



August 29, 2019

Ms. Kathy Pease
Contract Planner
City of Napa Planning Department
P.O. Box 660
Napa, CA 94559

Dear Ms. Pease:

Thank you for inviting Napa Sanitation District (NapaSan) to provide comments on the Draft Environmental Impact Report (Draft EIR) for the proposed Heritage House/Valle Verde Project to be located at 3700, 3710, and 3720 Valle Verde Drive (APN 038-170-042, 038-170-043 and 038-170-046).

NapaSan has the following comments:

1. Figure 3.4-2 "Tree Survey", Page 76
 - a. Figure 3.4-2 shows existing trees to remain within an existing sanitary sewer easement. Please see the attached meeting notes from November 5, 2018 when the project team determined that existing trees within the sanitary sewer easement will be removed by the project. Please update the EIR to show removal of such trees.
2. Section 3.19.2.2 Project Impacts, Impact of UTL-3, Page 206
 - a. The Draft EIR states that "*The Project would connect to the existing 18-inch sanitary sewer lateral in the surface parking lot of the Heritage House Site, adjacent to Salvador Creek.*" – Please change the word "lateral" to "trunk main".

If you have questions, please contact me at mlemmon@napasan.com or (707) 258-6004.

Sincerely,

Matt Lemmon, P.E.
Senior Civil Engineer

Enclosures (1)

cc: Erin Morris

NapaSan
1515 Soscol Ferry Road
Napa, CA 94558

Office (707) 258-6000
Fax (707) 258-6048

www.napasan.com

**Valle Verde/Heritage House
Agency Meeting at Project Site**

November 5, 2018

10:00-11:30 a.m.

Attendees:

Kathy Pease, Contract Planner for the City of Napa
Scot Klingbeil, Planning Consultant for applicant team
Rick Tomasser Napa County Flood Control District
Garrett Allen, California Fish and Wildlife
Hugh Linn, RMA Engineering
Matt Lemmon, NapaSan
Caroline Weston, David j Powers & Associates
Jim Winzler, Abode Housing

Scott and Kathy gave a brief overview of the proposed Project. An Environmental Impact Report (EIR) is currently being prepared. The Notice of Preparation to prepare the EIR went out in September.

Bridge

Group walked to the bridge abutment and discussed that previous proposals had conditioned the project to remove the bridge deck because it is an impediment to flood flows.

Group discussed whether there would be a need to remove bridge columns and abutments. Feedback was that it would be good to do. It was noted that the property line ended just west of the eastern abutment. One tree would likely need to be trimmed to allow in equipment needed to remove the bridge/abutments etc. It did not appear that any trees would need to be removed.

Garrett with CFW indicated that bridge deck removal, and pier lowering or removal, will require submittal of a notification package for a Streambed Alteration Agreement (1602) to CDFW. If bank stabilization work is being proposed, in addition to bridge removal, then both of these activities can be included in the same notification package. However, the two project activities would be considered two separate projects for fee purposes.

The applicant team subsequently clarified that the entire bridge is not proposed to be removed. The bridge deck and center pier lowering are proposed.

Existing Drainage Pipe

There is a pipe that juts out into the creek on the northeast edge of the Heritage House property. Rick indicated a preference for the pipeline to be eliminated and/or be part of the overall onsite treatment. Hugh indicated they could look at it, but it would likely require a pump since the stormwater treatment area was up slope of the area. It was unclear what area the pipeline was draining (parking/drive aisle or downspouts from the building).

Erosion

There are two areas of erosion. One with an outfall area and the other is a tall acacia tree that is undercutting the bank. There was a lot of discussion regarding the erosion. Rick indicated that it was important for improvements to occur.

Kathy clarified that the EIR consultant is hoping to wrap the project description as soon as possible. The purpose of the site visit is to get feedback so that there would be no surprises down the line. Scott and the representative from Adobe indicated that the Project is up against a funding deadline. If they miss July 2019, they will have to wait another year. Construction would likely begin in 2020, if approved in July 2019.

Rick said there was concern with taking on maintenance obligations if improvements are completed. There was discussion of a possible partnership on the improvements. The Flood Control District has an existing agreement with Ca FW which potentially could cover the improvements from a CEQA standpoint.

Kathy and Caroline said there was a potential that any bank improvements could be covered at a program-level in the EIR so that future work is acknowledged.

There was discussion regarding the existing fence. The Flood Control District would like easy access to the creek area.

Hugh indicated that the geotechnical report should be available soon.

Garrett indicated that any work in the riparian corridor would also require a 1602 agreement. The preference for creek work is that it would provide longer term stability.

Sewer Line

Matt indicated that the sewer line easement is 15- feet to the west and ten-feet to east of the existing sewer line on the back side of the Heritage House. The easement is not quite centered. Two existing trees on the backside of Heritage House would need to be removed because they are within the easement and are likely impacting the existing line.

Biology analysis

Garrett indicated that if dewatering is required for the bridge removal, it would require more than a reconnaissance level survey. A more detailed survey of the creek and potential sensitive species would be required. This could also include federal agency permits etc. They have been finding California fresh water shrimp in unusual areas.

Garrett also requested that the biologist include a bat survey of the existing building since it has been vacant for some time.

ACTION ITEMS:

1. Updated geotechnical report with recommendations for bank stabilization.
2. Updated tree removal plan/map with potential area of impact for trees near the bridge- additional trees to be removed identified and trees that may be cut during bridge removal.

3. Reconvene the group to discuss costs and preliminary design for creek improvements, and partnership opportunities moving forward.
4. Direction from applicant team on proposed bank stabilization.