality, and traffic.

If you spend any time around the Valle Verde area you will notice that the parking and traffic is already an issue, adding an addition 90 units (24 affordable housing and 66 high risk housing) would jeopardize the safety of not only the residents of this project, but the hard working citizens surrounding the proposed development. The area which the project plans to build an entrance around is a narrow, impacted turn about at the end of an already busy street. It is of great concern to me as a home owner to put even more congestion into this area, considering most of the residents will be on 100% support. The clashing of the working and non working community in such tight quarters will provide nothing but conflict.

In addition to effecting traffic congestion and adding more people to an already high density area, the effect this proposed project will have on the surrounding ecological area, specifically the creek and walking area, will be great. Unless the Heritage House and Gasser foundation plan to significantly improve the area to ensure that construction as well as increased population density will not run off into the creek, and subsequently the Napa river, this project should not be approved.

The last, and most important point I would like to raise, is the community's wishes. I have not met a single person from the surrounding communities that wishes this project to be approved. I fear that taking Napa's most venerable and at risk population, and putting them in a congested, hard working community, will be met with nothing but backlash. There have been no proposed plans to rehabilitate any of these residents, nor has there been any talk of how property values of the surrounding neighborhoods will be affected; there also has not been any proposed protection or increased security to ensure that the surrounding communities will remain a safe and happy place to live. When we purchased our home on the adjacent street (Firefly Lane) we were under the impression that this area would remain as is, not bringing in Napa's most at risk community members to an area that, frankly, doesn't need the increased risk.

I truly hope that you and the planning committee will heed the wishes of the surrounding residents, and not proceed with approving this project. While I agree that there is a need for these types of projects, I don't feel that the Gasser foundation has proven that they will take the necessary actions to protect all members involved. To proceed with this project would be a rushed and ill advised decision, pushed through by the Gasser foundation that had plenty of land to build this project across town, in a safe and non-impacted area near the auto mall, but instead chose to build their own offices. The lack of concern for the already established community shows that the Gasser foundation does not have anyone's best interest at heart, and simply wants to offload a giant liability off their books to further their own economic benefits at the expense of Napa's residents.

113 Firefly Lane
Napa CA 94558

Pease, Kathy

From: Kathy Pease <kpease@masfirm.com>
Sent: Monday, September 3, 2018 10:46 AM
To: Pease, Kathy
Subject: FW: Comment for EIR - Heritage House & Valle Verde Housing

From: Morris, Erin <emorris@cityofnapa.org>
Sent: Sunday, September 2, 2018 6:16 PM
To: Kathy Pease <kpease@masfirm.com>
Subject: Fwd: Comment for EIR - Heritage House & Valle Verde Housing

We'll want to add this one to the collection of scoping comments. I'll create a PDF when I'm back at my desk.

Erin

Sent from my iPhone

Begin forwarded message:

From: Justin Carr <jcarr4@gmail.com>
Date: September 2, 2018 at 5:23:31 PM PDT
To: emorris@cityofnapa.org
Cc: Katharine Carr <kcarr167@gmail.com>
Subject: Comment for EIR - Heritage House & Valle Verde Housing

Hello Erin,

Thank you for receiving our comment and hearing our concern regarding the proposed Heritage House and Valle Verde Housing projects. The scope of the environmental categories being reviewed appears quite good and will address much of our concerns including impacts on traffic and Salvador creek. Our community is already densely populated, with very visible problems with traffic at the Valle Verde/Trancas intersection and trash in the creek. More residents will only make those problems worse.

A very big concern for us is risk to children and families. This area has many families with young children, including our daughter. The project proposes to provide housing for candidates with histories of drug use and/or other crimes. While we understand and support that there is a rehabilitative need for housing for this purpose, we fear that population poses a significant risk to the children being raised in our community. We would like to see that risk thoroughly examined as part of the "Hazards", "Alternatives", "Significant Unavoidable Impacts", and/or "Cumulative Impacts" sections of the EIR.

Thank you,

Justin and Katharine Carr
3544 Shelter Creek Drive
Napa, CA 94558
415-420-9733

September 3, 2018

Erin Morris, AICP
Planning and Code Enforcement Manager
1600 First Street
Napa, CA 94559
(707) 257-9530

RECEIVED

SEP 07 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

Dear Erin,

I am very opposed to the proposed Heritage House and Valle Verde Housing Project. Below are some of the concerns that I have:

- **Family Neighborhood**
"People in need" will reside right across the street from a children's neighborhood.
- **Parking & Traffic**
 - The dead end portion of Valle Verde street is being given to the project. There currently are a number of cars, trucks and trailers parked there every day. Where will they go?
 - Traffic and parking during the week on Valle Verde, Firefly, and Villa Lane is already **very congested**, especially with the number of medical facilities in the area. The project will only add more to this annoyance.
 - If there isn't a large kitchen/dining area to serve all of the needy, people will have to travel in and out to dining facilities, or service providers will come and go adding to the already bad traffic situation.
- **EIR**
I believe an EIR was already done for the prior project destined for this location. It was my understanding that there were concerns/problems with the potential results from such construction.

I am not opposed to helping the needy. I feel they should be helped. However, I am very concerned about putting such a facility in the middle of a congested residential community. There are other areas in Napa that could accommodate such a center...even if a **very small portion** of an agricultural assigned land has to be reassigned.

