

## Final Environmental Impact Report

# Valle Verde and Heritage House Continuum of Housing Project

SCH# 2018082019

Prepared by the



In Consultation with



**DAVID J. POWERS**  
& ASSOCIATES, INC.  
ENVIRONMENTAL CONSULTANTS & PLANNERS

November 2019

## TABLE OF CONTENTS

---

Section 1.0	Introduction .....	1
Section 2.0	Summary of Draft EIR Public Review Process.....	2
Section 3.0	Draft EIR Recipients .....	3
Section 4.0	Responses to Draft EIR Comments.....	5
Section 5.0	Draft EIR Text Revisions .....	167

### Appendices

Appendix A: Draft EIR Comment Letters

Appendix B: Salvador Creek Bank Restoration Project Agreement

Appendix C: Phase ESA

Appendix D.1: Revised Hydraulic Analysis

Appendix D.2: Supplemental Hydraulic Analysis

Appendix E: Geotechnical Evaluation of Salvador Creek Channel Slope Stability

## **SECTION 1.0 INTRODUCTION**

---

This document, together with the Draft Environmental Impact Report/Environmental Assessment (Draft EIR/EA), constitutes the Final Environmental Impact Report/Environmental Assessment (Final EIR/EA) for the Valle Verde and Heritage House Continuum of Housing Project (proposed project/proposed action) “Project”.

### **1.1 PURPOSE OF THE FINAL EIR**

In conformance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, this Final EIR provides objective information regarding the environmental consequences of the proposed project. The Final EIR also describes mitigation measures and alternatives to the project intended to reduce or eliminate significant environmental impacts. The Final EIR is intended to be used by the City of Napa and any Responsible Agencies in making decisions regarding the project.

Pursuant to CEQA Guidelines Section 15090(a), prior to approving a project, the lead agency shall certify that:

- (1) The final EIR has been completed in compliance with CEQA;
- (2) The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- (3) The final EIR reflects the lead agency’s independent judgment and analysis.

### **1.2 CONTENTS OF THE FINAL EIR**

CEQA Guidelines Section 15132 specify that the Final EIR shall consist of:

- a) The Draft EIR or a revision of the Draft;
- b) Comments and recommendations received on the Draft EIR either verbatim or in summary;
- c) A list of persons, organizations, and public agencies commenting on the Draft EIR;
- d) The Lead Agency’s responses to significant environmental points raised in the review and consultation process; and
- e) Any other information added by the Lead Agency.

### **1.3 PUBLIC REVIEW**

In accordance with CEQA and the CEQA Guidelines (Public Resources Code Section 21092.5[a] and CEQA Guidelines Section 15088[b]), the City shall provide a written response to a public agency on comments made by that public agency at least 10 days prior to certifying the EIR. The Final EIR/EA and all documents referenced in the Final EIR/EA are available for public review at the City of Napa Community Development Department (Planning Division) on weekdays during normal business hours. The Final EIR/EA is also available for review on the City’s website: <https://www.cityofnapa.org/810/Heritage-House-Valle-Verde-Housing>.

## **SECTION 2.0      DRAFT EIR PUBLIC REVIEW SUMMARY**

---

The Draft EIR/EA for the Valle Verde and Heritage House Continuum of Housing Project, dated July 2019, was circulated to affected public agencies and interested parties for a 45-day review period from July 23, 2019 through September 5, 2019. The City undertook the following actions to inform the public of the availability of the Draft EIR/EA:

- A Notice of Availability of Draft EIR/EA was published on the City's website (<https://www.cityofnapa.org/810/Heritage-House-Valle-Verde-Housing>) and in the Napa Valley Register on July 23, 2019;
- Notification of the availability of the Draft EIR/EA was mailed to project-area residents and other members of the public who had indicated interest in the project;
- The Draft EIR/EA was delivered to the State Clearinghouse on July 22, 2019, as well as sent to various governmental agencies, organizations, businesses, and individuals (see Section 3.0 for a list of agencies, organizations, businesses, and individuals that received the Draft EIR/EA);
- The Planning Commission conducted a public hearing on the Draft EIR/EA on August 15, 2019 to provide an opportunity for public comment on the Draft EIR/EA; and
- Copies of the Draft EIR/EA were made available on the City's website (<https://www.cityofnapa.org/810/Heritage-House-Valle-Verde-Housing>), the Planning Department (1600 First Street, Napa, 94559), and at the reference table at the Napa County Main Library located at 500 Coombs Street, Napa, 94559.



## **SECTION 3.0      DRAFT EIR RECIPIENTS**

---

CEQA Guidelines Section 15086 requires that a local lead agency consult with and request comments on the Draft EIR prepared for a project of this type from responsible agencies (government agencies that must approve or permit some aspect of the project), trustee agencies for resources affected by the project, adjacent cities and counties, and transportation planning agencies.

The Notice of Availability for the Draft EIR/EA was sent to owners and occupants adjacent to the project site and to adjacent jurisdictions. The following agencies received a copy of the Draft EIR from the City or via the State Clearinghouse:

- Association of Bay Area Governments
- Bay Area Air Quality Management District
- California Air Resources Board
- California Department of Fish and Wildlife, Region 2 and 5
- California Department of Housing and Community Development
- California Department of Transportation, District 4
- California Department of Parks and Recreation
- California Department of Water Resources
- California Department of Toxic Substances Control
- California Highway Patrol
- California Native American Heritage Commission
- California State Parks, Office of Historic Preservation
- California State Transportation Agency
- California State Water Resources Control Board
- Central Valley Regional Water Quality Control Board
- City of American Canyon
- City of St. Helena
- County Airport Land Use Commission
- County of Napa Conservation, Development and Planning Department
- County of Napa
- County of Napa Flood Control and Water Conservation District
- Department of Conservation, Division of Mines
- Friends of the Napa River
- Governor's Office of Emergency Services – Coastal
- Metro Transportation Commission
- Napa County Mosquito Abatement
- Napa County Office of Education
- Napa County Resource Conservation District

- Napa County Transportation Planning Agency
- Napa Valley Community Housing
- Napa Sanitation District
- Napa Unified School District
- Pacific Gas & Electric
- Sierra Club
- State Clearinghouse
- State Office of Historic Preservation
- State Water Resources Control Board
- Town of Yountville
- U.S. Army Corps of Engineers

## SECTION 4.0      RESPONSES TO DRAFT EIR COMMENTS

---

In accordance with CEQA Guidelines Section 15088, this document includes written responses to comments received by the City of Napa on the Draft EIR/EA. This section also summarizes and addresses verbal comments related to the Draft EIR received at the Planning Commission hearing on August 15, 2019.

Comments are organized under headings containing the source of the letter and its date. The specific comments from each of the letters and/or emails are presented with each response to that specific comment directly following. Copies of the letters and emails received by the City of Napa are included in their entirety in Appendix A of this document. Comments received on the Draft EIR/EA are listed below.

<b><u>Comment Letter and Commenter</u></b>	<b><u>Page of Response</u></b>
A. California Department of Fish and Wildlife (dated August 30, 2019) .....	20
B. Central Valley Regional Water Quality Control Board (August 21, 2019).....	26
C. Department of Toxic Substance Control (August 19, 2019) .....	31
D. Environmental Protection Agency (dated September 4, 2019) .....	34
E. Federated Indians of Graton Rancheria (dated July 24, 2019) .....	36
F. NapaSan (dated August 29, 2019) .....	37
G. Form Letter from 376 Individuals (dated August 8, 2019) .....	38
H. Abe and Janet Newman (dated August 15, 2019) .....	40
I. Alan Hagyard (dated September 5, 2019) .....	41
J. Autumn Lake (dated August 31, 2019) .....	42
K. Bill and Geri McGuire (dated August 14, 2019) .....	47
L. Brian L. DeWitt (dated September 4, 2019).....	48
M. Brett Halloran (dated August 14, 2019) .....	52
N. Bonnie Marshall (dated September 4, 2019).....	54
O. Bill McGuire and Clearwater (dated September 5, 2019) .....	54
P. Bill McGuire (dated September 4, 2019) .....	65
Q. Christine Anderson (dated September 5, 2019).....	68
R. C Bukala (dated August 15, 2019) .....	68
S. Christine Bukala (dated September 4, 2019).....	70
T. Chris Morrison (dated August 15, 2019).....	72
U. Chris Morrison (dated September 4, 2019) .....	73
V. Clay Parker (dated September 4, 2019).....	75
W. Christy Roberts (dated September 3, 2019).....	76
X. Colleen Topper (dated August 14, 2019) .....	78
Y. Colleen Topper (dated August 31, 2019) .....	79

Z.	Doug Hawker (dated August 7, 2019).....	80
AA.	David Henry (dated September 5, 2019).....	80
BB.	Dotty Hopkins (dated September 3, 2019).....	82
CC.	David Spieth (dated August 15, 2019).....	82
DD.	Donna Sullivan (dated September 3, 2019).....	84
EE.	Earle Craigie (dated August 16, 2019).....	86
FF.	Earle Craigie (August 31, 2019).....	87
GG.	Francie Winnen (dated August 15, 2019).....	91
HH.	Geoff Wood (dated August 15, 2019).....	93
II.	Irene Harrison (dated September 5, 2019).....	94
JJ.	Justin Carr (dated August 14, 2019).....	96
KK.	Jeffrey Kozody (dated August 15, 2019).....	97
LL.	John Lawson (dated August 29, 2019).....	97
MM.	Katie Carr (dated August 14, 2019).....	102
NN.	Kara Harrington (dated September 4, 2019).....	104
OO.	Kathleen Harrison (dated August 15, 2019).....	110
PP.	Katie Lawson (dated August 29, 2019).....	110
QQ.	Laura and Paul Kaump (dated September 4, 2019).....	115
RR.	Linda Chastain (dated August 22, 2019).....	120
SS.	Lisa Reifers (dated September 5, 2019).....	121
TT.	Maria Dowd (dated August 31, 2019).....	123
UU.	Marjorie Perotti-Brewster (dated August 15, 2019).....	128
VV.	Monty Preiser (dated August 14, 2019).....	128
WW.	Mary Tiedemann (dated September 2, 2019).....	129
XX.	Nancy Henry (dated August 14, 2019).....	131
YY.	Nancy Henry (dated August 15, 2019).....	132
ZZ.	No Name (No Date).....	134
AAA.	Paula Duncan (dated September 3, 2019).....	135
BBB.	Patricia Medin (dated September 3, 2019).....	136
CCC.	P and Donna White (dated September 3, 2019).....	137
DDD.	Rosemarie Vertullo and Earle Craigie (dated August 6, 2019).....	137
EEE.	Rosemarie Vertullo (dated August 31, 2019).....	139
FFF.	Rosemarie Vertullo (dated September 3, 2019).....	144
GGG.	Suzanne Barry (dated September 3, 2019).....	144
HHH.	Susan Blake and Bonnie Marshall (dated August 15, 2019).....	149
III.	Susan Blake (dated August 15, 2019).....	150
JJJ.	Susan Blake (dated August 15, 2019 Part 2).....	151

KKK. Sue Hepple (dated September 3, 2019) ..... 151

LLL. Susan Rushing-Hart (dated August 9, 2019)..... 152

MMM. Susan Rushing-Hart (dated September 5, 2019)..... 154

NNN. Tracy Peller (dated August 14, 2019)..... 161

OOO. Vicky Hambrick (dated September 3, 2019)..... 162

PPP. Victoria Rossi (dated August 15, 2019) ..... 167



## 4.1 MASTER RESPONSES

Many of the comments received raised similar concerns and questions regarding the following topics:

1. Dates traffic counts were conducted,
2. Cumulative traffic conditions
3. Dates the parking counts were collected and overall parking availability,
4. The No Place Like Home program,
5. Stability of the Salvador Creek bank and existing erosion,
6. Removal of the Zerba Bridge and the stability of the creek,
7. Impacts to Salvador Creek ecosystem, loss of habitat, and impacts to species,
8. Tree removal,
9. Flooding,
10. Alternative sites and/or alternative uses of the project site,
11. Economic or social effects and overall quality of life, and
12. Consistency of the project with surrounding development.

Since many of the comments raised similar concerns and questions, a number of master responses have been prepared. The purpose of the master responses is to provide comprehensive answers in one location and to avoid redundancy throughout the individual responses. Cross references to master responses are made, when appropriate, in individual responses.

### **Master Response # 1: Adequacy of the Traffic Impact Analysis with regards to the dates traffic counts were collected and use of peak hour trips for analyzing Project impacts.**

Several comments were received regarding the adequacy of the Traffic Impact Analysis (TIA), including with regards to the dates traffic counts were collected and the methodology of using peak hour trips for analyzing Project impacts. Many comments were concerned the traffic report relied on counts taken immediately before or during the Memorial Day holiday weekend, and therefore were not reflective of typical conditions in the neighborhood.

As noted in the TIA (Appendix L), existing traffic volumes were obtained from new manual peak-hour turning-movement counts conducted on Wednesday, May 22, 2018. Memorial Day was observed on Monday, May 28, 2018. Traffic counts were conducted consistent with the City of Napa Policy Guidelines: Traffic Impact Analysis, which requires that:

Data shall not be collected on holidays, days immediately prior to or after holidays, during the last two weeks in December, during heavy construction and during large special events. The counts should be collected while school is in session close to the summer tourist peak for typical weekday conditions.

As discussed previously, existing traffic volumes were obtained from new manual peak-hour turning-movement counts conducted on May 22, 2018 (while schools were in session). This was three days ahead of the Memorial Day weekend, and in accordance with the City's guidelines, which do not allow counts to be collected days immediately prior to or after holidays. Additional traffic volumes were obtained from tube counts (device employed to count vehicular traffic along a roadway) conducted in November 2018. The data collected during this time was used to inform the Traffic Impact Analysis, which was developed over a period of time, beginning in May 2018 and finalizing in February 2019.

Several comments also questioned why the study was done during peak AM and PM hours, and did not focus on conditions throughout the rest of the day. The peak period refers to the highest volume hour of traffic during the AM or PM period. The peak period represents the worst-case, i.e. most congested, conditions. As discussed on page 189 of the Draft EIR/EA, the Project is expected to generate a total of 264 new daily vehicle trips throughout the day, with 14 new trips occurring during the AM peak hour and 23 new trips occurring during the PM peak hour. As a result, contrary to the comment, the Draft EIR/EA accurately accounts for the Project's contribution to traffic in the Project vicinity. Traffic conditions throughout the rest of the day would be less congested than the peak hour conditions studied in the TIA, in that the overall amount of vehicles on surrounding streets would be less and the trips generated by the project would be less, than disclosed in the TIA for the AM and PM peak hour conditions.

### **Master Response #2: Cumulative Traffic**

Several comments inaccurately state that the Draft EIR/EA did not account for cumulative traffic impacts, specifically related to the approved extension of Sierra Avenue from Highway 29 to Villa Lane and the Vintage Farm development.

As described on page 193 of the Draft EIR/EA, cumulative conditions at the study intersections were estimated by adding the additional traffic generated by the Project to cumulative 2040 traffic volumes obtained from the City of Napa Citywide Travel Demand Model. Rather than the list of projects relied upon elsewhere for cumulative conditions, cumulative traffic conditions reflect foreseeable growth based on the City's adopted General Plan over the next twenty plus years, as built into the City of Napa Citywide Travel Demand Model.

With regards to the Vintage Farm property (1185 Sierra Avenue), the City of Napa has not received a formal application to develop the site. The approximately 6.9-acre property currently has a General Plan land use designation of PS – Public Serving and is zoned Public/Quasi-Public (PQ). Any future development of the site would require a General Plan Amendment and zone change. For the purposes of this EIR/EA, “reasonably foreseeable” refers to projects that federal, state, or local agency representatives have knowledge of from the formal application process. Therefore, the Vintage Farm property has not been included in the cumulative analysis with any sort of residential land use assumption, as to do so would require speculation.

### **Master Response #3: Adequacy of parking counts and overall loss of parking.**

The Draft EIR/EA (page 194) presents the issue of parking supply as outside the normal scope of CEQA in that parking stalls are not environmental resources, they are physical features to accommodate vehicle trips to/from a site or that exist in the public right-of-way to support adjacent land uses. Parking supply was removed from the CEQA Appendix G Checklist as an impact topic for analysis earlier this decade.

The Draft EIR/EA documented, based on parking counts taken by the traffic consultant on Valle Verde Drive north of Firefly Lane for 24 hours on Wednesday, May 23rd, 2018 and Sunday, May 27th, 2018, that weekday parking demand peaked with 18 spaces occupied out of a total of 20 on-street spaces. On Sunday, all 20 spaces were occupied during peak times. Approximately 20 on street parking spaces would be removed with the abandonment of a portion of Valle Verde Drive.

To address concerns on the adequacy of parking counts, City staff performed additional spot checks during various times of the day during both the weekday and weekend in September and October

2019. The results showed that on nights and weekends most parking spaces were taken on the northern end of Valle Verde Drive and Firefly Lane. However, the closer to Trancas Street on Valle Verde Drive, to the south, the more on street spaces were generally available. Staff also noted that several of the on-street spaces on the portion of Valle Verde Drive that is proposed to be abandoned included trailers and vehicles that appeared to be stored on the street and/or used for long term.

The supply or availability of parking can have implications for a project's environmental impacts, in that a ready supply of convenient, accessible parking can lead to increased vehicle use at a given site, and a resulting increase in Vehicle Miles Traveled (VMT). Conversely, limiting parking supply in urban settings, in combination with the availability of other modes of travel, is a recognized method of reducing VMT associated with a project by discouraging unnecessary driving. In suburban or rural locations where non-auto modes of travel are limited, a lack of parking can lead to drivers having to drive additional (albeit typically minimal) distances searching for available parking in the vicinity of the destination, e.g. driving around a block or to an adjacent or nearby block to park.

The Project will eliminate 20 on street parking spaces, which would not result in significant impacts as a result of the Project. New onsite parking spaces are being provided to meet the needs of the Project. Potential secondary effects of looking for parking are adequately addressed in the air quality and traffic analyses of the EIR.

#### **Master Response #4: No Place Like Home Program**

A number of comments were received expressing concern regarding the future residents who would occupy the Heritage House project component, that supportive services would not be provided on-site, that residents would not be required to participate in supportive services, and that future residents would not be required to be sober while residing at the facility.

The comment does not address an impact on the "environment." The "environment" means 'the physical conditions which exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance' [CEQA Guidelines 15360]. Economic and social effects of a project that do not result in physical changes to the environment are not required to be discussed in an EIR [CEQA Guidelines 15131(a)].

