

**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

  
\_\_\_\_\_  
Rick Tooker  
Community Development Director

  
\_\_\_\_\_  
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***

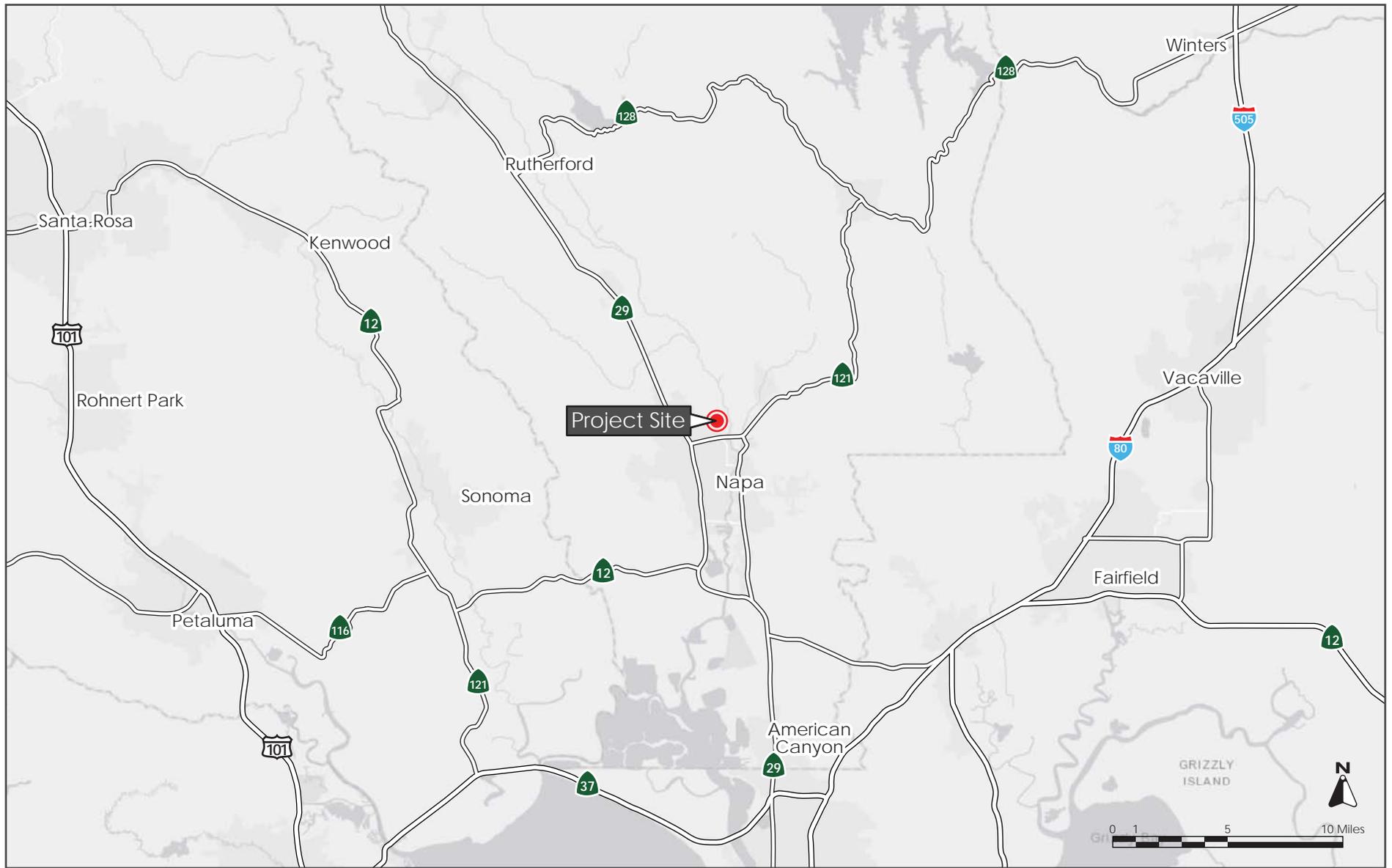
The project site consists of three separate parcels located at 3700, 3710, and 3720 Valle Verde Drive, just north of the intersection of Firefly Drive and Valle Verde Drive. See Figures 1-1 and 1-2.