Thank you for considering my concerns with this proposed project.

Sincerely,



Earle J. Craigie
103 Summerbrooke Circle
Napa, CA 94558
(h) 707-226-1942
(c) 408-828-2564

From: Pease, Kathy
To: [Natalie Noyes](mailto:Natalie.Noyes)
Subject: FW: Valle Verde Housing Project
Date: Tuesday, September 04, 2018 8:16:49 AM

From: Kathy Pease [mailto:kpease@masfirm.com]
Sent: Monday, September 3, 2018 10:46 AM
To: Pease, Kathy <kpease@cityofnapa.org>
Subject: FW: Valle Verde Housing Project

From: Morris, Erin <emorris@cityofnapa.org>
Sent: Sunday, September 2, 2018 6:17 PM
To: Kathy Pease <kpease@masfirm.com>
Subject: Fwd: Valle Verde Housing Project

Another one.

Sent from my iPhone

Begin forwarded message:

From: Nancy Mertesdorf <nancymert@gmail.com>
Date: September 2, 2018 at 4:56:35 PM PDT
To: emorris@cityofnapa.org
Subject: Valle Verde Housing Project

Good afternoon. This note is in regard to the above-mentioned project. As nurses, we realize how challenging it can be to work with this particular population due to many mental illness and substance abuse issues. Compliance is obviously of paramount importance.

We just wanted to express our desire that the Gasser Foundation be good neighbors and follow up and follow through on promises made to the neighborhood community if/when problems arise. We understand this will not simply be a shelter; but a program of recovery and hopefully structure and purpose will be part of their model, along with supervision.

We would also request that facilities be designated on the property as a smoking area and that the residents understand that it is an expectation to use them. The surrounding creek and pathways are a fire hazard and a burning cigarette butt would obviously be a disaster.

What was not addressed at the initial meeting was the criteria used to select the SRO residents. Can you suggest a site where that is being addressed or provide any information in that regard? It would be greatly appreciated. Also, would like to know what the action plan is in the event a resident does not abide by the rules and is discharged from the facility. The concern in that regard would be the draw of the creek and yet another homeless encampment, just in a new location.

Again, thank you for your time and interest.

Nancy Mertesdorf
Jeanette Rice

Sent from my iPad

*Rosemarie Vertullo
103 Summerbrooke Circle
Napa, CA 94558
Home (707) 226-1942
Cellular (707) 363-1577
E-mail: rvertullo@comcast.net*

RECEIVED

SEP 07 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

September 3, 2018

Erin Morris, AICP
City Of Napa
Planning and Code Enforcement Manager
1600 First Street
Napa, CA 94559

RE: Heritage House and Valle Verde Housing Project

Dear Ms. Morris,

I have emailed this input to you but wanted to send it to you by USPS as well.

As a resident of Napa, I strongly oppose the Heritage House and Valle Verde Housing Project.

Here are some important concerns to consider with regard to safety of the neighboring communities:

- Traffic on Villa Lane, Valle Verde, and Firefly will be immensely increased and this will pose a safety risk to the following people:
 - Children who live in the housing development across the street
 - Elderly who live at The Springs who often walk on Villa, Valle Verde, and Firefly
 - Children who walk to and from Vintage High School
 - Joggers, runners, and bicyclists on these streets
 - The jogging path that exits onto Valle Verde will be blocked by the parking spaces at the end of the street. Many joggers, runners, and bicyclists exit on Valley Verde to Trancas to meet up with the Trancas Crossing River Path. How will this be handled?
- Parking on Firefly and Valle Verde is already crowded and this will add to more crowding.
- There will be an impact to other proposed and projects and this should be coordinated with the planners of these projects:
 - Proposed 70 homes that will be built on the Vintage Farm property
 - Garfield Park Project
 - Sierra Avenue Extension through to Villa Lane making the dead-end at Villa Lane non-existent and creating more traffic on Villa Lane

- Although there will be some services offered on premises, the residents at Heritage House will not be close to social services offices or other services that they will require and which are located in downtown Napa. Accessing these services by car or other transportation will add to the already congested streets in this part of Napa.
- I agree that there is a need to serve this population. However, this project, in my opinion, does not belong smack in the middle of a residential community.
- Additionally, the mix of 24 affordable housing units for families mixed in with 66 units that will house recovering alcohol and/or substance abusers is a recipe for disaster. It seems to be unfair to families with children to be subject to living with people who are in need of psychological counseling for alcohol and substance abuse. This along with the fact that there are families in the Affordable Housing development directly across the street does not give these residents and children the safety and environment that they should have.
- One can boast of success rates with this population. However, many studies show that there is little if any success with alcohol and/or substance abusers.
- At the August 20 meeting, the presenters stated that there would be a traffic study. It was stated that the study would look at traffic at peak morning and evening hours. This will **NOT** be a sufficient or accurate view of current traffic problems and congestion. There is considerable traffic on Villa, Valle Verde, Firefly, as well as Trancas Street **ALL DAY LONG** since a huge proportion of the medical community has offices in this area. A traffic study needs to be conducted during **ALL** business hours of the weekdays.
- Our Napa community is in need of assisted-living housing for low-income seniors. If this property is utilized for this group, there will be less of an impact on traffic, safety, etc. since many of the seniors will not have automobiles nor are they recovering alcohol and/or substance abusers. They will have minimal need of social services that are located downtown. Has the Gasser Foundation considered utilizing this property for this group of people?
- Our Napa Community is also in need of playgrounds and parks for the many children who live and visit here. It would be a great source for the children who live in the Affordable Housing Project that is across the street as well. Has the Gasser Foundation considered utilizing this property for this?