California Voters approved 'No Place Like Home' (NPLH) funding for supportive housing in November 2018, and the first round of funding was released in January 2019. NPLH Funding is awarded to counties either on their own or in partnership with a housing development sponsor. Counties must commit to provide mental health services and help coordinate access to other community-based supportive services as a condition of receiving funding.

#### **Supportive Housing**

Supportive housing is an evidence-based practice that provides safe, decent, and affordable housing to eligible residents. Housing is linked to onsite or offsite wrap-around case management services in collaboration with property management personnel that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and work in the community.

Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act. Supportive housing has been in place for over 20 years throughout the State. NPLH funding requires the grantee to comply with the restrictions imposed by any other federal and state source funding the housing development.

#### Heritage House Tenant Screening Process

Heritage House property management will administer tenancy in conjunction with the County of Napa Housing First Program and the City of Napa Housing Authority. Tenants will be screened and approved for rental prior to tenancy. This will include submitting documentation (i.e., proper identification, proof of income, etc.) to meet housing eligibility criteria set forth by property management. Occupancy can be restricted based on individuals past criminal history to ensure that the health and safety or the rights of other tenants and neighbors exist. Section 8 Rental Assistance precludes leasing to registered sex offenders. NPLH requires Heritage House to provide a Resident Services Program of on-site services, education and training implemented by a Supportive Services Team. Abode Services will conduct the Resident Services Program and at a minimum the Supportive Services Team will include two coordinators/case managers and a supervisor. Tenants are required to sign leases, pay rent and abide by a set of community conduct rules or risk eviction. Tenants do not have to maintain sobriety, accept treatment, or agree to drug testing. The Supportive Services Team will continually interact with tenants to encourage them to engage in programs and outcomes that are healthy, and allow them to reach their goals, while at the same time maintaining the health and safety of others.

#### On-Site Services

NPLH guidelines require on-site services. The Applicant has received \$7.8 million in NPLH funding for Heritage House. As part of the NPLH application process the Applicant was required to submit an on-site Resident Services Plan. The Resident Services Plan submitted by the Applicant provides on-site case management services and supportive services to assist residents with their housing stability and wellness goals. Abode Services staff in conjunction with the County of Napa's Housing First Program will implement the Resident Services Plan. The Services Staff will provide the following types of programs: vocational and employment assistance; health and dental services; linking eligible residents to benefits such as: SNAP, CalWORKS, GR, and SSI/SDI; financial literacy; substance abuse treatment; mediation and family support counseling; and mental health services. Additionally, the City's SRO development standards require a Management Plan be implemented that is reviewed by the City of Napa. This Management Plan includes the Resident Services Plan.

Similar to other multifamily housing development, both new apartment buildings will have community rules, pre-screen tenants to make sure they meet affordability criteria and will require tenants to sign leases. Tenants will need to abide by the lease rules or risk losing their lease.

Onsite support programs will be provided for the 33 supportive units in Heritage House. As a condition of approval, a Management Plan will be required. A brief summary of Management Plan components includes:

- Onsite staffing including a full-time resident manager.
- Maintenance and Site Security including surveillance cameras and onsite security for the first year. Residents will access the buildings via key cards.
- Parking management including parking permits.
- Onsite services such as vocational and employment assistance, health and dental services, linking residents to benefits.
- Transportation assistance.

The Project will be managed by Abode Services. Staff will be onsite 24/7 and the front counter will be staffed at all times during the first year. One of the units will be reserved for the site manager.

### Transportation and Distance to Shopping Services

The City of Napa's SRO development standards require that a project be located within 1,200 feet of public transit. The Applicant has requested a concession under the State Density Bonus Law (Government Code 65915) to allow an increase of this distance by 360 feet up to 1,560 feet. This is the distance to the existing transit stop that is located near the intersection of Trancas Avenue and Valle Verde Drive. The transit stop is a six-minute walk or .3 mile from Heritage House.

NPLH requires "reasonable access" to "supportive services" that are not provided on-site. "Reasonable access" is defined as maximum 0.5 mile walk (to bus or other transportation to those off-site supportive services). "Supportive services," as defined by NPLH, do not include grocery stores or shopping. There are a full range of "supportive services" that will be to be provided on site based on the Resident Services Plan.

NPLH requires that supportive housing must be "reasonably accessible" to public transportation, shopping, medical services, recreation, schools, and employment in relation to the needs of the tenants and what is typically available in that County. Grocery and shopping is located at the Nob Hill Shopping Center 0.53 miles from Heritage House.

Transit options for Heritage House residents include: Bus service, taxi (and taxi script for seniors and disabled persons), Vine Go (ADA complementary paratransit service for seniors and disabled persons), access to the NVRTA Shared Vehicle (Van) program, private vehicle, biking and walking. The Applicant has indicated a variety of transit options that will be utilized based on the needs of future residents including disabled residents and seniors.

The City may require as a condition of approval, the Project pay its fair share of improvements to the Trancas and Valle Verde Drive intersection to enhance pedestrian safety including but not limited to: installation of a Rectangular Rapid Flashing Beacon System (RRFB) on the eastern leg of the intersection, installation of ADA curb ramps and crosswalk striping at the north and east legs of the intersections, and yield markings on Trancas Street.

### **Master Response #5: Creek Stability**

A number of comments raised the concern that the west bank of Salvador Creek was unstable and actively eroding. Moderate to severe streambank erosion is impacting a 120-foot reach of Salvador Creek on the edge of the Heritage House property. This condition was noted in the EIR, and the project design has accounted for it. Miller Pacific Engineering Group, by letter of January 21, 2019 to Burbank Housing Development Corporation, states that "active erosion is occurring along portions of the channel slope adjacent to the project site" based upon their observations and evaluation of the



creek channel slope. They explain: “Areas of active erosion include two sections of the creek channel adjacent to the existing asphalt paved driveway and parking area at 3700 Valle Verde Drive (Heritage House project). One area of creek channel erosion extends for approximately 85 linear feet and is located adjacent to the most northwesterly portion of the existing asphalt paved driveway. A second area of erosion extends for approximately 100 linear feet adjacent to the most southeasterly portion of the existing paved driveway.”

In the opinion of Miller Pacific Engineering Group, the private engineering firm helping the applicant design the project, “the most effective and practical approach to stabilize the creek channel slope and protect existing improvements at 3700 Valle Verde Drive (Heritage House project) without conducting any work in the creek channel, is to construct a stitch pier retaining structure parallel to the creek channel.” Figure 2.7-7 in the Draft EIR/EA depicts the 85-foot and 100-foot stitch wall recommended by the Miller Pacific Engineering Group. The environmental effects of installing the stitch walls, parallel but outside of the creek channel, were accounted for in the Draft EIR/EA.

The Napa County Flood Control and Water Conservation District undertakes certain bank restoration and stabilization activities along Salvador Creek within the City of Napa as part of its Stream Maintenance Program. The District determined that it would be able to incorporate into the Stream Maintenance Program restoration and stabilization of the bank along Salvador Creek adjacent to the property located at 3700 Valle Verde Drive ("Restoration Work"). The Restoration Work along approximately 200 feet of Salvador Creek located at 3700-3720 Valle Verde Drive will stabilize the land and enhance riparian habitat using to the extent possible bio-engineered erosion control treatments that meet County of Napa requirements. On August 20, 2019, the Napa County Flood Control and Water Conservation District approved Agreement No. 200091B, an Agreement to Fund a Portion of the Salvador Creek Bank Restoration Project pursuant to which the Applicant granted the District funding to complete the Restoration Work (refer to Appendix B of the FEIR). As this restoration work is directed at addressing an existing condition, and would be undertaken to protect the property irrespective of whether the current proposed project is implemented, this restoration work is not considered part of the project description being evaluated in the Draft EIR/EA, and the environmental review addressing the restoration work was conducted by the District under its Stream Maintenance Program, and is reflected in the Cumulative Impacts analysis, see Section 5.0 Draft EIR Text Revisions.

#### **Master Response #6: Removal of the Zerba Bridge and the stability of the creek**

Several comments stated the if the project removes the deck of the old Zerba bridge across the creek that removing only the deck will most likely lead to a collapse of the concrete wall on the eastern anchorage of the bridge. The comments also suggested that the bridge deck was the only thing supporting the severely eroded bridge abutments, and so a complete removal of the bridge will be necessary, which will impact the water during removal and redirect the flow of the creek waters with possible unintended consequences during heavy rains.

As noted in the Draft EIR/EA project description and in Section 8.0 Alternatives, the project does not propose to remove the bridge, and that the City may require that the bridge be removed as a conditional of approval. Since that the time, the City has determined that bridge removal will be required as a condition of approval. As part of that effort the bridge decking, piers, and the western channel abutment (on the Project site) would be removed. The eastern abutment will remain, as it is located on private property and is part of an existing retaining wall. The Applicant will be responsible for bridge removal, but has indicated that they are entering into an agreement with the Napa County Flood Control and Water Conservation District to fund the improvements. The District

will remove the bridge, piers, and western abutment as well as perform erosion repair and maintenance along the Project site, under their ongoing flood control and maintenance program. The developer will be required to submit an engineered removal plan and obtain necessary permits for its removal. Depending on the removal plan and methods used, streambank stabilization may be required. The developer will be required to implement any bank stabilization outlined in the removal plan and regulatory permits. As part of the Mitigation Monitoring and Reporting Program, the City will monitor that the work is completed. The environmental effects of this partial bridge removal are addressed throughout the EIR where applicable and relevant. As noted in the Draft EIR/EA, the Bridge Removal alternative would not be environmentally superior given it involves increased construction activity, including work in the creek. However, it will result in reduced hydrologic impacts. See also Master Response #7 below, regarding biological impacts from bridge removal activity.

The Project site is within the Big Ranch Specific Plan area. Policy PF/S-5d requires that to preserve flood flow conveyance, the City shall enforce a zero net filling policy within the 100-year floodplain whenever filling of the Salvador Channel floodplain is proposed within the listed setbacks and upstream flood elevations would increase by more than 0.05 feet. With Bridge removal the Project is consistent with this policy and the Big Ranch Specific Plan.

#### **Master Response #7: Impacts to Salvador Creek / Loss of Habitat / Impacts to Species**

Several commenters raised general concerns regarding the Project's potential to impact the Salvador Creek ecosystem (i.e. loss of habitat, impacts to species).

Section 3.4 of the Draft EIR/EA discloses the Project's potential impacts to biological resources. The discussion of the Project's impacts to biological resources was based, in part, on a Biological Resources Technical Report and Arborist Report, prepared by the biological consulting firm WRA, Inc. For the purposes of this EIR/EA, the "Study Area" includes only areas where biological resources are anticipated to be impacted by the Project. The 3.27-acre area includes the proposed limits of work for the Project and additional areas along the Salvador Creek, as well as areas involved in the bridge removal activities discussed in Master Response #6 above.

The Draft EIR/EA concluded that four special-status species have a high or moderate potential to occur in the Study Area (Nuttall's woodpecker, steelhead, pallid bat, and Western red bat). The Draft EIR/EA includes mitigation measures that would reduce potential impacts to these species to less-than-significant levels (refer to MM BIO-1.1, MM BIO-1.2, and MM BIO-1.3). In addition, the Project would be required to implement the best management practices identifies on page 80 of the Draft EIR/EA to further reduce impacts to sensitive species within Salvador Creek.

As described on page 83 of the Draft EIR/EA, while the Project site is not located in an essential connectivity area, core reserve or corridor, landscape block, or general wildlife corridors, there is the potential for common, urban adapted wildlife to pass through the riparian portion of the Study Area along Salvador Creek, essentially using it as a local corridor. Therefore, the Project would be required to implement MM BIO-4.1 to reduce the Project's impacts on wildlife corridors to a less-than-significant level.

As described on page 81 of the Draft EIR/EA, the Project would temporarily impact 0.12 acre of riparian woodland associated with Salvador Creek due to the presence of construction equipment and workers. With the implementation of the best management practices described on page 80 of the

Draft EIR/EA, which would include erosion control measures, restricting riparian vegetation removal to the minimum footprint necessary, locating equipment outside of the creek channel, and revegetating temporarily disturbed areas, the Draft EIR/EA concluded that the impacts would be less than significant.

The Project may be required as a condition of approval to partially remove the existing private Zerba bridge. Demolition of the bridge would include removal of the bridge decking, tops of piers, and western abutment. Removal of the bridge would result in direct impacts to the creek and associated riparian vegetation. Consistent with MM BIO-2.1, the Applicant would be required to obtain any required permits for impacts to jurisdictional areas. Permanent impacts to all jurisdictional resources would be compensated at 1:1 replacement ratio, or as required by the USACE, CDFW, and RWQCB.

### **Master Response #8: Tree Removal**

Several commenters noted that tree removal would have the potential to result in long-term effects (i.e. increased runoff, loss of habitat, loss of Salvador Creek riparian corridor canopy, etc.)

There are a total of 109 trees within the Project Study Area (refer to page 74 of the Draft EIR/EA). The Project would result in the removal of approximately 45 trees, of which 12 are protected by the City of Napa. As described on page 84 of the Draft EIR/EA, the Project would replace protected trees consistent with the City of Napa Municipal Code.

The proposed landscape plan (refer to Figure 2.7-6 of the Draft EIR/EA) proposes native and drought tolerant landscaping, with a variety of screening trees, flowering accent trees, and ornamental trees and shrubs.

The removal of 45 trees would have very minor incremental effects in terms of lost oxygen production, loss of habitat including riparian canopy, and replacement planting would offset those effects. The project would increase the amount of stormwater runoff on the Valle Verde portion of the site due to new impervious surface area, and includes on-site stormwater facilities, discussed page 134 in Section 3.10 Hydrology and Water Quality of the Draft EIR/EA, to address increased site runoff. The Biological Resources mitigation measures described in the Draft EIR/EA will reduce potential adverse impacts to protected habitat and special-status species to a less than significant level. Furthermore, mitigation will be provided to compensate for the loss of any sensitive habitat. Trees will be planted to replace trees removed as part of the Project consistent with the requirements of the Big Ranch Specific Plan, which requires a five-to-one replacement of protected trees.

### **Master Response #9: Flooding**

A number of comments were received questioning the results and methodology of the flood study, including a misunderstanding that the flood study was predicting a one-foot rise in floodwater. Questions were raised concerning the timing of the study, and whether it accounted for rainy season conditions, and the effects of cumulative development on properties already within the floodplain.

The Project site is located in a FEMA designated special flood hazard area. As a result, a hydraulic analysis was prepared by Schaaf & Wheeler in June 2019 (and revised in October 2019 and November 2019) to determine whether introduction of the proposed Valle Verde Apartment building,

site grading, and other site improvements would result in flooding on- or off-site. The analysis was updated to reflect updated datum information. The study is based on the 100-year FEMA design storm, and accounts for the proposed site improvements that would occur within the mapped 100-year floodplain, and the changes in water surface elevations on the site and surrounding properties. The 100-year design storm is a statistical analysis of historic maximum flow and rainfall data in the Salvador Creek watershed.

The hydraulic analysis concluded that the Project (without bridge removal) will cause a maximum increase in the 100-year water surface elevation of 0.3 feet to six structures within the floodplain just north east of the bridge, refer to Figure 3.10-2 of the Final EIR/EA (see Section 5.0). For all but one property (2123 Big Ranch Road), the lowest adjacent grade is higher than both the pre- and post-Project base flood elevations (BFEs); meaning those structures are above the floodplain. At 2123 Big Ranch Road, the lowest adjacent grade is less than both the pre- and post-Project BFEs, meaning that structure is in the existing and post-project floodplain and the depth of inundation is increased slightly from 1.6' to 1.9'. In no location is a structure added to the floodplain by the project impacts (refer to Table 3 of the updated Hydraulics Analysis, excerpted below). The City regulates the floodplain through the municipal code which allows for a cumulative rise of 1.0 feet in the 100-year base flood elevation from all development within the floodplain. Therefore, the Project would not result in a significant impact.

As previously discussed, the City has determined that removal of the bridge will be a condition of approval. The project with partial bridge removal will lower upstream water surface elevations and increase downstream water surface elevations by less than 0.1 feet. The BFE would be lessened at 2123 Big Ranch Road; so less than 0 impact. For these reasons, the EIR/EA concluded the Project would not significantly impede or redirect flows.

**BFE Impacts to Nearby Upstream Structures (no partial bridge removal)**

Address	Pre-Project BFE (ft NAVD)*	Post-Project BFE (ft NAVD)*	Maximum BFE Impact (ft)*	Lowest Adjacent Grade (ft NAVD)**
2155 Ranch Ct	43.56	43.59	0.34	45.0
2145 Ranch Ct	42.29	42.55	0.34	44.4
2135 Ranch Ct	42.26	42.52	0.33	43.7
2215 Ranch Ct	42.18	42.52	0.33	43.8
2115 Ranch Ct	42.13	42.48	0.33	43.3
2123 Big Ranch Road	42.05	42.38	0.32	40.5

\* Location of pre-Project BFE, post-Project BFE, and maximum BFE impact may not be the same. As a result, the maximum BFE impact may be greater than the difference between the pre- and post-Project BFEs.

\*\* Lowest adjacent grade is based on elevation documentation provided by the City.

The Project site is within the Big Ranch Specific Plan area. Policy PF/S-5d requires that to preserve flood flow conveyance, the City shall enforce a zero net filling policy within the 100-year floodplain whenever filling of the Salvador Channel floodplain is proposed within the listed setbacks and

upstream flood elevations would increase by more than 0.05 feet. With bridge removal the Project is consistent with this policy and the Big Ranch Specific Plan.

#### **Master Response #10: Alternative Sites and/or Alternative Uses**

Several commenters requested that the EIR consider alternative locations for the proposed SRO facility and that the EIR include analysis of the existing building re-occupied with alternative uses. Section 8.0 of the Draft EIR/EA evaluates Project alternatives consistent with Section 15126.6. of the CEQA Guidelines. The CEQA Guidelines do not require that all possible alternatives be evaluated, only that a range of feasible alternatives be discussed so as to encourage both meaningful public participation and informed decision making. In selecting alternatives to be evaluated, consideration should be given to their potential for reducing significant unavoidable impacts, reducing significant impacts that are mitigated by the project to less than significant levels, and further reducing less than significant impacts. The Project would not result in any significant, unavoidable impacts. Under CEQA, however, alternatives may also be considered if they would further reduce impacts that are already less than significant because of required or proposed mitigation. Therefore, alternatives analyzed in the Draft EIR/EA included those that could reduce Project impacts that might have been significant, but would be less than significant after implementing mitigation described in the Draft EIR/EA.