## ***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.

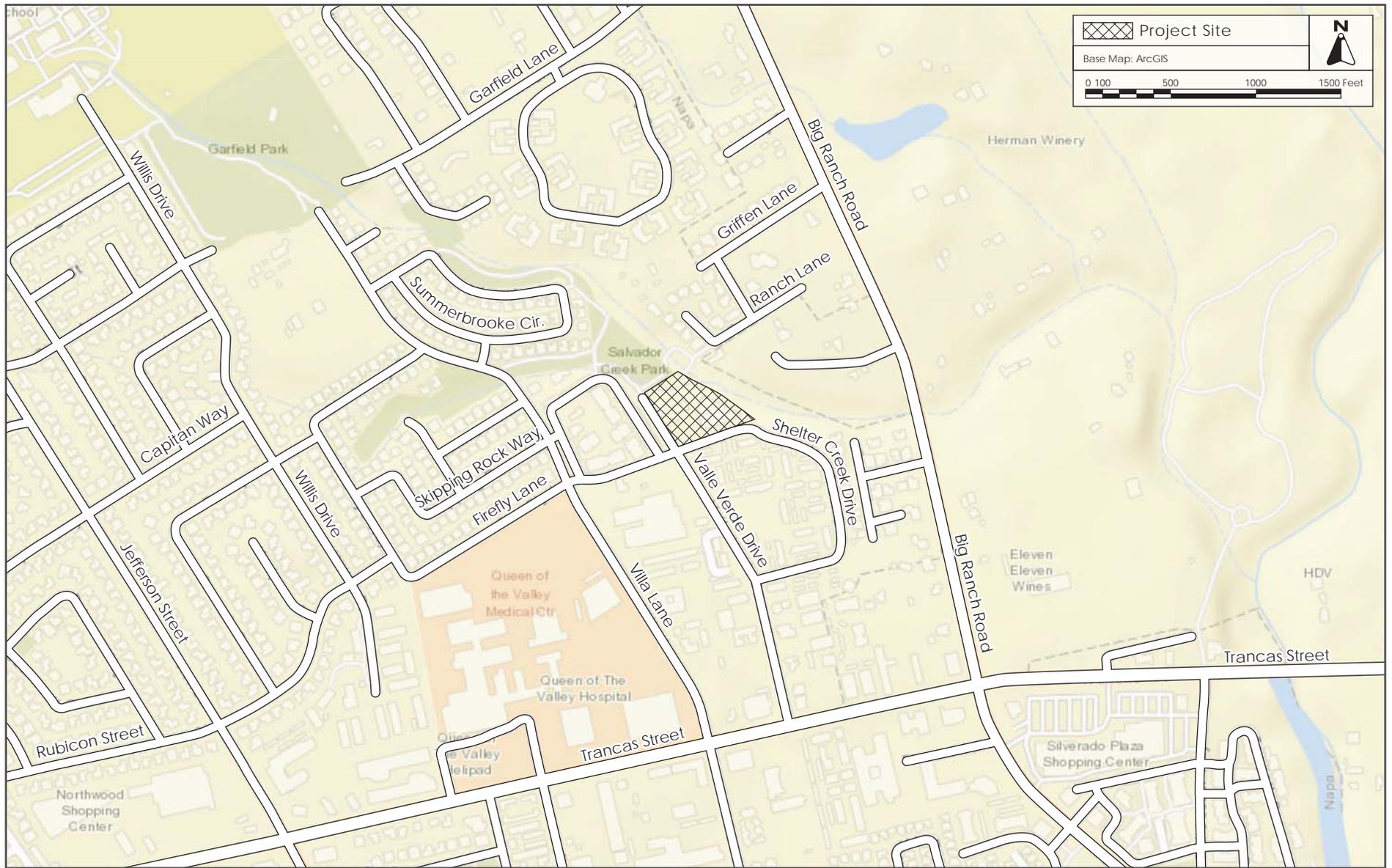
The proposed Heritage House would be located in the vacant 38,770 square-foot, three-story Sunrise Napa Assisted Living Facility building at 3700 Valle Verde. Heritage House would provide 66 permanent affordable SRO units, linked with on- and off-site services that support resident access to social and 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<sub>2.5</sub> 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.