Thank you for considering my important input about this project. I would appreciate your response.

Sincerely,

Rosemarie Vertullo

City of Napa

Attn: Erin Morris

Code Enforcement and Planning Division Manager

RE: File NO: PL17-0114 Heritage House and Valle Verde Housing.

Erin,

It is with great concern that I write to you regarding the proposed development of the Heritage House and Valle Verde Housing project. The approval of this project would severely impact our already crowded community. The major issues I wish to raise in this letter are the impact on community, water quality, and traffic.

If you spend any time around the Valle Verde area you will notice that the parking and traffic is already an issue, adding an addition 90 units (24 affordable housing and 66 high risk housing) would jeopardize the safety of not only the residents of this project, but the hard working citizens surrounding the proposed development. The area which the project plans to build an entrance around is a narrow, impacted turn about at the end of an already busy street. It is of great concern to me as a home owner to put even more congestion into this area, considering most of the residents will be on 100% support. The clashing of the working and non working community in such tight quarters will provide nothing but conflict.

In addition to effecting traffic congestion and adding more people to an already high density area, the effect this proposed project will have on the surrounding ecological area, specifically the creek and walking area, will be great. Unless the Heritage House and Gasser foundation plan to significantly improve the area to ensure that construction as well as increased population density will not run off into the creek, and subsequently the Napa river, this project should not be approved.

The last, and most important point I would like to raise, is the community's wishes. I have not met a single person from the surrounding communities that wishes this project to be approved. I fear that taking Napa's most venerable and at risk population, and putting them in a congested, hard working community, will be met with nothing but backlash. There have been no proposed plans to rehabilitate any of these residents, nor has there been any talk of how property values of the surrounding neighborhoods will be affected; there also has not been any proposed protection or increased security to ensure that the surrounding communities will remain a safe and happy place to live. When we purchased our home on the adjacent street (Firefly Lane) we were under the impression that this area would remain as is, not bringing in Napa's most at risk community members to an area that, frankly, doesn't need the increased risk.

I truly hope that you and the planning committee will heed the wishes of the surrounding residents, and not proceed with approving this project. While I agree that there is a need for these types of projects, I don't feel that the Gasser foundation has proven that they will take the necessary actions to protect all members involved. To proceed with this project would be a rushed and ill advised decision, pushed through by the Gasser foundation that had plenty of land to build this project across town, in a safe and non-impacted area near the auto mall, but instead chose to build their own offices. The lack of concern for the already established community shows that the Gasser foundation does not have anyone's best interest at heart, and simply wants to offload a giant liability off their books to further their own economic benefits at the expense of Napa's residents.

City of Napa

Attn: Erin Morris

Code Enforcement and Planning Division Manager

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Morris, Erin

From: Mary Stump <mestump2972@gmail.com>
Sent: Tuesday, September 4, 2018 5:33 PM
To: Morris, Erin
Subject: Valle Verde and Heritage House

Dear Erin Morris,

My name is Mary Stump, and I wanted to comment on the Heritage House and Valle Verde Housing.

Sorry for using bullet points, but I wanted to attempt brevity as best I could in addressing concerns I have in terms of this project's success.

Valle Verde

- Trash - currently with parked cars from the apartments parking on Firefly Lane we see a lot of trash along the street and in the neighboring lawns/property (we're constantly picking up trash along the street and property; concern is that more will be generated with the additional 24 units)
- Parking - Valle Verde consistently has no parking along Firefly Lane and along the end of Valle Verde street (If you're really thinking of adding 24 units, I guarantee you there will be no parking on the street at all) [How many spots are allocated per unit for Valle Verde considering the Silverado Apartments already use all of Firefly Lane's parking and Valle Verde street end parking? Will there be at least double the parking allocated per unit for Valle Verde?]
- Car Repairs - Currently a lot of people work on their cars at the end of Valle Verde during the day with lots of runoff onto the street [Will there be enforcement with the added run off of more cars and likely more car repairs being done within this street corner?]
- Road Damage - Will this project consist of repairing all of Valle Verde street due to construction vehicles and trailers along the street during the duration of this project?

Heritage House

- How are individuals being screened to use Permanent Supportive Housing?
- Will there be 24/7 Security/community relations individual to connect with in order to keep conversations positive between neighbors in reassuring both individuals in Permanent Supportive Housing and nearby housing have a healthy relationship?
- Staffing - Where will staff be parking with the Permanent Supportive Housing?
- Parking - How much parking will be provided for Permanent Supportive Housing?
- Distance to Creek - The creek is well known for being a spot that use drugs since it's well-hidden. Is this really the appropriate location, especially if individuals are trying to get sober if they know that this is a good spot to access drugs?
- Number of Individuals - Will there be enough staff provided to meet the needs of all 66 individuals being taken care of at this facility?
- Long-Term - Can you give assurances that this facility will be financially viable for decades to come?