As summarized on page 250 of the Draft EIR/EA, a location alternative was rejected because the number of potentially suitable sites is extremely limited and development of such sites would not substantially reduce the severity of any of the Project's potentially significant impacts. Further, alternative sites are not controlled by the Applicant. Since no feasible alternative site was identified that would avoid or lessen the Project potential impacts, a location alternative was not further analyzed.

Several commenters suggested alternative uses for the proposed Heritage House Site (i.e. affordable housing, housing for nurses or seniors, etc.). As discussed on page 25 of the Draft EIR/EA, one of the specific objectives of the Project is to address the needs of Napa's homeless and vulnerable populations, which includes seniors, those with disabilities, veterans, and at-risk families and individuals and to provide permanent supportive housing with on-site supportive services. Development of any alternative housing project without the proposed supportive housing component would not meet these goals. Although the alternatives do not have to meet every goal and objective set for the proposed project, they should "feasibly attain most of the basic objectives of the project." This EIR/EA provides an analysis of the application that was received by the City, and not potential other uses that may be suited to occupy the existing vacant building, but do not fulfill basic project objectives.

#### **Master Response #11: Economic or social effects and quality of life**

Numerous commenters expressed concerns regarding potential socioeconomic and demographic changes resulting from the introduction of the future occupants of Heritage House into the neighborhood. These topics do not require analysis under CEQA, except to the extent that there is substantial evidence to support a finding that they would result in physical environmental effects, or that they are a result of the project's physical environmental effects, such as increased traffic, noise, demand on utilities, construction activity, etc.



Under CEQA, economic or social effects are not considered significant effects on the environment. Section 15131(a) of the CEQA Guidelines states:

Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis shall be on physical changes.

Commenters raised the following specific concerns:

- Litter
- Public intoxication
- Public drug use
- Public urination and defecation
- Crime and safety
- Homeless encampments
- Persons with mental disorders and sex offenders

These issues do not raise a specific environmental issue under CEQA; however, they are noted in the public record for consideration by decision makers. Providing housing for homeless will reduce the frequency and magnitude of the very issues being raised. Homeless often live in/around creeks or public spaces and providing housing will reduce the incidence of public defecation/urination because they will have readily available restrooms.

Providing housing with supportive services will reduce the amount of trash occurring in creeks and along roads and in parks because residents will have trash receptacles in their units and in the complex. Homeless encampments would be reduced to the extent individuals are now housed at Heritage House.

One of the primary objectives of the Project is to provide supportive housing for people who previously experienced homelessness and are most vulnerable. Supportive services staff from Abode Services will be on site to help all residents access a wide range of programs, including case management, life skills training, job counseling and placement, mental health services, and substance abuse recovery. These services promote self-sufficiency and assist residents in overcoming barriers that may interfere with their ability to maintain housing.

As described previously, tenants will be screened and approved for rental prior to tenancy. Occupancy can be restricted based on individuals past criminal history to ensure that no threat to the health and safety or the rights of other tenants and neighbors exist. Section 8 Rental Assistance precludes leasing to registered sex offenders.

A Management Plan would be implemented, which includes a Security Plan that has been reviewed by the City of Napa Police Department. The Security Plan includes a key entry system for residents; security camera system; 24/7 on-site staff; front desk coverage during non-businesses hours and 24-hour coverage during weekends to monitor entry access and serve as a night manager to respond to emergency maintenance needs; security company to patrol the site; meet regularly with neighborhood members to address any concerns; and a 24-hour hotline for issues. In addition, each SRO would have a bathroom and there would be waste management services to pick up residential

garbage and recycling. The entire Property Management Plan is on file with the Planning Division. In the first year or so additional staff and security will be on hand as a transition as the Project gets up and running.

For these reasons, there is no evidence to support that the Project would result in physical changes to the environment as a result of the economic or social issues raised by commenters. The concerns voiced about potential quality of life and nuisance conditions are part of the project record for consideration by the decision makers.

### **Master Response #12: Consistency with surrounding development**

Several commenters noted that the project is not suited for the existing surrounding development.

As described on page 24 of the Draft EIR/EA, the Project Site is currently designated Multi-Family Residential (MFR-33H) in the City of Napa General Plan (Envision Napa 2020), which is intended to develop or redevelop into a medium to high intensity predominantly attached unit development pattern. Allowable uses include multi-family units, attached and detached single family, SRO facilities, live-work housing, and similar compatible uses such as day care and larger group quarters (e.g., residential facilities and nursing homes). Both the proposed Heritage House and Valle Verde Apartments would be consistent with the allowable density range for the MFR-33H designation, which allows for a minimum of 18.5 dwelling units per acre and up to 25 dwelling units per acre (or 37 to 50 SRO units per acre).

The Site is zoned Multi-Family Residential. This district provides opportunities for a mix of predominantly attached residential development patterns. Allowable uses include medium and higher density multifamily apartments, single-family attached and detached units, group residential, live-work housing, larger residential care facilities, and similar compatible uses such as day care.

The Project site is identified in the Housing Element as a multi-family housing site, an identified site to meet the City of Napa's Regional Housing Needs Allocation (RHNA) obligation (Appendix B of the Housing Element page B-3). The RHNA identified for the site is 57 units (Appendix B, pages B-20 and B21).

Relevant state laws that pertain to permanent supportive housing and all housing include Government Code Section 65008 which prohibits discrimination based upon characteristics of residents; and Section 65583 which prohibits the City from treating supportive housing differently from other multi-family housing.

## 4.2 FEDERAL AND STATE AGENCIES

### A. California Department of Fish and Wildlife (dated August 30, 2019)

**Comment A.1:** The California Department of Fish and Wildlife (CDFW) received a draft Environmental Impact Report (EIR) for the Heritage House/Valle Verde Project (Project). CDFW is submitting comments on the draft EIR to inform City of Napa, as the Lead Agency, of our concerns regarding potentially significant impacts to sensitive resources associated with the proposed Project. CDFW is a Trustee Agency pursuant to the California Environmental Quality Act (CEQA) Section 15386 and is responsible for the conservation, protection, and management of the State's biological resources. CDFW is also considered a Responsible Agency if a project would require discretionary approval, such as the California Endangered Species Act (CESA) Permit, the Native Plant Protection Act, the Lake and Streambed Alteration Agreement (LSAA) and other provisions of the Fish and Game Code that afford protection to the State's fish and wildlife trust resources.

#### Regulatory Requirements

CESA prohibits unauthorized take of candidate, threatened, and endangered species. Therefore, if "take" or adverse impacts to species listed under CESA cannot be avoided either during Project activities or over the life of the Project, a CESA Incidental Take Permit (ITP) must be obtained (pursuant to Fish and Game Code Section 2080 et seq.). Issuance of a CESA ITP is subject to CEQA documentation; therefore, the CEQA document should specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the proposed Project will impact any CESA-listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required to obtain a CESA ITP. More information on the CESA permitting process can be found on the CDFW website at <https://www.wildlife.ca.gov/Conservation/CESA>.

#### Lake and Streambed Alteration Agreement

CDFW requires an entity to notify CDFW before commencing any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream or use material from a streambed. Ephemeral and/or intermittent streams and drainages (that are dry for periods of time or only flow during periods of rainfall) are also subject to Fish and Game Code section 1602; and CDFW may require an LSAA with the applicant, pursuant to Section 1600 et seq. of the Fish and Game Code.

Issuance of an LSAA is subject to CEQA. CDFW, as a Responsible Agency under CEQA, will consider the CEQA document for the Project. The CEQA document should identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring, and reporting commitments for completion of the agreement. To obtain information about the LSAA notification process, please access our website at <https://www.wildlife.ca.gov/conservation/lisa>.

CDFW also has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized take of birds. Fish and Game Code Sections protecting birds, their eggs, and nests include 3503 (regarding unlawful take, possession or needless destruction of the nests or eggs of any bird), 3503.5 (regarding the take, possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful take of any migratory nongame bird). Fully protected species may not be taken or possessed at any time (Fish and Game Code Section 3511). Migratory raptors are also protected under the federal Migratory Bird Treaty Act.

**Response A.1:** Section 3.4.1.1 of the Draft EIR/EA provides an overview of CDFW's regulatory authority.

As described under Impact BIO-1, the Project would implement mitigation measures (MM) BIO-1.1 and MM BIO-1.2 to reduce potential impacts to special-status birds and bats to a less-than-significant level. With implementation of MM BIO-1.1 and MM BIO-1.2, Project activities would not result in adverse impacts to species listed under the California Endangered Species Act (CESA), therefore a CESA Incidental Take Permit would not be required. In the event the City conditions the Applicant to remove the Zerba Bridge, implementation of MM BIO-1.3 would reduce potential impacts to steelhead to a less-than-significant level.

The Project is not proposing to remove the existing Zerba Bridge. As described in the Draft EIR/EA, the City is requiring as a condition of approval that the Applicant remove portions of the bridge. The Applicant has indicated that they would enter into an agreement with the Napa County Flood Control and Water Conservation District to fund this work. The District could complete this work under the District's ongoing stream maintenance and flood control program. Demolition of the bridge would include removal of the bridge decking, piers and the western abutment on the Project site. The Draft EIR/EA explains that if work occurs within the stream channel, consultation with the National Marine Fisheries Service and permits from the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and CDFW would be required.

As described under Impact BIO-2, the Project would temporarily impact 0.12 acre of riparian woodland associated with Salvador Creek due to the presence of construction equipment and works required to construct a stitch pier retaining structure to address active erosion behind the Heritage House parking lot. The stitch pier would be located at the existing asphalt curb and would be constructed outside of the creek channel. The pier would extend approximately 28 feet below grade and would be approximately 85 feet alongside Salvador Creek. The retaining wall would be constructed outside of the creek channel. MM BIO-2.1 requires that the Applicant obtain any required permits for impacts to jurisdictional areas. The Draft EIR/EA notes that permanent impacts to all jurisdictional resources would be compensated at 1:1 replacement ratio, or as required by the USACE, CDFW, and RWQCB.

**Comment A.2:** Project Description and Environmental Setting

The Project site is located at 3700, 3710, and 3720 Valle Verde Drive, just north of the intersection of Firefly Drive and Valle Verde Drive (Site), in the City and County of Napa. The Site is bordered by Silverado Creek Apartments to the west, Salvador Creek to the east, a two-story residential condominium development to the south, and a City of Napa-owned property that functions as a detention area and open space trail to the north. A portion of the Site, approximately 1.6 acres, is developed with the vacant approximately 39,711 square-foot Sunrise Napa Assisted Living Facility (Facility). The remainder of the Site, approximately 1.3 acres, is undeveloped.

The Project will result in the rehabilitation of the vacant Facility with 66 single-room occupancy units, including eight American with Disability Act accessible one-bedroom units (Heritage House).

Additionally, the Project includes construction of a three-story multi-family apartment building (Valle Verde Project) on the vacant lot directly adjacent to the Facility. The Project will potentially remove a concrete bridge ("Zerba Bridge") that spans Salvador Creek at the northeast corner of the Site, if it is required by the City of Napa in order to approve the Project. Lastly, the Project proposes to construct an approximately 85 linear-foot long concrete stitch pile retaining wall near the top of bank of Salvador Creek to address bank erosion behind the Facility.

**Response A.2:** The above comment describes the Project, as described in Section 2.7 of the Draft EIR/EA.

**Comment A.3:** Comments and Concerns

Stream Impacts

According to the Hydraulics Analysis for 3700/3710 Valle Verde Drive Project (Analysis), prepared by Schaaf & Wheeler, dated June 21, 2019, the proposed Project (without the removal of the "Zerba Bridge") would result in an approximately 10-inch increase of the 100-year flood water surface elevation (WSE) at the Project site, as well as upstream of the bridge adversely affecting residences on the east side of Salvador Creek. The Analysis also states that the Valle Verde Project would impede and redirect flood flows (to the opposite bank of Salvador Creek). If the Analysis is accurate, the proposed Project would have a significant impact on the stream.

**Response A.3:** The Hydraulics Analysis was updated to reflect updated datum information. See Section 5.0 Text Revisions. The updated analysis shows project (without being conditioned for partial bridge removal) will cause 0.3 feet of flood increase under 100-year flood to six structures within the floodplain during the 100-year design event. It does not add any structures into the floodplain that were not already within an A zone. There are not significant impacts per CEQA thresholds of significance.

**Comment A.4:** CDFW recommends that the bridge and existing pilings be removed to improve conditions in Salvador Creek. The existing bridge does not provide adequate freeboard above the 100-year flood WSE, and therefore, the bridge and pilings could cause debris jams and be an impediment to large woody debris during heavy winter flows. Such debris jams could cause greater flooding of the Site and result in substantial bank erosion. Additionally, while the Analysis shows that removal of the bridge and pilings would result in a slight decrease in the WSE at the Valle Verde Project site, as well as upstream of the bridge, there would be a slight increase (approximately 0.1-0.5 feet) in WSE at the Facility and residences across from the Facility on the east side of Salvador Creek. This could be a significant impact. CDFW recommends that the Project look into alternative designs that result in no net increase in WSE, so that the proposed Heritage House and surrounding residences are not adversely affected by the Project.

**Response A.4:** The Hydraulics Analysis was updated to reflect updated datum information. See Section 5.0 Text Revisions. The updated analysis shows project construction with partial bridge removal, as a condition of approval, would result in less than 0.1 feet of impact to any structure while decreasing upstream water surface elevations.



**Comment A.5:** Cross-section A-A on the Project's Grading Plan, prepared by RSA+, dated April 2018, shows a portion of the west stream bank between the Valle Verde Project and the Facility being laid back to a 2:1 slope. CDFW recommends that draft EIR specify how many linear feet of streambank will be laid back to a 2: 1 slope, and whether stream diversion and fish relocation will be necessary. Additionally, the grading plan should provide details on how the graded slope will be stabilized (e.g. native riparian plantings).

**Response A.5:** Zero "0" linear feet of streambank will be laid back to a 2:1 slope. Therefore no stream diversion and fish relocation will be necessary. The 2:1 slope represents the theoretical top of bank necessary to establish the structural setback per NMC 17.52.110. There is no intent to grade to the theoretical top of slope.

**Comment A.6:** Figure 3.4-2 of the draft EIR shows the approximate locations of all protected trees, trees to remain, and trees to be removed by the Project. According the figure, the Project may need to remove some trees from the riparian corridor. All trees removed from the riparian corridor should be compensated by replanting native local riparian trees at a 3: 1 ratio for the removal of native trees and 1: 1 for the removal of non-native trees. If oak trees need to be removed from the riparian corridor the compensation should be greater. CDFW recommends the following replanting ratios for oak trees:

4: 1 replacement for impacted oaks 5-10 inches in diameter

5: 1 replacement for impacted oaks 10-15 inches in diameter

Trees greater than 15 inches in diameter are considered old-growth oaks and should be mitigated at a ratio of 15: 1

**Response A.6:** MM BIO-2.1 states: "Permanent impacts to all jurisdictional resources would be compensated at a 1:1 replacement ratio, or as required by the USACE, CDFW, and RWQCB." The Applicant will coordinate with each of the regulatory agencies, NCFCWCD, and any utility companies that might have utilities on the bridge, for the partial removal of the bridge to ensure that adequate compensatory mitigation for riparian trees planned for removal, and appropriate planting ratios are implemented, consistent with this mitigation measure.

**Comment A.7:** The draft EIR should specify that a Project specific tree planting and monitoring plan will be developed, and that it will include a minimum of five years of monitoring to ensure plantings achieve specified success criteria.

**Response A.7:** Replacement trees shall be required by the Project and will be monitored consistent with the Mitigation Monitoring and Reporting Program. City of Napa staff will ensure that the mitigation is implemented.

**Comment A.8:** The west bank of Salvador Creek behind the Facility has been actively eroding for several years. There are multiple factors contributing to this issue including, but not limited to: the significant increase in impervious surfaces adjacent to Salvador Creek, resulting in more water flowing into the stream as stormwater runoff; and a thin riparian corridor, predominantly composed of non-native trees/vegetation, particularly behind the Facility. To address the bank erosion, the Project proposes to construct an approximately 85-linear-foot-long concrete stitch pile retaining wall behind the natural streambank between the existing parking lot and the top of bank. However, Figure 2.7-7 of the draft EIR, prepared by Miller Pacific Engineering Group, dated January 18, 2019, shows

two retaining walls: the proposed approximately 85-linear-foot-long retaining wall, as discussed in the draft EIR, and an additional 100-linear-foot-long retaining wall, which is not discussed in the draft EIR. As proposed, the stitch pile retaining wall will not prevent further bank erosion as it does not address the root cause of the erosion. CDFW recommends that the Project proponent work in conjunction with the Napa County Flood Control and Water Conservation District to design a bank stabilization project, using a predominantly bioengineered approach, that addresses the active bank erosion occurring on the west bank behind the Facility and that does not impact WSE and flood levels. Implementation of a successful bank stabilization project at the Site should eliminate the need to construct the proposed stitch pile retaining walls; it should also address the thin non-native riparian corridor and stormwater. CDFW is concerned that the Project as proposed would reduce or eliminate the riparian bank. The draft EIR should address impacts to the riparian bank and proposed mitigation for any associated impacts.

**Response A.8:** Refer to Master Response #5

**Comment A.9:** Table 3.4-4 of the draft EIR quantifies the Project's temporary and permanent impacts to areas within CDFW's jurisdiction. Please note that all work occurring within the bed, bank, and channel, including the riparian corridor as determined by the first riparian drip-line, and within the 100-year floodplain of Salvador Creek, is subject to Fish and Game Code section 1602; and thus, the Project will need to get an LSAA from CDFW prior to starting construction in areas within CDFW's jurisdiction. Table 3.4-4 underestimates the extent of impacts within CDFW's jurisdiction. CDFW recommends that the table be revised to accurately reflect all temporary and permanent impacts within CDFW's jurisdictional areas. CDFW is available to work with the lead agency to determine the areas of the Site that are within CDFW's jurisdiction.

**Response A.9:** The Applicant will coordinate with each of the regulatory agencies, NCFCWCD, and any utility companies that might have utilities on the bridge, for the partial removal of the bridge. Table 3.4-4 has been updated as a text revision to reflect the extent of sensitive aquatic natural community impacts, consistent with the scope of analysis required under CEQA (refer to Section 5.0 of this Final EIR/EA). CEQA requires identification of impacts to sensitive natural communities and identification of other permit requirements. The determination of the extent of regulatory agency jurisdiction in specific cases is determined on a case by case basis by applicable regulatory agencies as part of the application process. The table revisions are consistent with this process and, with the revisions, no longer attempt to analyze the extent of regulatory agency jurisdiction, but instead focus only on sensitive natural communities.

