



Governor's Office of Planning & Research

JUL 23 2019

STATE CLEARINGHOUSE

**Notice of Public Hearing and California Environmental Quality Act
Notice of Availability of A Draft Environmental Impact Report (Draft EIR) for the
Heritage House/Valle Verde Project**

Lead Agency: City of Napa

Notice is hereby given pursuant to California Public Resources Code, Section 15206 and 15087 (c) that the City of Napa has prepared a Draft EIR for the Heritage House/Valle Verde Project in accordance with the California Environmental Quality (CEQA) 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.

Project Title: Heritage House/Valle Verde Apartments Project.

State Clearinghouse Number: 2018082019

Project Location: 3700, 3710 & 3720 Valle Verde Drive

Project Description: File PL 17-0114 Request for: Right-of-Way Abandonment, 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 an 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 zoned RM-FP Multi-family Residential and Floodplain Overlay District.

Significant Impacts: The Draft EIR concluded that the Project could potentially impact health risks associated with exposure to toxic air contaminants during temporary construction activities; exacerbate active erosion at the southern portion of the project site; loss of top soil during temporary construction activities; discovery of unknown tribal cultural resources or archaeological resources during temporary construction activities; and potentially disturb bird nesting activity during the breeding season. With mitigation all impacts would be reduced to less than significant levels.

The Draft EIR and all background documents are available for public review at the Planning Department, 1600 First Street, Napa, 94559. The public is hereby invited to submit written comments to the Planning Department between July 23, 2019 and September 5, 2019 by 5 p.m. to: City of Napa Planning Department P.O. Box 660, Napa CA 94558. Comments may also be sent by email to kpease@cityofnapa.org.

DATE: July 23, 2019
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