For both projects a big concern is environmental run off due to the high density in close proximity to the creek. In observing the apartments across the way, there's a lot of trash and car run off that occurs on a day to day basis. Will both these projects really be at a recommended environmental distance to protect our waterways?

Sincerely,

Mary Stump
Firefly Lane Homowner

Morris, Erin

From: Ronnie Riddell <riddellronnie@gmail.com>
Sent: Tuesday, September 4, 2018 2:20 PM
To: Morris, Erin
Subject: Heritage House Project

Dear Ms. Morris,

As a resident near where the proposed Heritage House project is planned, I am very concern about its impact on the neighborhood.

Though I am in agreement that people with addictions require rehabilitation, I do not think a residential neighborhood close to schools is an appropriate location. We already experience congestion in this area, and with the proposed opening of streets near Garfield Park, that will only increase. We have many families with children who go to school and play sports in this area. We also have many doctor's offices and medical offices on the proposed street. I am concerned about the safety of our residents and their children if this project is built.

I sincerely hope these issues will be taken into consideration during this process.

Sincerely,

Ronnie Riddell

City of Napa
Attention: Erin Morris
Code Enforcement and Planning Division Manager
1600 First Street Napa, CA 94559
(707) 257-9530

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SEP 05 2018

COMMUNITY DEVELOPMENT
DEPARTMENT

RE: Valle Verde Heritage House Project

Dear Erin Morris,

I am writing today to address the concern I have with adding additional at-risk housing to our area. I have been a resident on Summerbrooke Circle since 1999. In that time, we have seen waves of car vandals, home robberies, etc. Granted, I understand no neighborhood will be free of crime and petty theft, but our neighborhood suffers because of the low-income aspect already prevalent in the area. We had a rash of robberies back in 2008 and on a personal note, my car has been broken into, windows smashed, and when I have called the police, it takes hours for someone to come out. They send a community service person, not a police officer, who 'dusts for prints' and from there, nothing ever happens. I have filed police reports and I urge you to look into this. It is to the point where I do not even call anymore if something happens in our neighborhood.

The problem is that we live next to a creek. This creek also borders this project. Creeks attract homeless and dogs cannot follow a scent when a criminal enters the water. I feel strongly that this project will only increase the crime we see in this area.

I understand you will have security, but that will only protect the people inside, not the surrounding neighborhoods. What will happen when security turns away someone or someone is kicked out? There is a creek right next door, walking distance to them to hang out and sleep. With the low-income element already present next door in the Silverado Creek apartments, this will only add to this crime and safety of the neighborhood.

I hope you take the safety of the neighborhood and the relevance to the nearby creek being a factor.

I am happy to discuss this with you in more detail and hope you seriously reconsider this project from moving forward.

Sincerely



James Raymond
(707) 738-7314
123 Summerbrooke Circle
Napa, CA 94558

Morris, Erin

From: vaul1@aol.com
Sent: Wednesday, September 5, 2018 10:57 AM
To: Morris, Erin
Subject: Heritage HOUSE

I have concerns about moving in 66 people Alcohol ,Drug rehab
we have no idea if they have criminal records violent or nonviolent. There is a school nearby along with many
apartments and condos
We know how security works they are either in the wrong area and excuses we need more people have little faith in
security Where are these people living now they can stay there This is a nice area why destroy it for 66 people
But city employees know better Right !! Ask them
Victor Aul
Summerbrooke Circle

Sent from my iPhone

Attn: City of Napa, c/o Erin Morris
Re. Heritage House/Valle Verde Housing
Preparation of Environmental Impact Report

Sept. 6, 2018

Ms. Morris, or whom it may concern:

My name is David Spieth, I live at 3469 Valle Verde Dr. within the Shelter Creek town homes, and as an owner-occupier, I'm an active member within the S.C.H.O.A. ... In regards to the above noted project:

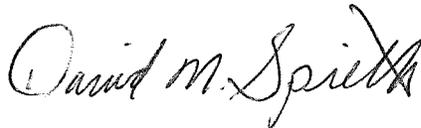
First off, thank you for the opportunity to comment, and will try to be succinct...

As presently planned, the scope of the project and the land use upon 2.9 acres, which abutting Salvador Creek, is too large and ambitious in respects to traffic, parking, and human density, and as it stands, inappropriate for our neighborhood's environment and quality of life.

I'd rather otherwise, but if the site is to be redeveloped, senior housing is in great need, and in step with the neighborhood; a precedence had been established when the former Sunrise Napa assisted living facility existed on the site. Adjacent to the site are the Silverado Creek Apts, a 102 unit low income facility, a source of a great deal of traffic along Valle Verde, speeding vehicles are a constant within what is a 25 mile zone. In addition, parking issues, abandoned vehicles, along with garbage and household goods carelessly deposited on the street or sidewalks is an ongoing battle.

Every neighborhood needs to have balance in respect to preserving quality of life and meeting the needs of the people who live within it. Personally, as an active single senior who moved to the neighborhood 4 years ago, I've grave concerns that this project as it has been presented to us, is unacceptable.