**Comment A.10:** Roosting bats

The draft EIR discusses the potential for two bat species to occur on the Site: pallid bat (*Antrozous pallidus*) and western red bat (*Lasiurus blossevillei*), both of which are State Species of Special Concern. The Facility, bridge, and trees on the Site could provide suitable bat roosting habitat. Mitigation Measure BIO-1.2 (MM BIO-1.2) of the draft EIR requires a pre-construction survey for bats and requires consultation with CDFW if maternity roosts are found. Additionally, MM BIO-1.2 states: "If any large trees are identified during a pre-construction survey, which contain potential roosting features, the tree shall be felled outside of the maternity season (September 1 through April

30) and shall be allowed to lay on the ground for one night to allow any undetected bats to leave the tree before it is processed.

As stated, implementation of MM BIO-1.2 would significantly impact bats roosting on the Site. CDFW recommends that a qualified bat expert perform pre-construction surveys of the bridge and Facility at least 30 days prior to the start of construction to determine if bats (or evidence thereof) are roosting in such structures. If so, the qualified bat expert should prepare an Avoidance and Minimization Plan for CDFW review and approval prior to construction that includes specific measures regarding humane eviction of bats from such structures during appropriate periods. Furthermore, CDFW recommends that MM BIO-1.2 be revised to state the following regarding tree removal: "A qualified bat expert shall conduct a Bat Habitat Assessment of the all trees proposed for removal at least 30 days prior to the start of construction to determine if any trees proposed for removal contain suitable bat roosting habitat (e.g. cavities, crevices, exfoliating bark). If the qualified bat expert identifies any trees proposed for removal containing suitable bat roosting habitat, the Project proponent shall assume presence of roosting bats and all trees proposed for removal containing suitable bat roosting habitat, as determined by the qualified bat expert, shall be removed using the following two-day phased removal method during the below specified seasonal periods of bat activity, to avoid impacting roosting bats:

On day 1, under the supervision of a qualified bat biologist who has documented experience overseeing tree removal using the two-day phased removal method, branches and small limbs not containing potential bat roost habitat (e.g. cavities, crevices, exfoliating bark) shall be removed using chainsaws only. On day two, the next day, the rest of the tree shall be removed.

All trees shall be removed during seasonal periods of bat activity: Prior to maternity season -from approximately March 1 (or when night temperatures are above 45°F and when rains have ceased) through April 15 (when females begin to give birth to young); and prior to winter torpor -from September 1 (when young bats are self-sufficiently volant) until about October 15 (before night temperatures fall below 45°F and rains begin)."

**Response A.10:** MM BIO-1.2 has been revised in accordance with the recommendation (refer to Section 5.0 of this Final EIR/EA).

**Comment A.11:** Nesting Migratory Birds and Raptors

Mitigation Measure BIO-1.1 of the draft EIR states that a qualified biologist will conduct a pre-construction nesting bird survey no more than 14 days prior to the start of Project activities, if ground disturbing activities are to begin during the nesting season of February 1 to August 31. CDFW agrees with this measure but recommends one minor revision. Nesting bird surveys should be conducted by a qualified biologist within 5 days of the start of construction to avoid having nesting birds or raptors begin nesting on Site between the time of the survey and the start of construction. Many birds construct their nests in a matter of days, so there is a risk associated with conducting a survey too early. Additionally, CDFW recommends that if active nests are discovered during surveys or during construction, the qualified biologist who conducted the surveys should determine a suitable buffer distance from all active nests; and they should observe the nest during the first two days of construction to ensure construction activities do not disturb the nest. If nest disturbance is observed, construction should cease and the qualified biologist should establish a larger buffer distance if

possible. If a larger buffer distance is not possible, all activities within proximity to the nest should be delayed until September 1, or until the nest is no longer active, whichever comes first.

**Response A.11:** The measure has been partially revised in accordance with the recommendation (refer to Section 5.0 of this Final EIR/EA). The survey window has been narrowed to within 7 days to balance the lead time necessary for coordination prior to construction should a nest be found and reduce the risk identified by the comment. This modification ensures that the mitigation measure remains feasible. The measure has also been revised to allow the qualified biologist to establish the buffer in the field in accordance with conditions. That buffer will be verified by a nest check at the start of construction to determine if the buffer is sufficient. To reduce the buffer, nest monitoring will still be required.

**Comment A.12:** Erosion Control Devices

Erosion control devices can have a direct impact on wildlife (e.g. reptiles and amphibians). CDFW has documented several cases of wildlife getting entrapped in erosion control devices containing plastic monofilament (e.g. typical straw wattles), and therefore, all erosion control devices should be free of plastic monofilament and should only be composed of a biodegradable material. (e.g. coir logs, coconut fiber blanket, jute netting).

**Response A.12:** The Applicants engineer (RSA+) follows CASQA (California Stormwater Quality Association) BMPs for erosion control. The plans specifically call out SE4, SE5, and SE10 BMPS. The BMP spec for fiber rolls (SE4) specifies “A fiber roll consists of straw, coir, or other biodegradable materials bound into a tight tubular roll wrapped by netting, which can be photodegradable or natural.”

**B. Central Valley Regional Water Quality Control Board (August 21, 2019)**

**Comment B.1:** COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, HERITAGE HOUSE VALLE VERDE PROJECT, SCH#2018082019, NAPA COUNTY

Pursuant to the State Clearinghouse's 22 July 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the Request for Review for the Draft Environmental Impact Report for the Heritage House/Valle Verde Project, located in Napa County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**I. Regulatory Setting Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter- Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the

public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental

Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the Water Quality Control Plan for the Sacramento and San Joaquin River Basins, please visit our website:

<http://www.waterboards.ca.gov/centralvalley/water issues/basin plans/>

#### Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

<https://www.waterboards.ca.gov/centralvalley/water issues/basin plans/sacsjr 201 805.pdf>

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## II. Permitting Requirements

### Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009- DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular

maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

#### Phase I and II Municipal Separate Storm Sewer System (MS4) Permits

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post- construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

#### Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014- 0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

#### Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

#### Clean Water Act Section 401 Permit - Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water

Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at: [https://www.waterboards.ca.gov/centralvalley/water issues/water quality certification/](https://www.waterboards.ca.gov/centralvalley/water%20issues/water%20quality%20certification/)

#### Waste Discharge Requirements - Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non- federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/water issues/waste to surface water/](https://www.waterboards.ca.gov/centralvalley/water%20issues/waste%20to%20surface%20water/)

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

[https://www.waterboards.ca.gov/board decisions/adopted orders/water quality/20 04/wqo/wqo2004-0004.pdf](https://www.waterboards.ca.gov/board%20decisions/adopted%20orders/water%20quality/20%2004/wqo/wqo2004-0004.pdf)

#### Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) RS-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board decisions/adopted orders/waterquality/200 3/wgo/wgo2003-0003.pdf](http://www.waterboards.ca.gov/board%20decisions/adopted%20orders/waterquality/200%203/wgo/wgo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at: [http://www.waterboards.ca.gov/centralvalley/board decisions/adopted orders/waivers/rs-2013-0145 res.pdf](http://www.waterboards.ca.gov/centralvalley/board%20decisions/adopted%20orders/waivers/rs-2013-0145%20res.pdf)

#### Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. Obtain Coverage Under a Coalition Group. Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: <https://www.waterboards.ca.gov/centralvalley/water issues/irrigated lands/regulatory information/for growers/coalition groups/> or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order RS-2013-0100. Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

#### Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for Limited Threat Discharges to Surface Water (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/board decisions/adopted orders/general orders/rs-2016-0076-01.pdf>

#### NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or [Jordan.Hensley@waterboards.ca.gov](mailto:Jordan.Hensley@waterboards.ca.gov).

**Response B.1:** The Project site is located in the jurisdiction of the San Francisco Bay Regional Water Quality Control Board (Region 2). A follow-up correspondence with Jordan Hensley confirmed that the Project is not within the Central Valley Region Board's scope (email to Kathy Pease, dated September 23, 2019), and therefore the



comment letter was inapplicable to the project. For this reason, responses are not provided.

**C. Department of Toxic Substance Control (August 19, 2019)**

**Comment C.1:** I represent the Department of Toxic Substance Control, a responsible agency, reviewing the Draft Environmental Impact Report (EIR) for the Valle Verde and Heritage House Continuum of Housing Project. Upon review of the document DTSC requests the following comments be addressed in the revised EIR:

The scope of the report does not include historical land uses at the site. Based on my review of the Phase-I Environmental Site Assessment conducted by Basics Environmental, Inc. in December 2014, it appears that the Phase-I Environmental Site Assessment provides historical information on the project site. This historical information should be summarized within the Environmental Impact Report. Furthermore, any former land uses that may pose a threat to human health or the environment should be discussed within the Hazards and Hazardous Materials section.

**Response C.1:** Section 3.1.9.2 of the Draft EIR/EA describes that the Heritage House Site is developed with a vacant three-story 72-room Sunrise Napa Assisted Living Facility and associated surface parking lot. The Valle Verde Site, formerly the location of a single-family home, is undeveloped land.

As noted in DTSC's comment letter, the Draft EIR/EA relied on a Phase I Environmental Site Assessment (ESA) prepared by Basic Environmental (2014). Following the release of the Draft EIR/EA for public review, the City was made aware of a more recent Phase I ESA prepared by Harris and Lee Environmental Services, LLC in August 2018. As such, the Final EIR/EA has been revised to incorporate the findings of the 2018 Phase I ESA, refer to Section 5.0 of this Final EIR/EA.

As noted in DTSC's comment, the 2014 Phase I ESA, which is included as an appendix to the Draft EIR/EA (Appendix H), provides historical information on the project site. None of the past uses onsite (agricultural, residential, or the existing Sunrise Facility) pose a threat human health or the environment.

Page 121 of the Draft EIR/EA notes that pesticides and herbicides may have been used on-site as part of the past agricultural operations on-site between the 1940s to 1960s. Information from the County Agricultural Department revealed these chemicals do not persist in the soil and ground water and will break down over time. Given the substantial time (over 50 years) since the Site was used for agricultural purposes and the nature of the chemical degradation, the Phase I ESA concluded the probability of pesticides or herbicides within the soil and/or groundwater is low and would not pose a risk for construction workers.

Page 121 of the Draft EIR/EA goes on to state that the existing Sunrise Assisted Living Facility building was constructed in 1990, following the Lead-Based Paint ban in 1978 and after the prohibition of the use of asbestos containing materials;

therefore, the existing building does not pose a lead-based paint or asbestos risk to future Site occupants.

The Final EIR/EA has been revised to include an additional discussion of historical uses and on-site sources of contamination (refer to Section 5.0).

**Comment C.2:** Past uses of the project site described within the Phase-I Environmental Site Assessment (Basics 2014) includes agricultural land, which reportedly most likely consisted of vineyards. The site was reportedly developed with agricultural land from at least the 1940s to the 1960s. Page 121 of the Draft Environmental Impact Assessment states “Pesticides and herbicides may have been used on-site as part of the past agricultural operations on-site between the 1940s and 1960s. Information from the County Agricultural Department revealed these chemicals do not persist in the soil and ground water and will break down over time. Given the substantial time (over 50 year) since the site was used for agricultural purposes and the nature of the chemical degradation, the Phase I ESA concluded the probability of pesticides or herbicides within the soil and/or groundwater is low and would not pose a risk for construction workers.” Given the nature of the future use of the site (residential), DTSC recommends that for added confidence environmental sampling be conducted at the project site to confirm that pesticides and/or herbicides do not remain within media at the project site.

**Response C.2:** To provide the added confidence recommended by the commenter, the City will require that the Developer, as a condition of approval, conduct soil sampling prior to issuance of a grading permit to determine whether any residual impact remains from prior historic uses on the site. This is reflected as a text revision to page 121 of the Draft EIR/EA in Section 5.0 of this Final EIR/EA.

**Comment C.3:** As part of the proposed project the report notes that renovations to the current building as well as the construction of a residential building is planned. The Draft Environmental Impact Report does not discuss potential hazardous materials associated with construction activities. Construction activities typically utilize hazardous materials (paints, petroleum products, etc.). These materials if handled improperly may adversely affect human health and the environment. Please provide a description of best management practices that will be implemented as part of hazardous materials manifestation during construction activities.

**Response C.3:** Vehicles and equipment used for construction contain or require the temporary, short-term use of potentially hazardous substances, such as fuels, lubricating oils, and hydraulic fluids. The potential exists for an accidental release of hazardous materials during construction and refueling activities. The release of these materials has the potential to impact construction workers, the public, and the environment if the release is not properly contained and cleaned up. Potential impacts from the release of these materials will be addressed through adherence to relevant local, state, and federal hazardous materials regulations and statutes.

**Comment C.4:** The previous Phase-I Environmental Site Assessment (Basics 2014) notes that two elevator motor units are located within the current vacant building. In addition, Basics reportedly observed a 55-gallon hydraulic oil steel drum. Will elevators be replaced during renovation? Will new elevators be installed within the newly constructed building? Often elevators utilize hydraulic

fluid during maintenance. Please include additional information within the EIR regarding the proposed demolition/construction of the elevators. Please also address handling of the hazardous materials associated with the elevators.

**Response C.4:** Elevators will be replaced during renovations of the existing Sunrise Napa Facility. The Applicant has indicated that both elevators will need to be substantially or completely replaced. During the Schematic Design phase, the Applicant will retain a company to assess the elevators and provide prioritized recommendations for upgrades and replacement. In addition, a separate company will be retained to assess the on-site hazardous materials, including disposal of elevator components. The report, including all disposal requirements, will be provided to the selected General Contractor as part of the Contract Documents.

**Comment C.5:** The previous Phase-I Environmental Site Assessment (Basics 2014) notes the use of a diesel backup generator located on the southeast side of the project site. Please address the past, current, and future use of the backup generator within the Environmental Impact Report.

**Response C.5:** There is an above-ground diesel tank below the back-up emergency generator, located outside the southeast side of the building. No evidence of a release of hazardous materials was observed or reported at that time of the Phase I ESA. An emergency generator (Generac 2000) was present near the southeast corner of the building in the landscaped area, on a concrete pad. The generator was approximately seven feet long and had an attached above-ground diesel fuel tank directly below the generator. According to the manufacturer, the tank held about 30 gallons of diesel. It is not known if fuel remains in the tank. No evidence of fuel spillage was observed in the generator area.

The back-up generator may have been required as part of the property's past use as a senior assisted living facility, as an emergency back-up system. The back-up generator is not currently being used. The proposed use as an apartment building will not require a back-up generator. During the Schematic Design phase, the Applicant will retain a company to assess the hazardous materials, including the disposal of the back-up generator. The report, including all disposal requirements, will be provided to the selected General Contractor as part of the Contract Documents.

**Comment C.6:** The previous Phase-I Environmental Site Assessment (Basics 2014) notes the use of an onsite domestic water well located within the middle of the project site. The domestic well is reportedly housed within a shed with an associated aboveground storage tank on a concrete pad. The domestic well was reportedly utilized for irrigation purposes only. Please discuss the current and future uses of the domestic water well. Groundwater wells often serve as conduit to the subsurface. Please discuss past uses of the property in relation to the groundwater well and advise on the risk of contamination to groundwater.

**Response C.6:** The groundwater well was used for domestic purposes for the former house. The Applicant shall provide proof of well closure from the Napa County Environmental Health Department (well closure permit) prior to building permit for the Valle Verde Apartment complex.

**D. Environmental Protection Agency (dated September 4, 2019)**

**Comment D.1:** The U.S. Environmental Protection Agency has reviewed the above-referenced document. Our review is pursuant to the National Environmental Policy Act, Council on Environmental Quality regulations (40 CFR Parts 1500-1508), and our NEPA review authority under Section 309 of the Clean Air Act.

The proposed project would receive assistance from the U.S. Department of Housing and Urban Development to provide affordable housing to low-income and homeless populations in the Napa area. The project would entail converting an existing assisted living facility into the Heritage House, which would include 66 single room occupancy units. It would also involve constructing the Valle Verde apartment complex, which would provide 24 multi-family units. Both facilities would be equipped with sustainable features, such as solar photovoltaic panels, energy and water-efficient appliances, and drought-resistant landscaping.

**Response D.1:** The above comment describes the Project, as described in Section 2.7 of the Draft EIR/EA.

**Comment D.2:** The EPA understands that there is a pressing need to provide affordable housing in California, particularly in the San Francisco Bay Area. We support the City's effort to address these needs in a manner that reduces certain environmental impacts; we have some concerns, however, about the potential floodplain issues associated with the project, particularly given that vulnerable populations would reside in the proposed housing complexes. According to the Draft EA, the project would be partially located within the 100-year floodplain of the adjacent Salvador Creek. Constructing the Valle Verde apartments would increase the area's base flood elevation by one foot (from 39.2 feet to 40.2 feet) (p. 134). The lowest point of the Valle Verde complex would be one foot above the BFE. A portion of the existing assisted living facility is below the BFE and would need to be elevated (p. 135).

**Response D.2:** The Hydraulics Analysis was updated to reflect updated datum information. See Section 5.0 Text Revisions. The updated analysis shows the new building will be elevated by fill and the finish floor elevation will be above the Base Flood Elevation. The existing building finish floor elevation of 41.7 feet is below the project condition base flood elevation of 42.5 feet. The existing building finish floor elevation would be at the base flood elevation of 41.7 feet in the project condition with partial bridge removal, if made a condition of project approval.

**Comment D.3:** In a changing climate, floods and droughts are likely to become more frequent and more intense as regional and seasonal precipitation patterns change and rainfall becomes more concentrated into heavy events. Preserving floodplains is vital for adapting to larger, more intense storms. We recommend that the Final EA discuss the feasibility of adjusting the project design to locate the Valle Verde complex as far away from flood hazard zones as possible to avoid encroaching on the floodplain. If such design modifications are determined to be infeasible, we recommend that the City consider elevating the structures further beyond the BFE and incorporate low-impact development features that reduce impervious surfaces to the fullest extent feasible. Additionally, in order to improve public safety, we recommend that all access routes, including walkways, driveways, and roadways, be located in areas above the BFE and with evacuation routes

leading directly out of the floodplain area. We also recommend that all essential equipment and infrastructure be located outside of the floodplain, and that no hazardous materials of any kind be stored in flood-prone basements.

**Response D.3:** The project includes rehabilitation of an existing building (Heritage House). The building is located in the floodplain. It is not possible to move the building out of the floodplain. The Applicant will comply with all regulations and ordinances of the City of Napa found in Chapter 17.38 of the Napa Municipal Code to protect persons and property in the floodplain.

