

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

To: All Interested Agencies, Groups and Individuals

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

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

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

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

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

Written comments must be received by **City of Napa** at the following address on or before **September 5, 2019**: Kathy Pease, AICP, Contract Planner, Community Development

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

Date: July 22, 2019