Thank you again,



David Spieth
(3469 Valle Verde Dr. Napa, Ca 94558)

(415-913-9385)

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SEP 06 2018

**COMMUNITY DEVELOPMENT
DEPARTMENT**

From: Maria Dowd annamdowd@sbcglobal.net
Subject: Points of concern for proposed affordable housing/
Heritage House Valle Verde Drive Napa
Date: Sep 6, 2018, 2:42:21 PM
To: emorris@cityofnapa.org

Date: September 6th, 2018
Via email and hand delivered
Attachments: 3 photos

To: Erin Morris
From: Maria Dowd
3489 Valle Verde Drive
Napa, CA 94558

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SEP 07 2018
COMMUNITY DEVELOPMENT
DEPARTMENT

I was unable to attend the Public Scoping Meeting on August 20th last. I do however have extreme reservations and concerns regarding the proposed Valle Verde affordable housing and Heritage House development. My main concern is with regard to the density of the proposed projects.

Valle Verde Drive cannot handle any more traffic. At present it serves all the residents at Shelter Creek PUD, an extremely highly populated Silverado Creek Apartments and numerous dental and doctors offices. Traffic will no doubt also increase when the new road is built joining Jefferson to Villa. There is no question that Valle Verde Drive will have to support an overflow of traffic from that new route. In addition, we are told there will be numerous service vehicles, buses (to transport staff and residents) and staff vehicles associated with the proposed Valle Verde development. As it stands, the surface of Valle Verde Drive is full

of pot holes and in numerous areas the top surface of the road has completely disintegrated (photos attached). I checked with the city engineers office about a year ago and was told that Valle Verde is not on any road resurfacing list which at that stage was covering the next five years!

The new affordable housing/Heritage House is going to add 90 new units (24 affordable housing + 66 SRO's). This could potentially add another 180 plus cars (conservative estimate based on an avg. of 2 cars per household). We keep being told by Gasser and the developers that the SRO tenants will probably not have cars and there will probably be just one tenant in each SRO (this is questionable based on information or lack of information provided by Gasser and the developers) there is no guarantee of this and it shows a great lack of foresight to think that all Heritage House tenants won't have cars. There is also the question that years from now Heritage House may change from SRO's to regular units should the developers decide to sell the property. **There is no question that Traffic will substantially increase.**