As described on page 211 of the Draft EIR/EA, the existing base flood elevation (BFE) for the Valle Verde Site is 42.1 feet, and 42.1 feet for the Heritage House Site. Construction of the Valle Verde building and proposed grading would increase the BFE at the Valle Verde Site to 42.5 feet; whereas the BFE at the Heritage House Site would remain at 42.1 feet.

Pursuant to CFR Part 55, projects involving new construction and substantial improvements (as defined in 55.2(b)(10)) must be elevated to the base flood elevation of the floodplain in order to get flood insurance from FEMA.

The lowest adjacent grade for the proposed Valle Verde Apartment building is 42.1 feet. Therefore, the proposed Valle Verde Apartment building would need to be elevated by 0.4 feet to be removed from the special flood hazard area, so its lowest adjacent grade would be equal to or greater than the BFE of 42.5 feet. However, the finished floor elevation of the proposed apartments would be 43.7 feet and therefore above the BFE. The City has determined that bridge removal will be required as a condition of approval. As part of that effort the bridge decking, piers, and the western channel abutment (on the Project site) will be removed. With bridge removal, the BFE at the Valle Verde Apartments is 41.7 feet. Therefore, the Valle Verde Apartments could be removed from the special flood hazard area, as its lowest adjacent grade is greater than the BFE of 41.7 feet.

The lowest adjacent grade for the existing Sunrise Napa Assisted Living Facility (Heritage House) is 37.2 feet. None of the building adjacent grades are above the 42.1 BFE. As previously mentioned, the City has determined that bridge removal will be required as a condition of approval. With bridge removal, the BFE at the existing Sunrise Napa Assisted Living Facility is 41.4 feet. The building finish floor elevation of 41.7 is above the BFE of 41.4 with bridge removal. The City will require any new mechanical equipment (typically AC units) to be raised 1 foot above the floodplain and any remodel work below 1 foot above the floodplain to be flood proof construction methods. A flood elevation certificate will be required post construction to document compliance with the floodplain requirements.

**Comment D.4:** The Draft EA states that the project may involve removing the Zerba Bridge as a condition of project approval to address some flood-related impacts. Removing the bridge could potentially affect a small amount of jurisdictional waters and thus require permits from the U.S. Army Corps of Engineers. It would also increase downstream BFE by 0.01-1 ft (p. 137). If the bridge removal alternative is selected, we recommend that the Final EA document coordination that has

taken place between the City and USACE to ensure that the project complies with the conditions of any required permits (e.g., Clean Water Act Section 404). We also recommend including a more detailed discussion of downstream flood related impacts resulting from the increase in BFE.

We appreciate the opportunity to review this Draft EA and are available to discuss our comments. Please send one electronic copy of the Final EA when it becomes available to this office at the address above (mail code TIP-2). If you have any questions, please contact Morgan Capilla, the lead reviewer for this project, at 415-972-3504 or [capilla.morgan@epa.gov](mailto:capilla.morgan@epa.gov).

**Response D.4:** The project will obtain all required permits from regulatory agencies, including any permits associated with partial bridge removal, if removal is made a condition of project approval. Partial bridge removal along with project construction would result in downstream water surface impacts of less than 0.1 feet, which does not constitute a significant impact per CEQA thresholds of significance.

**E. Federated Indians of Graton Rancheria (dated July 24, 2019)**

**Comment E.1:** The Federated Indians of Graton Rancheria, a federally recognized Tribe and sovereign government has received your correspondence requesting information on a project located at 3700, 3710 & 3720 Valle Verde Drive, Napa. The Tribe has reviewed the location of the project and we have determined it is not in our traditional ancestral territory, therefore have no comments on this project, at this time. We appreciate the opportunity to review the project proposal. If you have any additional questions regarding this letter please feel free to email my office at [thpo@gratonrancheria.com](mailto:thpo@gratonrancheria.com) or call the office at (707) 566-2288.

**Response E.1:** The comment does not raise a specific environmental issue related to the adequacy of the EIR/EA, therefore a response is not provided.

## **4.3 REGIONAL AND LOCAL AGENCIES**

### **F. NapaSan (dated August 29, 2019)**

**Comment F.1:** Figure 3.4-2 “Tree Survey”, Page 76

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.

**Response F.1:** The Project would require the removal of two additional trees located within an existing sanitary sewer easement. This is reflected as a text revision to page 76 and 84 of the Draft EIR/EA in Section 5.0 of this Final EIR.

**Comment F.2:** Section 3.19.2.2 Project Impacts, Impact of UTL-3, Page 206

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”.

**Response F.2:** This is reflected as a text revision to page 206 of the Draft EIR/EA in Section 5.0 of this Final EIR.

#### **4.4 ORGANIZATIONS, BUSINESSES, AND INDIVIDUALS**

##### **G. Form Letter from 376 Individuals (dated August 8, 2019)**

**Comment G.1:** As a resident of the South East Vintage neighborhood, I STRONGLY OPPOSE the plans of the Napa County Board of Supervisors, Napa City Council and the Gasser Foundation's plans to convert the abandoned Sunrise Assisted Living facility at the end of Valle Verde to become a residence for persons at high-risk of long term or intermittent homelessness as defined by the No Place Like Home Program. The basis for my opposition is that if approved, this project is inconsistent with current "uses" and would negative impact the quality of life for those who live and/or work in the area.

**Response G.1:** Refer to Master Response #11 and #12.

**Comment G.2:** As you know this facility is intended to provide a permanent housing solution for adults or older adults with a "Serious Mental Disorder "or "Seriously Emotionally Disturbed Children or Adolescents" who meet one or more of the criteria below.

Persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were Homeless prior to admission to the institutional setting;

Transition-Age Youth experiencing homelessness or with significant barriers to housing stability, including, but not limited to, one or more evictions or episodes of homelessness, and a history of foster care or involvement with the juvenile justice system; and others as set forth below.

Persons, including Transition-Age Youth, who prior to entering into one of the facilities or types of institutional care listed herein had a history of being Homeless: a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, skilled nursing facility, developmental center, residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care.

While supportive services such as mental health care, crisis counseling, individual and/or group therapy are a required to be provided by the No Place Like Home Grant Program, THERE IS NO REQUIREMENT THAT THESE SERVICES B E PROVIDED ONSITE OR FOR RESIDENTS TO PARTICIPATE. NOR CAN ACCESS TO OR CONTINUED OCCUPANCE BE CONDITIONED ON A RESIDENT'S SOBRIETY.

**Response G.2:** Refer to Master Response #4.

**Comment G.3:** Besides our concerns regarding confrontations with individuals suffering from chronic or acute psychiatric issues while they are outside the confines of the facility and the supervision of the 'staff', we are also concerned about incidents of public intoxication, public drug use, discarded drug paraphernalia litter (needles/syringes), increases in petty crimes in nearby neighborhoods and the presence of registered sex offenders.



**Response G.3:** Refer to Master Response #11.

**Comment G.4:** Because of the aforementioned our elderly and children who will no longer be able to access and/or benefit from the use of the many walking paths and open spaces unique to our neighborhood. Review of Napa City Police Department crime statistics in the area around the South Napa Homeless Shelter demonstrate that these concerns are not unfounded.

**Response G.4:** Refer to Master Response #11. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter.

There are no physical changes associated with the project that will preclude access to walking paths or open space in the neighborhood. In fact, as a condition of the Project an offsite sidewalk is proposed to be improved to an eight-foot multi use trail to the west of the Project site.

**Comment G.5:** Additionally, the mix of 24 affordable housing units for extra low-income families mixed in with residents in the "Heritage House" with serious mental health and substance abuse issues is a recipe for disaster. It seems unfair and unsafe to subject families with children to be required to live alongside persons who will not be required to participate in mental health and/or sobriety programs or may be registered sex offenders.

**Response G.5:** The comment does not raise any issues about the adequacy of the EIR/EA. The NPLH guidelines require that no more than 49% of the residents may be formerly homeless and requires a mix of supportive housing residents and other residents. The integration of different income residents within Heritage House and at the adjacent Valle Verde property is part of the Applicants "continuum of housing" opportunities and has been implemented in other Burbank and Abode affordable housing locations.

**Comment G.6:** We are also concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem.

**Response G.6:** Refer to Master Response #7

**Comment G.7:** The neighborhoods that comprise the South East Vintage area do not currently suffer from the problems associated with persons who are chronically homeless. By warehousing these people at this location it will negatively affect our quality of life.

**Response G.7:** Refer to Master Response #11

**Comment G.8:** We believe that this location could be put to a better use such as supportive housing for homeless seniors or young adults graduating from the foster care program.

**Response G.8:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**Comment G.9:** The Heritage House project as sponsored by the County, City and the Gasser Foundation will create problems for the residents of the project and problems in our area that currently do not exist.

**Response G.9:** The Project is being proposed by the Gasser Foundation and Burbank Housing (Applicant). The City of Napa is the CEQA Lead Agency for this Project, the City is required to consider the information in the EIR/EA along with any other available information in deciding whether to approve the Project.

**H. Abe and Janet Newman (dated August 15, 2019)**

**Comment H.1:** As grandparents of a Napa Little League child and as residents in the East BelAire neighborhood for the past 35 years, and a 40 year employee of QVMC, we recently became aware of the proposed housing project very near our home. How did we miss out on knowing of this proposal? We've been busy working, caring for our children and grandchildren, caring for our elder parents, our home and gardens.

**Response H.1:** In accordance with Sections 15063 and 15082 of the CEQA Guidelines, the City of Napa prepared a Notice of Preparation (NOP) for this EIR/EA. The NOP was circulated to local, state, and federal agencies on August 7, 2018. The City of Napa also held a public scoping meeting on August 20, 2018 at the Napa Senior Center to discuss the Project and solicit public input as to the scope and contents of this EIR. The Notice of Availability of the Draft EIR was also provided to public agencies and the general public as required by CEQA. The Planning Commission also conducted a public hearing on the Draft EIR/EA on August 15, 2019 to provide an opportunity for public comment on the Draft EIR/EA.

**Comment H.2:** The quality of the neighborhood has already been impacted over the years by city decisions relating to new housing tracts, large scale low cost apartments, opening up neighborhood streets to increased traffic, speeding, and congestion. These have been tolerated.

**Response H.2:** The comment does not raise any issues about the adequacy of the EIR/EA. For this reason, no further response is required.

**Comment H.3:** The Heritage House proposal is truly stunning and the Napa Little League and the South East Vintage Neighborhood Assoc. are to be commended for their communication and lead in the matter. It was especially enlightening to review the state website for No Place Like Home. How can vast sums of state money grants (revenues from taxes) be distributed without any requirements placed on the benefactors? Does that work in real life?

**Response H.3:** Refer to Master Response #4 for clarification on the No Place Like Home program.

**Comment H.4:** We are in full agreement with the concerns outlined in their letter, however we would add that the neighborhood is not free of these problems as stated. Anyone who walks the area at various times of the morning, day or evening can be aware that the creek and rural pathways

linking neighborhoods are subject to loitering, hidden activity of an unclear nature, unsafe driving patterns especially on Villa Lane and Willis Dr. Some areas should be avoided. Imagine running into hidden activity on the QVMC parking lot walking to and from work as I have. One can expect increased foot traffic in and through the hospital campus and the professional offices. The dead end of Valle Verde, the site of proposal, can be very sketchy as well as sites for inoperative cars, trailers, and discarded furniture.

Adding the proposed population to the area will not improve, but rather negatively affect the neighborhood.

**Response H.4:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11.

**Comment H.5:** It is indeed unfair and unsafe for the many families residing in the Silverado Apartments on Villa Lane to be adjacent to the proposed housing, ironically named No Place Like Home.

**Response H.5:** The comment inaccurately refers to the Project as No Place Like Home. The formal project name is the Valle Verde and Heritage House Continuum of Housing Project. The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11.

## **I. Alan Hagyard (dated September 5, 2019)**

**Comment I.1:** The plan for the Valle Verde and Heritage House Project includes 85 parking spaces. The EIR indicates that the Project is required to provide 79 spaces – 46 for Valle Verde and 33 for Heritage House.

The Napa municipal code has the following requirement for SROs:

1 space per sleeping room.

Exception: Planning Commission may reduce to 0.5 spaces per unit when

- a) Development is within 1/4 mile of food market and regularly scheduled public transit stop; and
- b) Some or all units are available long term to low income households; or
- c) Tenant vehicles are limited to the number of non-guest parking spaces provided; and
- d) Development agreement is provided regarding items b. and c. above

Obviously your calculation is using the exception. However, item “a” is not fulfilled because Heritage House is more than ¼ mile from any food market (7/10 mile) and from the public transit stop (1/3 mile).

**Response I.1:** 79 parking spaces are being provided by the Project and are determined by City staff to be adequate to meet the needs of the Project. (As indicated on Page 17 of the Draft EIR, Project Description, the Project is entitled to development concessions because it is a 100% affordable housing project consistent with State Density Bonus law. The Applicant is asking for a reduction in distance from public transit, as well as a concession from the covered parking requirement.

**Comment I.2:** I would also like to point out that your proposal is considering “a conservative assumption of two persons per unit in the Heritage House” (EIR 3.16.2.2), or 132 residents, increases the possible need for parking. Note that this “assumption” conflicts with the US HUD definition of SRO which indicates that “Unlike apartments shared by roommates, each SRO unit is individually leased” and “SROs offer lifestyle options not possible in shared apartments. Because each unit in an SRO development features independent access and an independent lease, an SRO offers increased independence and privacy, which is appealing to potential renters”  
(<https://www.huduser.gov/portal/pdredge/pdr-edge-trending-062518.html>)

So the project’s proposed parking does not conform to Napa requirements and if it were to conform, it could not fit on the current acreage.

**Response I.2:** The Project is adequately parked, refer to Master Response #3. The conservative assumption of two persons per SRO was used in describing the future demand on parkland facilities in the vicinity of the site, it has no relationship to the adequacy of the project’s parking under the City’s Code.

**Comment I.3:** This raises an additional question. The buildings, parking, and other paved areas seem to put this project well over the lot coverage for RM of 50%. What is the lot coverage in this proposal?

**Response I.3:** The Project’s lot coverage is consistent with the 50 percent development standard, which applies to buildings, not parking. “Lot coverage” means the land area covered by all buildings or structures on a lot, including all projections except eaves. Decks or other structures with an elevation of 18 inches or less above finished grade shall not be considered as lot coverage.

## **J. Autumn Lake (dated August 31, 2019)**

**Comment J.1:** As a Napa home owner who will be directly affected by the proposed Heritage House Valle Verde Project, I want to join the growing number of families who are voicing their concerns.

There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are

coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response J.1:** Refer to Master Response #1

**Comment J.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response J.2:** Refer to Master Response #2

**Comment J.3:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response J.3:** Refer to Master Response #3

**Comment J.4:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response J.4:** Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk.

Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multifamily housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment J.5:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response J.5:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on

the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment J.6:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response J.6:** Refer to Master Responses #7 and 9. It is unclear what the commenter is referring to with regards to whether the City has “means equal to that of the tree.”

**Comment J.7:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone.

**Response J.7:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and would not re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment J.8:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defecation, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ).

**Response J.8:** Refer to Master Response #11.

**Comment J.9:** There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response J.9:** Refer to Master Response #11.

**Comment J.10:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response J.10:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #4.

**Comment J.11:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response J.11:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment J.12:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response J.12:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment J.13:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents

**Response J.13:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment J.14:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response J.14:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment J.15:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response J.15:** The Applicant would have an on-site security plan and a 24-hour call in line for complaints. This comment does not raise an environmental issue related to physical changes resulting from the project.

**Comment J.16:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response J.16:** The comment does not raise any issues about the adequacy of the EIR/EA. This comment does not raise an environmental issue related to physical changes resulting from the project. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter.

**Comment J.17:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

These are serious issues. The Heritage House will have a negative impact on our neighborhood. A neighbor of ours has their home for sale. They had a full price all cash offer, until the buyers learned about Heritage House, and they backed out of the purchase. Heritage House will not only impact the quality of living here, but home values and ability to sell if needed.



**Response J.17:** Refer to Master Response #11. The effect on property values from pending or approved projects is outside the scope of CEQA and NEPA.

**K. Bill and Geri McGuire (dated August 14, 2019)**

**Comment K.1:** We would like to express our opposition to the Gasser Foundation's plans for the old Sunrise Assisted Living facility in regards to their plans to avail themselves to the funds of the No Place Like Home Program (NPLH). Specifically, we're concerned about the effect that housing 33 chronically homeless individuals with identified emotional and mental issues will have on our quiet neighborhood.

Although the Gasser Foundation has tried to reassure us that they will pre-screen applicants and will endeavor to control any unsavory behavior by them, there is no way their actions off the property can be monitored. That is my chief worry. I do not want my wife, myself or my grandchildren to have unwanted confrontations with people with known sociological issues while we are trying to enjoy the area behind our house and along the trail and sidewalks.

**Response K.1:** Refer to Master Response #4 and 11.

**Comment K.2:** In addition, we do not believe this project meets the requirements set out by the program for proximity to shopping, recreation, support care or transportation. The program requires that shopping be within 1/2 mile but the nearest grocery stores (Knob Hill and Lucky) are each 6/10 of a mile away. This may not sound like much further but it becomes an issue when one is pushing a grocery cart in the rain or on a very hot day - each way. The nearest bus stop is also beyond the limit required with the NPLH program guidelines and, apparently, a request for a variance has been made.

**Response K.2:** Refer to Master Response #4

**Comment K.3:** Further, there are no recreation facilities nearby for either the residents of the Heritage Building nor for any of the current neighbors with the exception of the residents of the Shelter Creek Condominiums. The only recreation area for the tenants of the Heritage Building will be the interior courtyard which is too small to allow all the tenants to utilize it in a group function.

**Response K.3:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project

Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment K.4:** The onsite support care proposed by the Gasser Foundation will only be available during normal working hours leaving the potentially unstable tenants free to roam the neighborhood during the rest of the day and night.

**Response K.4:** Refer to Master Response #4

**Comment K.5:** Further, the creek bank of Salvador Creek behind the building is unstable and has been collapsing into the creek bed for several years due to significant erosion following heavy rains. The creek bank is already beyond vertical undercutting the western side behind the building.

**Response K.5:** Refer to Master Response #5

**Comment K.6:** Salvador Creek has been identified as supporting endangered species of fish life and a collapse of the creek bank would lead to a significant impact on the quality of the creek.

