

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2018082019

Project Title: Heritage House and Valle Verde Housing

Lead Agency: City of Napa Contact Person: Erin Morris
Mailing Address: 1600 First Street Phone: (707) 257-9530
City: Napa Zip: 94559 County: Napa County

Project Location: County: Napa City/Nearest Community: Napa
Cross Streets: Valle Verde Drive and Firefly Drive Zip Code: 94558
Longitude/Latitude (degrees, minutes and seconds): 38 ° 19 ' 41.85" N / 122 ° 17 ' 35 " W Total Acres: 2.9
Assessor's Parcel No.: 038-170-042, -043, and -046 Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: 29, 121 Waterways: Salvador Creek
Airports: Railways: California Northern Rail Schools: Trinity Grammar/Vintage

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [x] EA [x] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS Other:
[] Mit Neg Dec Other:

State Clearinghouse Office of Planning & Research

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

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Development Type:

[x] Residential: Units 90 Acres 2.9
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [] Recreation/Parks [x] Vegetation
[] Agricultural Land [x] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [x] Growth Inducement
[] Coastal Zone [x] Noise [] Solid Waste [x] Land Use
[] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [x] Traffic/Circulation [x] Other: Greenhouse gases

Present Land Use/Zoning/General Plan Designation:

Multi-Family Residential (MFR-33H)

Project Description: (please use a separate page if necessary)

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. The project includes the removal of the existing concrete and steel bridge located to the east of the project site. Demolition of the bridge would include removal of the bridge decking, tops of piers, and an abutment above the top of bank on the western side.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date November 22, 2019 Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers</u>	Applicant: <u>Gasser Foundation</u>
Address: <u>1736 Franklin Street, Suite 300</u>	Address: <u>433 Soscol Avenue, Suite A-120</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Napa, CA 94559</u>
Contact: <u>Natalie Noyes</u>	Phone: <u>(707) 255-1646</u>
Phone: <u>(510) 902-5852</u>	

Signature of Lead Agency Representative: *Tim Morris*

Date: 11.21.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.