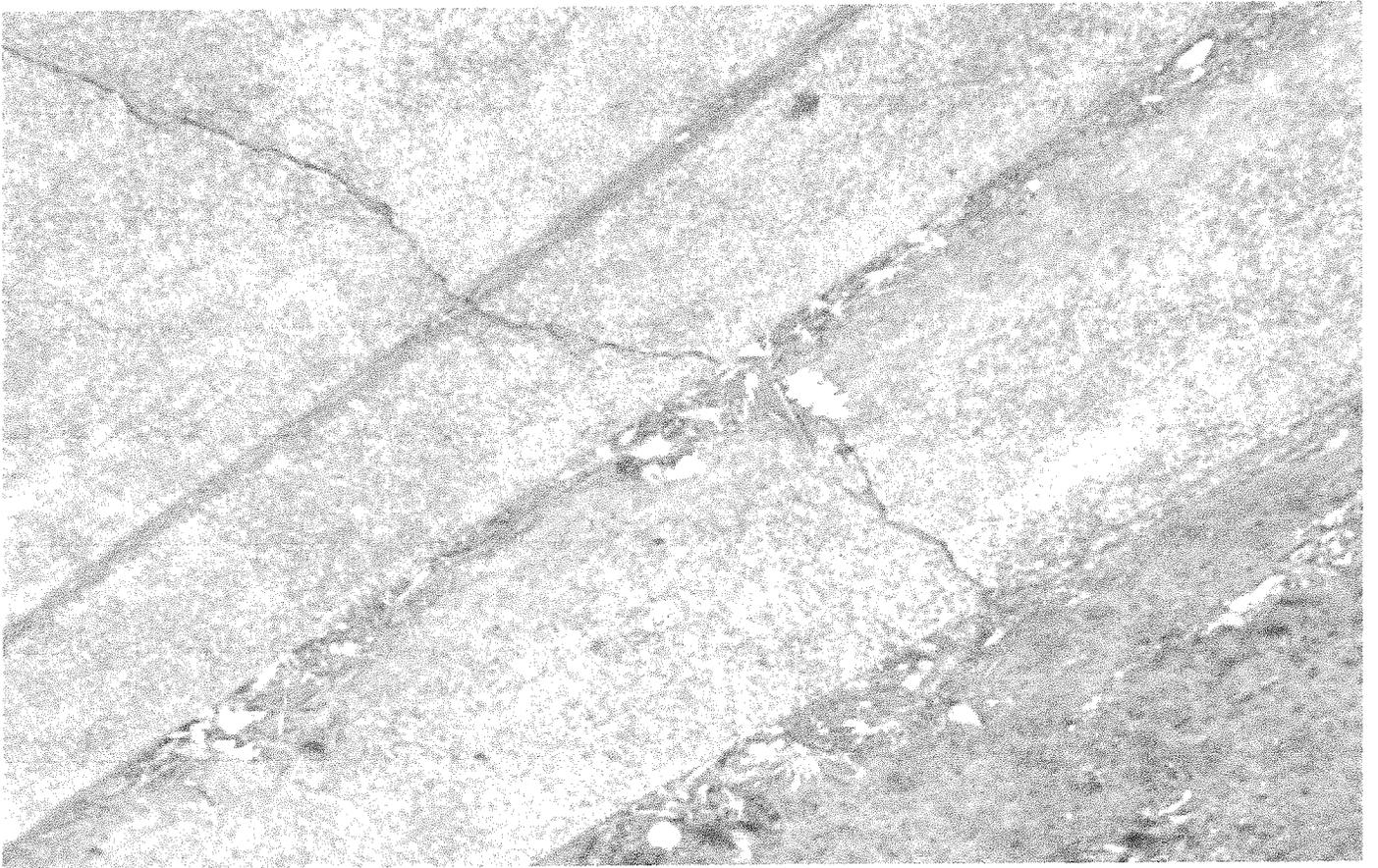
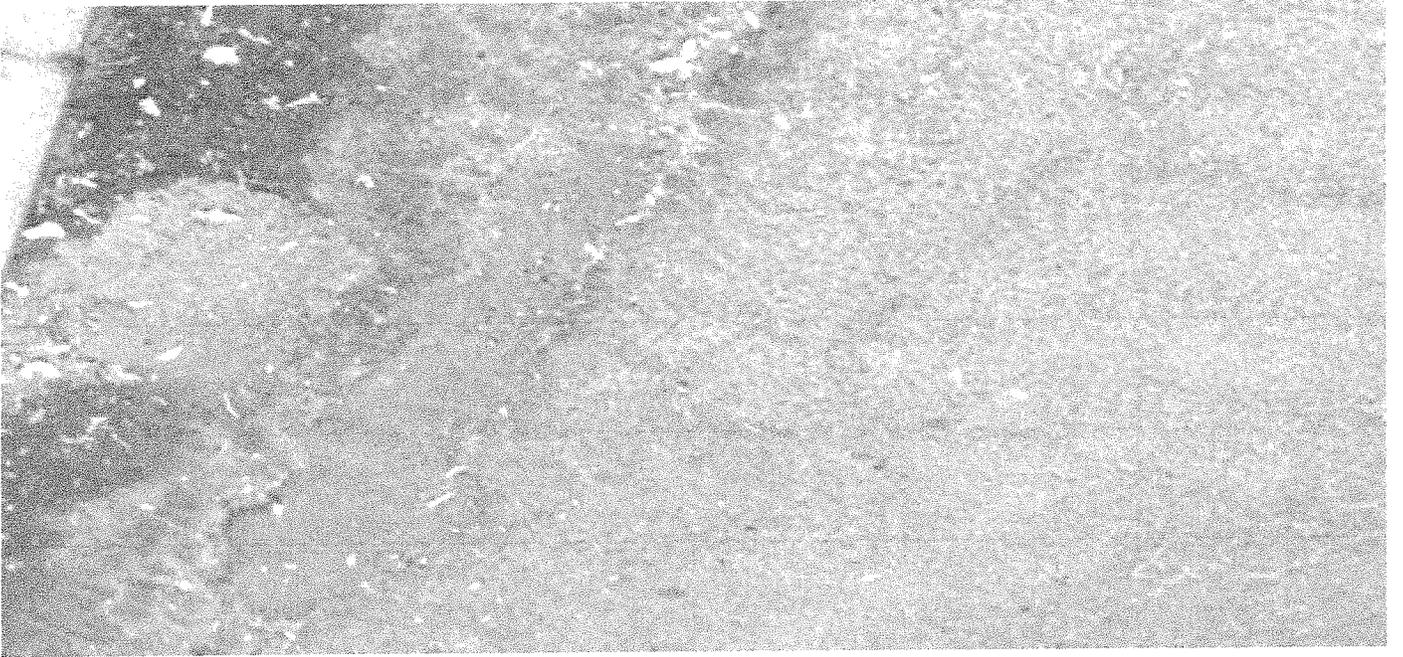
There is also the issue of lack of traffics lights at the end of Valle Verde Drive. Currently, it is extremely difficult to join Trancas from Valle Verde due to the heavy traffic on Trancas. With increased density/traffic this problem will certainly intensify.

Our community is a hard working, tax paying community. Most of us own our homes and many of our residents have been paying property taxes for 30 plus years. Why would you consider cramming another 90 units at the end of a road that is already dealing with density issues?

There is plenty of land in Napa. Napa is full of open spaces. I feel the developers just want to hide these units away from sight (this was alluded to by Adobe services at one of our community meetings). I strongly object to this proposed development.

Regards,
Maria Dowd









To: City of Napa
Attn: Erin Morris
Code Enforcement and Planning Division Manager
emorris@cityofnapa.org
1600 First Street Napa, CA 94559
(707) 257-9530

Subject: NOP of an Environmental Impact Report - Heritage House & Valle Verde Housing

While this project creates many concerns for the nearby residents, the EIR seems to be limited to the environmental concerns only. So I will limit my comments to these.

1) Parking

Currently the street parking on Valle Verde Drive and Firefly Lane is quite dense. See attached photos from Labor Day evening (Sept 3). The addition of 90 living units will dramatically increase the demand for parking. The NOP does briefly mention a parking analysis, but the description of the project says nothing about parking. The description of the proposed Valle Verde Apartments mentions a playground, BBQ area, basketball court, community room, and laundry – this does **not** leave much area for parking for the cars of the 24 apartments. Are we to assume that none of the residents of the 66 SRO's will have cars? The description makes no mention of parking for either of the project components.