**Response K.6:** Refer to Master Response #7

**Comment K.7:** The project envisions removing the deck of old bridge across the creek but that will most likely lead to a collapse of the concrete wall on the eastern anchorage of the bridge. It also appears that the only thing supporting the severely eroded bridge piers is also the bridge deck so a complete removal of the bridge will be necessary which will impact the water during removal and redirect the flow of the creek waters with possible unintended consequences during heavy rains.

**Response K.7:** Refer to Master Response #6

**Comment K.8:** There is much need for low income housing in Napa and we feel that the use of the Heritage Building as housing for low income people would be a better use of the property for the tenants and the neighborhood.

Please advise the Planning Commission members of our concerns. Thank you.

**Response K.8:** As discussed on page 25 of the Draft EIR/EA, one of the specific objectives of the Project is to address the needs of Napa's homeless and vulnerable populations, which includes seniors, those with disabilities, veterans, and at-risk families and individuals and to provide permanent supportive housing with on-site supportive services. Development of an affordable housing project without the proposed supportive housing component would not meet these goals. Project alternatives are described on page 251 of the Draft EIR/EA.

**L. Brian L. DeWitt (dated September 4, 2019)**

**Comment L.1:** I am writing regarding the Heritage House project (project) and to urge that the project EIR not be approved. My wife, daughter and I live on Ranch Court in the Christensen subdivision. Our opposition to the project is based first, upon the environmental impacts on the

immediate area and, second, on the population to be served and project location. The site is in a residential neighborhood which is not an appropriate location for housing for the chronically homeless, which includes persons with drug and alcohol addiction and who are exiting institutionalized settings, such as prison, jail and mental hospitals.

**Response L.1:** Refer to Master Response #4, 11, and 12.

**Comment L.2:** Environmental Impacts

In terms of environmental impacts, Salvador Creek is a habitat for salmon and steelhead trout which are on the endangered species list (this fact is noted on a wooden sign that the City of Napa erected on the creek trail not far from the project site).

**Response L.2:** Section 3.4.1.2 of the Draft EIR/EA summarizes special-status species protected under the Federal Endangered Species Act (FESA) and California Endangered Species Act (CESA) that occur in the vicinity of the Project Study Area. As described on page 73 of the Draft EIR/EA, Steelhead have been documented in Salvador Creek. A survey conducted in 2007 on Salvador Creek revealed very little suitable habitat for steelhead, as a significant portion of Salvador Creek is channelized and contained in culverts. However, Salvador Creek provides intermittent aquatic habitat which is often present when smaller headwater streams within the Napa River are no longer passable or accessible to steelhead. As a result, steelhead may use Salvador Creek during these low flow periods, when access to more suitable habitat upstream is not available. Considering these conditions, returning adult steelhead may hold in Salvador Creek when migrating upstream to spawning grounds (outside of Salvador Creek) and would have a moderate potential to occur at these times of year.

As proposed, the Project does not involve any work within Salvador Creek. In the event the Project, as a condition of approval, is required to remove the existing Zerba Bridge, the Applicant would be required to implement MM BIO-1.3 reduce potential impacts to steelhead/salmon to a less-than-significant level. Any work within the stream channel would trigger consultation with the National Marine Fisheries Service and permits from the USACE, RWQCB, and CDFW (refer to MM BIO-2.1).

The Biological Resources section of this Final EIR/EA has been updated to include a discussion of Chinook salmon - Central Valley fall/late fall-run ESA, which is a Species of Special Concern, and has moderate potential to occur in Salvador Creek at the Project site (refer to Section 5.0 of this Final EIR/EA). MM BIO-1.3 will reduce any impacts to steelhead and Chinook salmon to less than significant.

**Comment L.3:** The creek is severely eroded (concave) at the existing parking lot behind the Sunrise building. This will be made worse by project when residents access the creek. The proposed retaining wall will not adequately address the erosion and is not sufficient to keep residents out of the creek.

**Response L.3:** Refer to Master Response #5

**Comment L.4:** Cutting down trees around the project site will negatively affect the Salvador Creek riparian corridor, which is the main natural resource of our neighborhood.

**Response L.4:** Refer to Master Response #8. As described on page 81 of the Draft EIR/EA, installation of the proposed retaining wall would temporarily impact 0.12 acres of riparian woodland associated with Salvador Creek due to the presence of construction equipment and workers. With the implementation of the best management practices described above, which would include erosion control measures, restricting riparian vegetation removal to the minimum footprint necessary, locating equipment outside of the creek channel, and revegetating temporarily disturbed areas, these impacts would be less than significant.

The Project may be required as a condition of approval to remove the existing private concrete and steel bridge located to the east of the Project Site. As previously noted, demolition of the bridge would include removal of the bridge decking and tops of piers. Removal of the bridge would result in direct impacts to the creek and associated riparian vegetation (0.13 acre). Consistent with MM BIO-2.1, the Project Applicant would be required to obtain permits for impacts to riparian habitat. Therefore, replacement trees will be planted, reducing impacts from the loss of riparian trees to less than significant. Additionally, the Project will comply with the local tree ordinance for tree removal. Furthermore, the majority of riparian areas at the Project Site will be avoided by the Project.

**Comment L.5:** Footings and pilings from an old concrete bridge in Salvador Creek are an attractive nuisance and should be removed, but the project EIR does not state that they will be removed. Removal would create further environmental impacts and require mitigations.

**Response L.5:** Any future removal of footings or pilings associated with the existing Zerba Bridge would be evaluated in compliance with the California Environmental Quality Act. As such, any associated environmental impacts and/or required mitigation measures would be fully disclosed. The commenter's opinion that the bridge footings and pilings should also be removed is noted.

**Comment L.6:** Add to this noise, traffic impacts, parking impacts, trash and crime and the project will have significant environmental impacts that the proposal does not adequately mitigate.

**Response L.6:** The Draft EIR/EA concluded that the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (refer to the analysis beginning on page 157 of the Draft EIR/EA).

Refer to Master Response #1 and 3 for information on traffic and parking.

**Comment L.7:** Population to be served by Heritage House  
The project is being financed in part with a \$7.9 million grant from California's "No Place Like Home" program. According to the NPLH website, the population served by the project will be:

- "adults with serious mental illness, or children with severe emotional disorders and their families and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis, suicidality or violence and who are homeless, chronically homeless, or at risk of chronic homelessness" and
- "persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization" and

**Response L.7:** The comment does not raise any issues about the adequacy of the EIR/EA. For additional information on the No Place Like Home program, refer to Master Response #4.

**Comment L.8:** Welfare and Institutions Code Section 5849.2 is referenced, which defines "chronically homeless" to include adults "exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long term residential substance use disorder treatment, who were Homeless prior to admission to the institutional setting, and "Transition Age Youth" "who, prior to entering into one of the facilities or types of institutional care listed herein, had a history of being homeless" D, or who are exiting "a state hospital, hospital behavioral health unit, hospital emergency room, institute for mental disease, psychiatric health facility, mental health rehabilitation center, O residential treatment program, residential care facility, community crisis center, board and care facility, prison, parole, jail or juvenile detention facility, or foster care."

To be clear, it is not that Heritage House residents may include persons in these categories. The population will be persons fitting within these descriptions.

**Response L.8:** The comment does not raise any issues about the adequacy of the EIR/EA or pertain to the physical changes to the environment related to the project. For additional information on the No Place Like Home program and the operation of Heritage House, refer to Master Response #4.

**Comment L.9:** According to the NPLH website, residents may not be denied housing or evicted for failing to maintain sobriety or refusing treatment for substance abuse or mental health disorders.

**Response L.9:** The comment does not raise any issues about the adequacy of the EIR/EA. For additional information on the No Place Like Home program and the operation of Heritage House, refer to Master Response #4.

**Comment L.10:** The areas to the west, north and east of the project site are single-family residential (the exceptions are the apartments on Firefly Lane and The Springs retirement community on Villa Lane). Joggers and walkers from the neighborhood pass through our subdivision and over the foot bridge on the riparian corridor. Many people use the walking path along the corridor the goes past Summerbrooke Circle up to Vintage High. My wife and I have met many neighbors on these walks. Housing a chronically homeless population in the middle of this area is not good planning. Given the NPLH program mandate, better locations should be considered. The Sunrise Building was a nursing home, which made sense given the doctors' offices on Valle Verde and Villa Lane. The site could be used again as a nursing home or retirement home.

**Response L.10:** Refer to Master Response #10. There is physical change to the environment resulting from the project that will preclude access to walking paths or open space in the neighborhood. In fact, as a condition of the Project an offsite sidewalk is proposed to be improved to an eight-foot multi use trail to the west of the Project site.

**Comment L.11:** The Gasser Foundation put on a neighborhood meeting in the summer of 2018. At that meeting, which I attended, Gasser representatives said the project would be managed by Abode, that residents with drug or alcohol issues would be required to maintain sobriety and receive on-site treatment, and that access to the building would be controlled. Because of the NPLH grant, the project changed but Gasser never held another meeting to inform the community. Those who attended the 2018 meeting, or who heard about it from those who attended, may still think the information provided then is accurate -- but it is not. The Gasser Foundation should be required to hold another community meeting where accurate information about the project is provided to the public.

**Response L.11:** Refer to Master Response #4 for additional information on the No Place Like Home program. A subsequent community meeting was held on October 21, 2019.

**Comment L.12:** Advocates of the project rightly urge that we consider the needs of the homeless. The City must also consider the project's impact on other vulnerable persons. Our teenage daughter, who lives with us full-time, is developmentally disabled (autism), has very limited communication ability, lacks understanding of her surroundings and lacks safety awareness. She has full-time supervision, but I worry that putting this project 300 feet from our front door could put her at significant risk of becoming a crime victim. What assurance can the City of Napa give us that we should not worry?

**Response L.12:** The comment does not raise any issues about the adequacy of the EIR. Refer to Master Response #11.

**M. Brett Halloran (dated August 14, 2019)**

**Comment M.1:** My name is Brett Halloran and I am a homeowner here in Napa. I live at 987 Serendipity Way. My home is directly behind the Heritage House building. My property line goes to the middle of the Salvador Creek. I have 3 concerns regarding this property.

The area is currently very dark at night. The wildlife for the entire length of the creek is dark at night. I am very concerned about light pollution and the impact on my privacy and home. If the project is approved I would ask that the Planning Commission require that low intensity lighting be required (or motion detector lighting) so that there is no change to the ambient lighting at night.

**Response M.1:** As described on page 43 of the Draft EIR/EA, lighting of the Project would be required to be consistent with the City's design guidelines and applicable zoning code. In addition, Project lighting would comply with ratings listed in the California Building Standards Code (CBC), which minimizes light pollution

that is disruptive to the environment by reducing the amount of backlight, uplight, and glare generated by luminaires.

**Comment M.2:** I am very concerned that there is significant erosion of the riverbank on the Heritage House side of the creek. The Planning Commission required my property to be a significant distance from the creek and the riverbank to be at a low angle, to preserve the creek. I ask that the commission take similar steps in this case.

The City mandated efforts and sacrifices I made on my property to protect the creek will be negated if nothing is done on the other side of the creek.

The water erosion has already destroyed several trees. The root system of several large trees is exposed now, the last step before the trees collapse into the water. This is visible in the pictures below.



**Response M.2:** Refer to Master Response #5.

**Comment M.3:** Finally, I am concerned about the safety of pedestrians and vehicles that will be in the area near the fence that borders the creek. There is a major risk of injury to those near the fence. As you can see in the attached picture, there has been so much erosion to the dirt that the current fence is COLLAPSING into the water. This is a major risk to children and intoxicated adults (the project is seeking out people with substance abuse issues and sobriety is explicitly not required).

**Response M.3:** Refer to Master Response #5

**Comment M.4:** Also please see the limited space the fire department had during a visit last year. The weight of a vehicle may be unsafe with the soil erosion right there.



**Response M.4:** The City of Napa Fire Department requires that apparatus access must be able to bare the weight of 71,000 pounds. The Project would be required to meet this requirement.

**Comment M.5:** Finally, please take a look at this picture, which shows just how active the creek is in the rain. This is the reason there is so much erosion on one side. My side of the creek is not eroding because of the steps we took.



**Response M.5:** Refer to Master Response #5

**Comment M.6:** I respectfully request that the area on the Heritage House side of the creek be required to have a gradual incline, low lighting, and a new fence that will not fall into the water. Not taking these actions creates significant liability for future accidents which will undoubtedly occur.

**Response M.6:** Refer to Master Response #5 and response to comment M.1.

**N. Bonnie Marshall (dated September 4, 2019)**

**Comment N.1:** I'm eighty-one and wise and realize...the "No Place Like Home" requirements will drastically change the Silverado Plaza and Napa Reserve Senior Apartments area: illegal loitering...bus stop and plaza alcohol and drug refuse scatter

vagrancy ... both areas invite this because of proximity accosting ... panhandling

Police will be summoned...frequently. Yes they will.

Of course, you already may be concerned and acting in good order on this concerning and fixable situation.

**Response N.1:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #5 and 11.

**O. Bill McGuire and Clearwater (dated September 5, 2019)**

**Comment O.1:** Erin, please include the attached hydrologist report in the draft EIR for the Gasser project at the end of Valle Verde. Thank you.



At your request, Clearwater Hydrology (CH) completed a hydraulic and geomorphic analysis of channel and bank stability for the reach of Salvador Channel adjacent to then-proposed Napa Creekside Apartments project in 2014. In Aug. 2019, you retained us to re-inspect the subject reach of Salvador Channel and update our assessment report. William Vandivere, P.E., CH Principal, conducted a follow-up channel inspection on Sept. 3, 2019 and no current hydrologic and geomorphic conditions. This report describes the methodology and results of our analysis and provides a current, professional opinion as to both the stability of the western streambank that parallels and adjoins the western property boundary and the potential Project impacts on future channel conditions. It also addresses some of the proposed mitigations and project alternatives, including the Zerba Bridge removal.

## Overview

According to the project EIR (D. Powers & Assoc. 2019), the project would rehabilitate the vacant Sunrise Napa Assisted Living Facility and convert it to a 66 unit SRO facility. It would also include a new three-story, multi-family apartment building, sited north-northwest of the Sunrise building. In addition, the project could enact the partial removal of the Zerba, Bridge that fords Salvador Channel at the end of Ranch Lane. The bridge is currently inactive. The new multi-family apartment building would be setback from Salvador Channel a distance of 100 ft. to comply with the Napa floodplain ordinance and National Flood Insurance Program requirements. The existing three-story structure and its rear parking are the principal focus of the present hydraulic and geomorphic analysis of channel and bank stability.

## Field Inspection, Channel Cross-Section Survey and Hydrogeomorphic Conditions Assessment: Salvador Channel

### Total Station Channel Survey and Channel Bank Soil Sampling

CH staff completed a site inspection and cross section topographic survey using our Leica total station on May 23, 2014. Survey control points were set in the parking lot at the rear of the Sunrise building establishing a local vertical datum, and building corners and curb locations were surveyed as spatial reference points. CH surveyed one cross section of the Salvador Channel located near the upstream end of the building, as shown on Figure 2, as well as several thalweg (i.e. channel flow line) points upstream and downstream of the cross section. We also extracted two soil samples from the west bank of Salvador Channel, one located along the cross-section selected for hydraulic scour analysis and the other 50-60 ft. downstream, on another earthen bank section just downstream of a segment of heavily riprapped bank. The soil samples were sent to a geotechnical lab for hydrometer and/or mechanical (i.e., sieve) analysis of particle size distribution and textural characteristics.

### Hydrogeomorphic Conditions Assessment

CH inspected the reach of the Salvador Channel extending from the old bridge upstream of the project site to just downstream of the vacant Sunrise assisted living facility building. The existing bridge lies just upstream of the Project boundary, although it has been proposed for partial removal in association with Project implementation. Concrete bridge abutments support the existing bridge, and a 2-3 ft. high grouted rock wall constructed just downstream of the bridge serves as a local grade control to protect the bridge piers and east abutment from excessive channel scour (Photo 1, see attached Photo Log). As can be inferred from Photo 1, the rim of rough grout visible around the piers

coincided with the original level of the bridge undercrossing, which probably consisted of a grouted concrete lining that deteriorated and failed at some point in the past. The photo also depicts the severity of the cracking of the east abutment. Vandivere's Sept. 2019 re-inspection of the channel reach revealed that a portion of the cracked east sidewall below and immediately upstream of the abutment has now broken away from the downstream portion that underlies the east bridge abutment. Once this failed portion of the mortared sidewall fails completely, it will collapse into the channel and will expose the remainder of the downstream portion of the wall to backcutting, which will accelerate the failure of the remaining side wall.

Downstream of the grade control, both the east and west banks are lined with large 1-3 ft. diameter rip-rap (Photo 2), the placement of which may have been concurrent with the bridge construction, or it was necessitated by increased scour downstream of the concrete armored bridge crossing.

While the actual chronology of the stabilization efforts at and downstream of the bridge are unknown, the downstream extent of the riprap placement (roughly 100 ft. in length) strongly suggests that the riprap was placed in response to local bank failures. This patchwork of riprap installation is typical of incised stream channels in the Bay Area that have undergone significant urbanization since the 1950-60s. Based on the level of the rough ring of grout around the bridge piers, the downstream channel has likely incised 3-4 feet over that time period.

It appears that a portion of the rip-rap placed downstream of the bridge has dislodged and fallen into the center of the channel. Some of this dislodged rock was subsequently transported downstream during major floods and has formed the skeletal elements of a roughly longitudinal and discontinuous mid-channel bar that extends downstream past the northern boundary of the abandoned assisted living building parcel (Photo 3). The larger boulder-sized elements have forced low flows to bifurcate to either side of the bar.

Immediately downstream of the main riprap installation, portions of the east bank have been severely eroded (Photo 4). West bank erosion is also evident in this reach, which extends onto the channel reach adjoining the vacant Project building. The west bank is higher than the east bank and the erosion that has occurred has produced a more precipitous, near-vertical slope. Several trees have been undermined and have fallen into the channel within this section of bank. It should be noted here that the current project EIR states that the Salvador Channel is less than 8 ft. deep and

The channel cross-section selected for the 2014 stability analysis was taken through this short reach, as shown in Figure 2. Photos 5 and 6 show the local west bank condition. Photo 5 is an oblique view of the west bank that depicts the steep local slope (approx. 0.5:1 H:V) and the proximity of the top of bank to the asphalt parking area. The total station visible at the upper left of the photo was set atop the asphalt adjacent to the curb, about five feet from the fence. The cross-section extended directly across the channel from the set-up position. Photo 6 is a close-up of the bank immediately downstream of the analyzed cross-section, which was unvegetated, but of similar composition to the bank at the section location. The photo shows the low and mid- bank region, including a lens of fine grained sediment infused with gravel and cobble. This lens likely represents a low terrace deposit of alluvium that with incision has been eroded, along with the finer-grained material that overlies it further upslope. The thickness of this lens is approximately 3-4 feet and is underlain by a more resistant claystone. The claystone layer was also observed further downstream where the local west bank is vertical and overlain by similar fine-grained material, as well as across the channel where it

forms stable low terraces. The tree rooting evident in Photo 6 is an extension of one of the dead trees visible in Photo 5, and has been lending some stability to the low bank zone. However, as these trees are sufficiently undermined and collapse during significant flood events, the root systems can also be upended and create local obstructions to flow and diversion of these flows onto the exposed banks, resulting in substantial bank erosion and/or slump failures.

