

Date of Publication: July 23, 2019  
Type of Publication: Environmental Notice/Legal Ad  
Publish one time(s)  
Not to Exceed: \$300  
Originating Department: Community Development/Planning  
Contact: Patty Baring  
Account: Payment by City of Napa Credit Card



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

**Lead Agency:** City of Napa

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

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

**State Clearinghouse Number:** 2018082019

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

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

access across Salvador Creek (Zerba Bridge) may be removed as a condition of approval, if the Project is approved.

**Significant Impacts:** The Draft EIR/EA concluded that the Project could potentially result in some or all of the following: health risks associated with exposure to toxic air contaminants during temporary construction activities; exacerbated active erosion at the southern portion of the project site; loss of top soil during temporary construction activities; disturbance of unknown tribal cultural resources or archaeological resources during temporary construction activities; disturbance of bird nesting activity during the breeding season; direct or indirect impacts to special-status bats during temporary construction activities; and removal of protected native trees. In the event the City requires removal of the Zerba Bridge, the Project could potentially result in direct impacts to Salvador Creek, including impacts to steelhead within the creek and to the associated riparian vegetation. With mitigation measures described in the Draft EIR/EA, all impacts would be reduced to less than significant levels.

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

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

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

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