2) Bridge

The NOP mentions the “proposed deconstruction of a portion of the existing bridge over Salvador Creek.” It is not clear what this means and what would be the result for current residents who use the bridge for recreational access.



Valle Verde
north



Valle Verde
south



Firefly Lane
west

To: City of Napa
Attn: Erin Morris
Code Enforcement and Planning Division Manager
emorris@cityofnapa.org
1600 First Street Napa, CA 94559
(707) 257-9530

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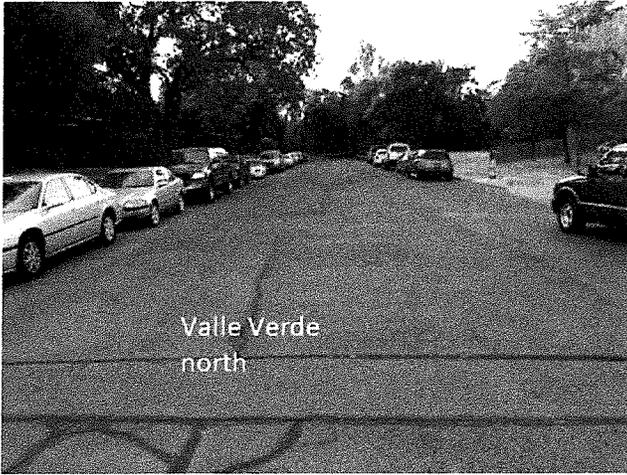
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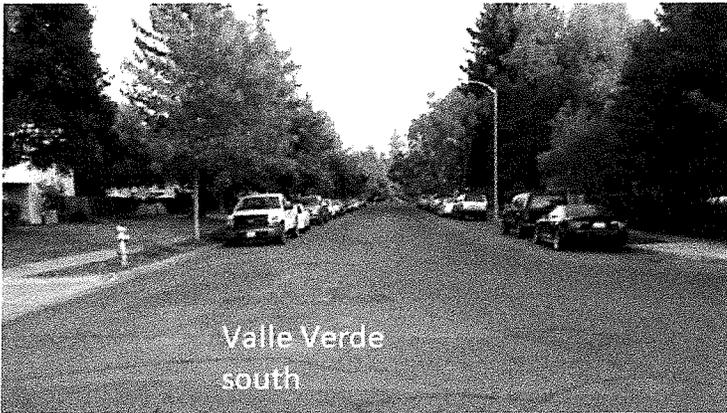
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SEP 06 2018

**COMMUNITY DEVELOPMENT
DEPARTMENT**



Valle Verde
north



Valle Verde
south



Firefly Lane
west

City of Napa
Attention Erin Morris
Code Enforcement and Planning Division Manager
1600 First Street
Napa, CA 94559

Re: EIR for Heritage House and Valle Verde Housing

Dear Erin,

We attended the Aug 7, 2018 EIR meeting at the Napa Senior Center. We have many concerns about the proposed housing project based on its impact to the environmental health of the Salvador creek, parking, traffic and public safety. Below are issues that need to be addressed as part of the approval and environmental review process for this project.

Our environmental concerns are as follows:

1. **Parking impact on Valle Verde** – there does not appear to be sufficient parking in the building plans. There are not enough spaces to accommodate staffing, occupants with more than one vehicle or visitors. This will negatively impact parking on Valle Verde Drive, which already supplies parking to 30-40 vehicles on average in the area planned for development at the far end of Valle Verde Drive. This will cause added pressure for parking in areas with limited spaces, thereby impacting offices during the day and residents during the evening after work hours and on weekends.
2. **Parking Impact on Salvador Creek** – the parking depicted in the plans shows pavement going right up to the creek and the elimination of riparian habitat. It does not appear that the property slated for construction is sufficient to handle the parking needs in relation to supporting the environmental health of the creek habitat.
3. **Traffic Safety** – vehicles that are incoming and exiting from Valle Verde to Trancas is already a very difficult safety endeavor to maneuver with oncoming high speed traffic and pedestrian foot traffic. Many near hits occur weekly or daily. Consideration needs to be made for a traffic signal light in order to handle the additional traffic flow to and from Trancas onto Valle Verde Drive.
4. **Public Safety** – how will the city police department plan to minimize the impact of this new homeless and drug addicted population will have on Shelter Creek Condominiums? Shelter Creek is home to many young families and elderly. Valle Verde is a thoroughfare for local residents and there is little to no security to monitor vagrants.

Thanks,

Jim and Shany Chaaban

3471 Valle Verde Drive, Napa, CA 94558

Morris, Erin

From: Jim Chaaban <jrchaaban@gmail.com>
Sent: Wednesday, September 5, 2018 4:55 PM
To: Morris, Erin
Cc: Shany Chaaban
Subject: EIR for Heritage House and Valle Verde Housing
Attachments: City of Napa Letter Regarding Heritage House Impact.docx

City of Napa
Attention Erin Morris
Code Enforcement and Planning Division Manager
1600 First Street
Napa, CA 94559

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Thanks,

Jim and Shany Chaaban

3471 Valle Verde Drive, Napa, CA 94558

Morris, Erin

From: Suzanne Bondi' Barry <sbondi7777@gmail.com>
Sent: Friday, September 7, 2018 7:58 AM
To: Morris, Erin
Subject: Heritage House and Valle Verde Housing - My Comments

Idea: Remodel an existing building in the middle of a tranquil residential neighborhood with no support services and populate it with drug addicts and alcoholics.