Rip-rap has been placed along a 40-50 ft. long section of the right bank, adjacent to and just downstream from the unrocked section that encompasses the analyzed cross-section (Photo 7). It appears that this rock was haphazardly dumped in response to localized bank erosion. Whereas the west bank riprap installed downstream of the bridge was placed with some attention to three-point bearing, a more stable method of placement, this downstream rock revetment is more uneven and no subgrade keying of the revetment is evident. Both lobes of the dumped rock extend out into the low flow channel.

Immediately downstream of the west bank riprap shown in Photo 7, the channel bed form transitions from a very roughened riffle, with a local slope of 2.4 percent, to a long pool (Photo 8) with a milder slope. The pool extends downstream for a distance of 150-200 ft. before the channel enters a bend toward the southern property boundary. Within the pooled reach, the west bank is unarmored and vertical to nearly vertical. Non-native, invasive vines (e.g. ivy) are the dominant vegetal cover, where such cover exists. Some smaller concrete rubble was observed along the channel bottom through the pool reach. The second west bank soil sample was taken in a bare area toward the head of this reach.

Downstream of the pool reach, the west bank forms the outer radius of a channel bend, which is typically more prone to bank erosion. The local west bank has experienced significant erosion through this bend and has undermined the iron property fence, as shown in Photo 9.

### Bank Stability Analysis

#### Methods

CH obtained the 7.5 minute, topographic quadrangle map for Napa, CA from the USGS National Map. The portion of the Salvador Channel watershed tributary to a concentration point located at approximately the downstream property corner was delineated based on the USGS map using Autodesk AutoCAD Civil3D 2014, and is shown on Figure 1.

Peak discharge calculations for the 2-yr. and 100-yr. storm events were performed following the flood frequency analyses as described by Rantz (1971) to determine the peak discharge values used for hydraulic analysis. Discharge calculations included an adjustment of peak flow values to account for the level of urbanization in the watershed. The degree of development within the delineated watershed was based on visual interpretation of the aerial imagery included in the USGS map. It was estimated that 50% of the watershed is urbanized and 10% of channels in the watershed are sewered or lined. Peak discharge calculations are included in the attached Technical Appendix.

The station and elevation of points along the field-surveyed cross section were exported to the FlowMaster hydraulic program (Ver. 6.1, Haested Methods 2000) for hydraulic analysis. The FlowMaster results were used to calculate the mean bed and bank shear stresses and mean flow velocities at the surveyed cross section for the 2-yr. and 100-yr. storm peak discharges.

The shear stress exerted on the channel bed by the conveyed flow was estimated using the simplified shear stress equation:

$$t_b = \gamma y S$$

where,  $t_b$  = bed shear stress, lb/ft<sup>2</sup>

$\gamma$  = specific weight of water, 62.4 lb/ft<sup>3</sup>  $y$  = normal depth, ft.

$S$  = water surface slope, ft/ft

Bank shear stresses in unreinforced, earthen channels designed by the US Bureau of Reclamation for irrigation water conveyance are generally equal to  $0.75 \cdot t_b$  (Henderson 1966). However, such earthen channels are designed with stable bank angles, typically 2:1 H:V. For the present west bank, the composite slope is 1:1, and is near vertical over the upper 8 feet. Thus, the proportion used for the bank shear was 0.50, instead of 0.75 to reflect the lesser flow depths and the resulting local shear stress distribution.

The computed flow velocities and bank shear stresses for the 2-yr. and 100-yr. peak discharges were then compared to permissible shear stress and velocity values published in the research literature on river mechanics and sediment transport to determine the vulnerability of the unenforced sections of the west bank through the Project reach. A graph of the surveyed cross section and the results of the hydraulic analysis are also included in the attached Technical Appendix.

## Results

CH estimated the relevant watershed area to be 5.1 mi.<sup>2</sup> and peak discharges for the 2-yr. and 100-yr. storm events to be 281 cfs and 2,041 cfs, respectively. Hydraulic parameter values applied in the normal depth flow computations presented in the Technical Appendix included a local channel bed slope of 2.4 percent (0.024 ft/ft) and a Manning's roughness of 0.05 for both assessed discharges. The higher Manning's "n" value of 0.05 reflects the strong influence of irregular channel cross-sections, deep pools and widely varying form roughness, which is in part due to the large boulder arrays affecting the hydraulic behavior of floodflows through the Project reach.

Calculated bank shear stresses for the surveyed cross section are 1.9 lb/ft<sup>2</sup> and 4.8 lb/ft<sup>2</sup> for the 2- yr. and 100-yr. storm events, respectively. Corresponding flow velocities for the 2-yr. and 100- yr. peak discharges were computed to be 6.3 and 12.1 ft/sec (fps), respectively. The computed 2- yr. mean velocity is representative of an incised, moderately steep channel. The computed 100- yr. mean velocity could be higher than the actual velocity, even with the relatively high channel roughness (i.e. Manning's "n") value assumed (0.05), given the likelihood of channel backwater effects extending upstream from the Big Ranch Road crossing.

Estimated movable particle sizes for the west bank during the 2-yr. and 100-yr. storm events, were based on the mobile particle size vs. shear stress relationship of (Leopold 1994 and Leopold et al. 1964, see Tech. Appendix). The mobile bank sediment sizes computed for the associated peak discharges were 8 in. (210 mm) and 39+/- in. (1,000+/- mm), respectively. The tested shear stress range for the Leopold relationship extends to approximately 3.0 lb/ft<sup>2</sup>. Thus, the yr. mobile sediment sizes for both the bed and bank shear stresses computed for the 100-yr. event discharge must be considered approximate. However, we have personally observed several instances in steep to moderately steep channels wherein less than 100-yr. discharges have instigated dislodging and downslope (via rolling) and/or downstream movement of 2-3 ft. diameter boulders. Thus, the

extrapolation of the relationship is supported by field evidence on CH-restored stream reaches in the SF Bay Region (e.g. Codomices Creek in Berkeley, Wildcat Creek in Richmond).

The particle size distribution curves for bank sediments subjected to lab hydrometer and/or sieve analysis are attached in the Technical Appendix. Hydrometer analysis, which enables distinction between silt and clay sub-fractions within the fine material fraction that passes through the #200 sieve, was performed only on the bank sample taken at the analyzed channel cross-section site (i.e. per Figure 2). At the upstream site (at the analyzed cross-section), the sampled soil was categorized as a clayey sand with gravel (SC designation under the Unified Soil Classification System). At the sampled downstream site, the soil was described as a lean clay (CL).

Permissible shear stresses and flow velocities for channels composed of various bed-bank materials, including vegetated and bare native soils, rock reinforcing and bioengineering treatments (e.g. wattles, brush mattresses, live willow stakes, etc.), are listed in Fischenich {Table 2, USAE 2001}. For the sampled SC and CL soil types established for the local west bank of Salvador Channel, the corresponding boundary types (i.e. boundary between the flowing water and a confining bed or bank) are "graded loam to cobbles" and "stiff clay", respectively. Table 1 lists the permissible shear and velocity values for these soils/boundary types, as well as a couple of other types presented for purposes of comparison.

Table 1: Permissible Shear Stress and Flow Velocities for Sampled Bank Soils

Soil/Boundary Type	Permissible Shear Stress psf	Permissible Velocity, fps	Reach Values Bank Shear psf	(XS1) Vel. fps
SC (graded loam to cobbles, unvegetated) @XS1	0.38	3.75	1.9 (2-yr.) 4.8 (100 year)	6.3 (2-yr.) 12.1 (100-yr)
CL (stiff clay, unvegetated)	0.26	3.0- 4.5	--	--
Live brush layering (initial/grown)	0.4-6.25	12	--	--
Riprap (18-in, d50)	7.6	12-16	--	--

The shear and velocity values for unvegetated bank soils were used, due to the observed conditions at the sampled bank sites, which were devoid of vegetation. At the XS1 site, some hydrophilic grass was present along the low bank, but the mid-bank region was bare. Likewise, at the downstream sample site some invasive ivy was present atop the undercut ledge at the upper end of the mid-bank zone, but no vegetation was observed on the low and mid-bank zones just downstream of the dumped riprap slope protection. The listed values in Table 1 clearly indicate that even for the much lower 2-yr. peak discharge, the unvegetated west bank is vulnerable to future hydraulic scour and erosion.

## Conclusions

Based on our review of the current (2019) Project documentation, the above hydraulic and geomorphic assessment for the Project reach of the Salvador Channel, and our 2019 re- inspection of channel conditions, CH concludes the following:

- The observed existing conditions along the Project reach of Salvador Channel, downstream of the existing bridge crossing, suggest a general geomorphic condition of instability. This instability results from progressive urbanization of the watershed over the past 60 years which has increased peak flow rates, accelerated both the delivery to and conveyance of stormwater runoff in the Channel, and caused both vertical incision and lateral expansion of the flow cross-section. In addition, the combined effect of flood plain fills and channel incision and enlargement has limited overbank floodplain flows to the most severe floods. This has increased the erosivity of floodflows conveyed in the constrained channel.
- The incised channel conditions have created a highly erosive and unstable channel. The response of homeowners and government entities during the last half of the 20th century to this channel instability was the installation of spot stabilization measures that favored a hard, structural approach (e.g. unvegetated riprap revetments), rather than the currently favored biotechnical approach. The discontinuous patchwork of channel stabilization is represented by the concrete grout and riprap treatments through and downstream of the existing bridge.
- As suggested by the values cited in Table 1, the unvegetated soils at two unreinforced sites along the Project reach are vulnerable to future bank erosion, because their permissible shear stresses and flow velocities are significantly lower than those derived for the 2-yr. and 100-yr. peak discharges on Salvador Channel. This vulnerability is greatest in areas adjacent to or opposite riprapped banks, as fully evidenced along the Project channel reach. The erosion risk is heightened by abrupt changes in the pattern of flow and local turbulence between very roughened and resistant (i.e. riprapped) bank segments and unroughened earthen ones.
- Large-scale bank erosion (i.e. bank slumping) is most likely to occur as drawdown failures following the passage of higher recurrence interval floods (e.g. :10 yr.), during which prolonged, elevated stream levels produce strong reverse seepage into the bank soils. Relatively rapid recession of stream levels after rainfall tapers off can lead to excessive porepressures within the soil mass, resulting in bank failure. Based on other CH bank stability evaluations assisted by geotechnical modeling under similar conditions, vehicular loading in the vicinity of the top of bank greatly increases the risk of such slump failures. Thus, the maintenance of parking and truck access in the vicinity of the top of the near vertical banks for the Project's renovated structure would present a high risk to local bank instability along the Project reach.
- According to the present project EIR (p. 85 City of Napa Municipal Code- Streambed and Creek Protection, the authors describe Salvador Channel through the project reach as having a depth of less than 8 feet. In such cases a less conservative setback is required (20 ft. from the top of bank). However, the channel is certainly greater than 8 ft. in depth and is closer to 12 ft. or more near the mid-section of the Sunrise Building. Therefore, per the discussion on p. 67, the more conservative City Code setback would apply (i.e. 2:1 from toe of bank plus 20 ft.).
- The proposed stitch pier wall would protect the rehabilitated Sunrise facility from encroaching creekbank erosion. However, it would do nothing to improve the long term stability of Salvador Channel, which will continue to erode episodically. Where trees collapse into the channel deflected currents could hasten bank retreat.
- Removal of the Zerba Bridge, which will improve local flood conditions overall, will likely need to include removal of the failing west bank wall that supports the current bridge foundation. Its removal will require provisions for streambank stabilization using biotechnical means and acquisition of regulatory and resource agency permits.

- Maintenance of the existing west bank conditions along the portion of the Project reach that parallels the now vacant assisted living facility would result in periodic bank failures that would trigger requests from the Project owners for emergency permits to install spot riprap stabilization measures- the same discredited measures that have actually exacerbated urban stream instability and riparian corridor degradation during the past 60+ years.
- Instead of implementing a biotechnical approach, including bridge removal, only along the Currently undeveloped northern portion of the Project property, CH recommends that biotechnical measures be applied to stabilize the west bank of Salvador Channel throughout the Project reach. This could be done, if the Project parking were accommodated in a different configuration, providing a setback corridor for biotechnical stabilization and riparian corridor enhancement.

I trust that this bank stability risk assessment will assist the homeowners, the City and the Project managers in deriving a Project that works for the principal Project objectives as well as the integrity of the Salvador Channel and its riparian environs.

Photo 1: Downstream oblique view of Salvador Channel at the existing bridge crossing and the severely cracked east abutment. Note the remnant ring of grouted rock on the bridge pier, approximately two feet above the ponded water level.

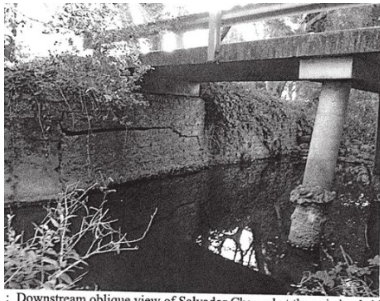


Photo 2: Upstream view along the Channel reach immediately downstream of the existing bridge, which is visible behind the tree foliage. The 2-3 ft. high grouted rock wall/grade control structure crosses the channel at the shaded center of the photo.



Photo 3: Downstream view along the roughly longitudinal and discontinuous mid-channel bar formed by collapsed boulders transported a short distance downstream from the upstream riprap revetments.





Photo 3: Downstream view along the analyzed channel cross-section location.

Photo 4: View looking upstream from the analyzed cross-section. Note the severe erosion along the east bank (at right), immediately downstream of the riprapped banks.



Photo 5: Oblique upstream view of the west bank- the analyzed cross-section extended as a straight line along the line-of-sight of the total station at top left.



Photo 5: Oblique upstream view of the west bank.

Photo 6: A close-up of the low to mid-bank zone of the west bank, immediately downstream of the analyzed channel cross-section location. Note the patch of still-intact bank soil infused with large



gravel and cobble at the mid-left under the tree root. Erosion of this lens of material produced the loose gravel and cobble on the lower terrace. The larger gravel-cobble component is absent in the mid-bank soils.



Photo 7: Downstream view along 40-50 ft. riprap treatment of the west bank adjoining the vacant Project building's rear parking area. Note the boulders encroaching on the active flow zone of the channel.



Photo 7: Downstream view along 40-50 ft. riprap treatment of the west bank adjoining the vacant Project building's rear parking area. Note the boulders encroaching on the active flow zone of the channel.

Photo 8: Downstream view of lower end of the long riffle and the transition to the long pool that extends downstream from the lower end of the riprap zone in photo 7 to roughly the southern property boundary.



Photo 8: Downstream view of lower end of the long riffle and the transition to the long pool that extends downstream from the lower end of the riprap zone in photo 7 to roughly the southern property boundary.

Photo 9 (Courtesy of W. McGuire): Upstream view of the eroded west bank through a failed section of the existing



**Response O.1:** This comment largely documents existing conditions. The *Clearwater Hydrology Stability Assessment*, as noted in their report, utilized a combination of onsite and regional/general watershed flow estimations, including an estimated “relevant watershed area” for the creek. Characterization of watershed size and 100-year flow estimates used by the *Clearwater Hydrology Stability Assessment* support the notion that their analysis is indeed general. Watershed characterization technical factors used in their report vary from 24% to 42% of modeled flows in City of Napa and Napa County Resource Conservation District studies of Salvador Creek conducted over the past 2 decades. Napa County Resource Conservation District studies of Salvador Creek conducted over the past 2 decades.

Observations made by the *Clearwater Hydrology Stability Assessment* for Salvador Creek erosion/ stability conditions are typical for most urban creeks in the Napa River watershed. Urbanized stream reaches commonly exhibit for instance incised, (downcut) channel cross sections with over-steepened banks and associated long-standing streambank and channel bottom erosion problems. The City and the consulting engineers supporting the project design concur with the *Clearwater Hydrology Stability Assessment* that a well- planned streambank assessment/ stabilization plan will benefit all concerned private parties and public entities. As a separate activity from the proposed project, intended to address the existing conditions (i.e. stream bank erosion) affecting the site, the Applicant has charged RSA+ with the task of 1) evaluating stream bank stability and 2) the design of appropriate erosion control measures. Design will be based on detailed land surveys in conjunction with up to date watershed-specific studies and modeled hydrologic and hydraulic analysis.

The City is requiring the removal of the bridge deck, piers and western abutment. The developer will be required to submit an engineered removal plan and obtain necessary permits for its removal. Depending on the removal plan and methods used,

streambank stabilization may be required. The developer will be required to implement any bank stabilization outlined in the removal plan and regulatory permits. This work will occur under the jurisdiction of the Napa County Flood Control District to design sustainable stabilization measures, including the use of bio-engineered measures to the maximum degree, wherever possible. As part of the Mitigation Monitoring and Reporting Program, the City will monitor that the work is completed.

**P. Bill McGuire (dated September 4, 2019)**

**Comment P.1:** Please find attached my concerns about the Gasser Foundation's plans for the end of Valle Verde Lane.

I have several concerns about environmental issues surrounding the Gasser Foundation's intention of transforming the existing abandoned Sunrise Building at the end of Valle Verde into a single room occupancy complex to house chronically homeless individuals as defined by the No Place Like Home (NPLH) Program.

My concerns begin with the targeted homeless population as stipulated by the NPLH document. The NPLH program stipulates that the targeted population will be "adults with serious mental illness" including persons "at risk of requiring acute psychiatric inpatient care." Since the tenants "shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment", the potential for substance abuse paraphernalia littering the neighborhood is a significant concern of my neighbors and me.

**Response P.1:** Refer to Master Response #4.

**Comment P.2:** The NPLH requirements state that there must be shopping and transportation within a reasonable distance which has been defined as ¼ mile for shopping and 1350 feet for transportation. The nearest grocery stores (Knob Hill and/or Lucky) are both 6/10 of a mile away. The nearest bus stop is approximately 1500 feet away. Both of these become a major issue when the weather turns rainy or very hot.