What could possibly go wrong?

1. Who will you be moving into our neighborhood?
2. Where will they come from?
3. What are their issues and needs?
4. What is the anticipated recidivism rate in Napa for this proposed population?
5. How soon will we be dealing with drugs, syringes, crime, muggings, break-ins, prostitution, homelessness, etc.?.
6. How often will we be disrupted by police activity in our neighborhood?
7. How severely will our property values plummet and how quickly?
8. Who will be paying for damages to our properties? How will you guarantee our protection?

Re the EIR, we neighbors (families, singles, elderly, children and pets) are the Endangered Species.

What in the world are you thinking, Napa? What City would choose to do this to a neighborhood? Do you stand to receive special local, state and/or federal funds because of this project? Are you satisfying some government quota by doing this? What related special interests are contributing to your political coffers, Napa City Council members?

Suggest Senior Housing as the obvious alternative. More need, less traffic, no crime, happy neighbors.

With all due respect,

Suzanne Barry
27 Big Leaf Court
94558
707-322-22047
sbondi7777@gmail.com

PS Current proposal shows that density is too great, traffic will increase, not nearly enough off-street parking. It does not matter how pleasant the architectural renderings are and how much they cost. Our neighborhood will suffer.

cc: Napa City Council Members

September 7, 2018

Erin Morris
Code Enforcement and Planning Division Manager
City of Napa

We are concerned neighbors of the proposed Gasser Foundation plans for the properties at the end of Valle Verde Drive in Napa.

The prospect of affordable rental units being built on the two properties adjacent to on the north side of the abandoned Sunrise Building is not troubling to us. However, we do have serious concerns about the potential misbehavior of the tenants of the repurposed Sunrise Building. We are somewhat content with the supervision of the occupants of the 66 studio apartments while they are within the building but we have real worries about their activities outside the building and in and about the neighborhood.

We can foresee issues in the open area just north of the proposed development with the influx of people who are dealing with issues of drug dependence and/or alcohol abuse. Assuming that there will be a no smoking policy in the Heritage House, we're concerned that the tenants will seek the open spaces of the field and the adjoining city streets to satisfy their smoking, alcohol or drug needs.

Salvador Creek has been and will continue to be an ecologically fragile environment that will be at risk of damage by the large number of tenants recovering from substance and alcohol abuse seeking a concealed refuge from supervision by security and councilors while residing within the Heritage House.

There are usually over a dozen cars parked on the end of Valle Verde on a daily basis. Where will these vehicles go once the end of the road is deeded over to the Gasser Foundation project? There is already no available parking along Firefly.

As was the concern with the previously rejected Bridge Housing proposal for the property, how will the increased traffic on Valle Verde, Firefly and Villa Lane be dealt with to minimize the impact on the neighborhoods?

We would much rather see affordable rental housing or a senior facility on this site than what is currently proposed given the potential negative impact on the neighborhood of such a large number of individuals who are dealing with drug and/or alcohol issues.

Sincerely,

Bill and Geri McGuire
2125 Ranch Court
Napa, CA 94558

Gasser Foundation bringing: drug addicts, homeless and criminals to Napa

Gavin Newsom was asked about his failed “care not cash program” that he initiated in San Francisco. He reported that it was an abject failure. San Francisco’s homeless and drug addicted population exploded. People came from all states to San Francisco to take advantage of these handouts. He said that adding ½ a billion dollars to the homeless and drug addict population would only compound the problem NOT IMPROVE IT. Now the Gasser Foundation would like to provide benefits here in Napa which will, undoubtedly, attract this same population from far and wide to our city. Just as San Francisco’s tourism industry is being negatively impacted (convention are canceling in record number because members no longer feel safe), so will Napa’s. Do we really want Napa streets to be littered with needles and human feces?

The Gasser Foundation is proposing turning The Sunrise Retirement home on Valle Verde, which was housing for the elderly (which we desperately need) into housing for criminals, drug addicts and homeless. They want to have over 90 residences for criminal drug addicts and homeless in a residential neighborhood filled with children, a mile from the high school and on a tributary of the Napa river that is teeming with wildlife. The river is home to Western turtles, salmon, river otters, beaver, just to name a few.

The Gasser Foundation is hurting Napa by attracting criminal, drug addicts and homeless. While, I believe, the Gasser Foundation is trying to address a need; they are going about it the wrong way. Not only is it grossly inappropriate for this residential neighborhood, it is going to have the opposite effect intended...just ask Gavin Newsom.

Margaret Mariotto
Napa, CA

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SEP 11 2018

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Morris, Erin

From: William McGuire <wingmate@sbcglobal.net>
Sent: Friday, September 7, 2018 3:27 PM
To: Morris, Erin
Subject: Gasser Foundation project on Valle Verde
Attachments: Gasser Project letter - 9-7-18.docx

Ms Morris,

Please find attached a letter expressing concerns about the Gasser Foundation plans for the properties at the end of Valle Verde.

Thank you,

Bill McGuire