**Response P.2:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment P.3:** Another requirement of the NPLH Program is that there be recreation nearby. There are no recreation facilities within ¾ mile other than the small interior courtyard.

**Response P.3:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site. Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site.

**Comment P.4:** Salvador Creek presents numerous environmental issues. Over the years, the creek has scoured the creekbank on the west side of the creek behind the proposed Heritage Building severely undercutting the creekbank. Several trees have fallen into the creek and several others are destined to do the same. The undercutting of the creekbank seems to put the stability of the paved drive and parking behind the building at risk of collapse into the creek.

**Response P.4:** Miller Pacific Engineering Group provided a geotechnical engineering consultation evaluating the Salvador Creek Channel Slope Stability dated October 11, 2018 to Burbank Housing Development Corporation. The letter is attached as Appendix D of this FEIR. It concludes: “Erosion of the creek channel slope adjacent to portions of the site has resulted in over-steepened slope inclinations. In these areas lateral creep or yielding of the channel slope has resulted in cracking, settlement, and lateral spreading of the asphalt paved driveway areas located near the top of the creek channel. Cracking and distress of the existing pavement surface extends back approximately 25 to 30 feet from the top of the slope.” Miller Engineering Group recommended that remedial measures be taken to preclude additional yielding and lateral creek of the creek channel slope in the future which will result in additional settlement and cracking of the adjacent asphalt paved driveway surface over time.

The Project will include the remedial measures designed by the Applicant’s civil engineer and included as Figure 2.7-8 of this Final EIR/EA (refer to Section 5.0).

**Comment P.5:** It appears that large fire apparatus negotiating a turn around the south end of the building would come perilously close to the edge of the undermined paved area. The inclusion of a dozen parking spaces behind the building compromises the space needed to effectively access rear of the building in the event of a fire. They should be removed from the plan.

**Response P.5:** The parking located at the rear of the proposed Heritage House is existing parking associated with the former Sunrise Napa Assisted Living Facility.

The City of Napa Fire Department requires that apparatus access must be able to bear the weight of 71,000 pounds. The Project would be required to meet this requirement.

**Comment P.6:** The proposed removal of the bridge deck of the Zerba Bridge over the creek seems to present other potential problems. Due to creek bed scouring, the bridge piers appear to be supported only by the bridge deck and removing the deck would jeopardize the stability of the piers. Also, the abutment at the east end of the bridge is already collapsing into the creek. It appears that removing the deck could allow the concrete retaining wall to topple into the creek as well.

**Response P.6:** Refer to Master Response #6

**Comment P.7:** Salvador Creek has been identified as a habitat for endangered species of fish. With a lack of recreational facilities for the tenants of the Heritage Building, the creek is put at risk of human encroachment and resulting degradation of the quality of the creek.

**Response P.7:** Refer to Master Response #7. No direct access to the creek is being provided by the Project. A fence is existing that restricts access. Further, the creek bank in this location is steep and not conducive for recreation along this stretch.

**Comment P.8:** Along with other nearby neighbors, I am concerned with noise issues resulting from the influx of several dozen individuals with no place to relax and get out other than hanging out in the creek environment, the bike-path bridge and the walking paths.

**Response P.8:** The Draft EIR/EA concluded that the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (refer to the analysis beginning on page 157 of the Draft EIR/EA).

Refer to Master Response #7 for additional information on impacts to Salvador Creek.

**Comment P.9:** Security lighting on and around the Heritage House is of concern to nearby residents as well since it leads to greater addition to our already overly bright light pollution problems.

**Response P.9:** Page 43 of the Draft EIR/EA describes the Project's potential to create new sources of light and glare. As described in the Draft EIR/EA, the Project's lighting would be required to be consistent with the City's design guidelines and applicable zoning code. The design of the Project would also be subject to the City's design review process and would be required to utilize exterior materials that do not result in a substantial new source of light and glare, consistent with General Plan policies. As a result, the Project would not significantly impact adjacent uses with light and glare from building materials. In addition, Project lighting would comply with ratings listed in the CBC, which minimizes light pollution that is disruptive to the environment by reducing the amount of backlight, uplight, and glare generated by luminaires.

**Comment P.10:** And, finally, but no less of an issue, is what remedies are there for the dozen or more cars that are parked most nights on the end of Valle Verde that is slated to become parking for the Gasser proposal? Firefly Lane is already filled with cars every day and night.

**Response P.10:** Refer to Master Response #3

**Comment P.11:** It appears to me that there are many issues with the proposal by the Gasser Foundation that make it a poor choice for this location particularly for the chronically homeless with serious mental issues.

**Response P.11:** The comment does not raise any issues about the adequacy of the EIR/EA. For this reason, no further response is required.

**Q. Christine Anderson (dated September 5, 2019)**

**Comment Q.1:** The presentation on the Draft EIR for the project on August 15, 2019 included a panel on “Typical Environmental Issues”. One of these which didn’t get much (any?) coverage in the rest of the presentation was “Global Climate Change”. Exactly how much and in what way has Climate Change been considered in the analysis of the project on flooding. Note that the rainfall from January through April in 2017 was 27.9 inches compared to the “norm” of 11.69. And in 2019 in that period it was 19.87. The scientific consensus is the climate change is increasing the effects of weather, and doubling and nearly tripling the norm raises serious concern. The Shelter Creek condominiums are on the edge of the Salvador Creek flood zone, so we are naturally worried about the possibilities of flooding. It appears that the lot coverage of this project (buildings, parking, other pavement) is at or above the zoning requirements which means in the downpours of 12 inch months we are likely to see significant additional water flowing to the creek and threatening our houses.

How are your calculations considering climate change in these worst case scenarios?

**Response Q.1:** Climate change is addressed in Section 3.8 Greenhouse Gas Emissions of the Draft EIR/EA. Future climate change is not factored into the flood study, which evaluates conditions in the floodplain under a 100-year flood, with and without the project. FEMA as a Federal Agency is not allowed to incorporate climate change under the current administration. It has therefore not been adopted into the Code of Federal Regulations Section 44 of the NFIP Flood Insurance Manual. Hydrologic updates (sea level and rainfall runoff) are based on historical gauge data. So, when they are updated, they include a longer period of data up to today’s date that include how the rainfall and water levels may be increasing. This is not a projection, but a way of keeping up with what is occurring. Neither the City nor County of Napa have climate change design guidelines or climate change requirements within the municipal code for stormwater or flooding. Neither does the State. Therefore, the forecast of conditions under the 100-year (or 1%) flood event are based on historical data for that watershed. The environmental analysis is focused on how a project will affect baseline conditions in that 100-year flood event.

**R. C Bukala (dated August 15, 2019)**

**Comment R.1:** I am a 9-year resident of the South East Vintage neighborhood and STRONGLY OPPOSE the plans to convert the abandoned Sunrise Assisted Living facility to Heritage House and Valle Verde Housing as it is defined today under the No Place Like Home Program.

**Response R.1:** The comment does not raise any issues about the adequacy of the EIR/EA. For this reason, no further response is required.

**Comment R.2:** I believe as a community we should continue to build a better Napa, which means addressing what’s affecting our quality of life and looking for solutions. This latest proposal for the



renovation of the Sunrise facility is an assault on the quality of our neighborhood as we know it and not a resolution. As a city, we need to solve the problem instead of simply moving it around!

**Response R.2:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11 for additional clarification on CEQA and quality of life.

**Comment R.3:** On August 13, 2019, ABC 7 News reported statistics of their research on homeless people in each of the 9 bay area counties going back to 2007. It was no surprise to see San Francisco and Alameda counties rank one and two, respectively, for homeless people given their population. Napa county is the Bay areas smallest county by population and has the smallest homeless population. In 2007, the Napa county homeless census showed 365 homeless, dropped to 230 in 2011, and has steadily risen to 323 today. I mention these statistics because from the surface it would appear the funding of \$7,921, 804 Napa received would be better served in a county with a more serious issue of homelessness. For example, Alameda county received approximately \$42.8 million in funding for a homeless population of +8000. An average of \$5350/per person. Napa counties funding award of \$7.9 mil for +300 homeless equates to approximately \$24,500/per person. I applaud who ever sold this bill of goods for Napa county but are we wasting taxpayer money??

**Response R.3:** The comment does not raise any issues about the adequacy of the EIR/EA. For this reason, no further response is required.

**Comment R.4:** Under Governor Brown’s landmark legislation, No Place Like Home is designed to serve adults with serious mental illness, or children with severe emotional disorders and their families, and chronically homeless. Most homeless people with serious mental illnesses are NOT receiving treatment – many don’t even know they are ill. Mental illness is a disease of the brain and affects an individual’s decision-making capacity. How can you place such a facility near the Silverado Creek Apartments, medical offices, families with young and teenage children and senior assisted living neighborhood? This is wrong on so many levels.

**Response R.4:** Refer to Master Response #11 and 12

**Comment R.5:** There are so many other alternatives that would enhance quality of life in our community. How about supporting our farmworkers? There are 5,000+ farmworkers who labor in our vineyards in Napa alone. There are three publicly owned housing centers for the farmworkers - none of which are in Napa. What about affordable housing for our seniors? Or helping young adults’ transition from foster care to their own place?

**Response R.5:** Refer to Master Response #10

**Comment R.6:** In closing, I sincerely hope you reconsider the Heritage House project to a more viable, mutually agreed upon housing development.

**Response R.6:** The commenter’s opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers

**S. Christine Bukala (dated September 4, 2019)**

**Comment S.1:** I am writing you today to voice my concerns about the EIR study done for the Heritage House Valle Verde project.

I attended the City Planning Meeting and learned I am not alone in my concerns. For the record here are the key issues regarding the EIR study:

**Comment S.2:** The traffic study is completely erroneous. Taking a study during Memorial Holiday weekend May 23 through May 27 does not give an accurate reading of the traffic congestion we currently are experiencing. I am shocked there hasn't been a fatal accident on Villa Lane. The cars parked on both sides of the streets hinder the view of patients exiting the doctors and dental offices not to mention Synergy. I can't tell you how many times I have avoided being hit as cars pull out on Villa because they can't see the cross traffic. The four way traffic stop sign has helped some but cars still use Villa as a raceway. Adding more congestion will exasperate the current problem. Residents leave town before and during the holidays, traffic is always lighter.

**Response S.2:** Refer to Master Response #1

**Comment S.3:** I did not hear any mention in the traffic study of the proposed and approved Villa Lane extension to Sierra. Nor the fact that the farm is or in the process of being sold and the potential for more housing will be built in the farms place. City planning needs to look at the long term effects of traffic.

**Response S.3:** Refer to Master Response #2

**Comment S.4:** Mitigation of parking impacts caused by the project will result in losing valuable on-street parking. The Silverado Creek Apartment residents and/or guests currently park on Firefly and Walkabout. Our streets are looking like parking lots instead of single family homes. Postal workers will not deliver mail when cars are blocking the mail boxes as it stands now!!

**Response S.4:** Refer to Master Response #3

**Comment S.5:** EIR report stated 40 trees will be removed. Of these 11 or 12 native trees will be cut - woodpeckers as noted are an endangered species. What happens to these birds when the trees are gone?

**Response S.5:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nutall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.



If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year, and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment S.6:** How will the removal of these trees affect runoff into Salvador Creek? Will this cause more flooding?

**Response S.6:** Refer to Master Response #8 and 9.

**Comment S.7:** How about the habitat in the Creek and Napa River? They are already at risk because of the cigarette butts found in the creeks.

**Response S.7:** Refer to Master Response #7

**Comment S.8:** Trees clean the air and remove carbon dioxide, they cool our streets, are habitats for wildlife, and provide a barrier to noise. What are the long term effects?

**Response S.8:** Refer to Master Response #8.

**Comment S.9:** EIR report stated the Creek rises only a foot. During rainy season I have seen massive flooding on the bridge by Garfield and end of Villa Lane. You could not cross the bridge to Garfield. There is probably a 4-5 foot drop from the bridge to the creek and water was overflowing to the path. This does not add up. What is the date when flooding was measured?

**Response S.9:** Refer to Master Response #9

**Comment S.10:** EIR report does not measure the social effects as it is viewed as two separate entities. I disagree, they must go hand in hand. The safety of our community must be first!! How can City Council and City Planning in good conscience put children, elderly and its residents of Southeast Vintage at risk with this proposal? This is destined for failure! Guidelines for necessities according to NPLH are not being met. So we change the rules?

**Response S.10:** Refer to Master Response #11 and 4.

**Comment S.11:** I am not opposed to homeless housing. I am opposed to its locale as it is set up to fail, not succeed. I worked in the Corporate world for 26 years. We had a saying "Ask for forgiveness, not permission". This is without a doubt, not a time to heed those words. Once that boat

has sailed, there's no going back and a lot of people will be negatively impacted by this decision. Thank you for listening and your consideration in this matter.

**Response S.11:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The above comment is noted in the public record for consideration by the decision makers.

**T. Chris Morrison (dated August 15, 2019)**

**Comment T.1:** I have serious concerns with the proposed 33 units of the Heritage House that are to be used for the chronically homeless as part of the "No Place Like Home Project". From the "No Place Like Home Program Guidelines",

Section 211. Tenant Selection

(c) Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of eviction in accordance with practices permitted pursuant to WIC Section 8255 or other federal or State Project funding sources

There is no apparent filtering of who can reside in those 33 units.

There is no requirement for treatment or monitoring.

**Response T.1:** Refer to Master Response #4 and 12

**Comment T.2:** Heritage House is not in a commercial area with easy access to bus stops and groceries. It is in a residential area. The building is completely surrounded by homes or apartments. There are a large number of seniors.

There are also many small children living next to Heritage House (in Shelter Creek and Silverado Apartments). Vintage High School is only 0.6 miles, walking distance, from Heritage House. Many high schoolers walk from Vintage to Valle Verde, where they live. These chronically homeless people will have constant contact with local seniors, small children and probably most frequently, the students from Vintage High.

**Response T.2:** Refer to Master Response #11 and 12

**Comment T.3:** A significant percentage of people in this program will revert to homelessness. Where will they go?

**Response T.3:** This comment does not raise a specific issue under CEQA. Further, research shows that providing people with a stable place to live along with mental health services promotes housing stability and ends homelessness. The situation raised in the comment is the opposite of the project's objective.

**Comment T.4:** Heritage House abuts Salvador creek.

**Response T.4:** Refer to Master Response #7.

**Comment T.5:** Most of the land along the west side of the creek is public land. There are several places where one could camp out along the creek. They would most likely camp out in those places. There have been several homeless camp sites in these areas. The most recent one, right under the bridge next to the Heritage House property, was cleared out on 8/14/19. These sites are also the favorite hang outs with some of the Vintage High students. There will be incidents.

**Response T.5:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant has an on-site security plan and a 24-hour call in line for complaints. The situation raised in the comment is the opposite of the project's objective, the project is intended to reduce homeless camping in the environment, not increase it.

**Comment T.6:** Also, there are no activities or places for them to go to within easy walking distance (1/2 mile or less). The closest grocery store is more than 1/2 mile away. They will most likely hang out along the creek, along the walkways or along Trancas avenue. The bus stop and grocery store is outside of the guidelines for the program. Those guidelines are for making it less likely that these people will revert to homelessness.

**Response T.6:** Refer to Master Response #4

**Comment T.7:** Heritage House's location will make it more likely they will revert and they will have a significant negative impact on the existing residential community.

**Response T.7:** The comment does not raise a specific environmental issue related to the adequacy of the EIR/EA. The Housing First Program implements Napa County's Plan to End Homelessness which provides a comprehensive description of the challenges faced by the homeless community and outlines strategies and goals to end homelessness in Napa County.

Napa County's "Housing First" approach to homelessness emphasizes the importance of rapid exits from homelessness to supportive housing. The Center for Supportive Housing found that the vast majority of persons who move into Supportive Housing are able to remain stably housed, thereby ending their long period of homelessness. In fact, systems-level data indicates that few persons return to homelessness after moving into supportive housing.

**U. Chris Morrison (dated September 4, 2019)**

**Comment U.1:** I have serious concerns with the proposed 33 units of the Heritage House that are to be used for the chronically homeless as part of the "No Place Like Home Project".

Heritage House is not in a commercial area with easy access to bus stops and groceries. It is in a residential area. The building is completely surrounded by homes or apartments. There are a large number of senior citizens. There are also many small children living next to Heritage House (in

Shelter Creek and Silverado Apartments). Vintage High School is only 0.6 miles, walking distance, from Heritage House. Many high schoolers walk from Vintage to Valle Verde, where they live. These chronically homeless people will have constant contact with local seniors, small children and probably most frequently, the students from Vintage High.

**Response U.1:** Refer to Master Response #4, 11 and 12

**Comment U.2:** A significant percentage of people in this program will revert to homelessness. Where will they go?

**Response U.2:** This comment does not raise a specific issue under CEQA. The Housing First Program implements Napa County's Plan to End Homelessness which provides a comprehensive description of the challenges faced by the homeless community and outlines strategies and goals to end homelessness in Napa County.

Napa County's "Housing First" approach to homelessness emphasizes the importance of rapid exits from homelessness to supportive housing. The Center for Supportive Housing found that the vast majority of persons who move into Supportive Housing are able to remain stably housed, thereby ending their long period of homelessness. In fact, systems-level data indicates that few persons return to homelessness after moving into supportive housing. The situation raised in the comment is the opposite of the project's objective, the project is intended to reduce homeless camping in the environment, not increase it.

**Comment U.3:** Heritage House abuts Salvador creek.

**Response U.3:** Refer to Master Response #7.

**Comment U.4:** Most of the land along the west side of the creek is public land. There are several places where one could camp out along the creek. They would most likely camp out in those places. There have been several homeless camp sites in these areas. The most recent one, right under the bridge next to the Heritage House property, was cleared out on 8/14/19. These sites are also hang outs for Vintage High students. There will be incidents.

**Response U.4:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that this project is not a homeless facility. It is affordable long-term housing and is not designed to have the turnover of a transient population.

The Applicant has an on-site security plan and a 24-hour call in line for complaints. The situation raised in the comment is the opposite of the project's objective, the project is intended to reduce homeless camping in the environment, not increase it.

**Comment U.5:** Also, there are no activities or places for them to go to within easy walking distance (1/2 mile or less). The closest grocery store is more than 1/2 mile away. They will most likely hang out along the creek, along the walkways or along Trancas avenue. The bus stop and grocery store is

outside of the guidelines for the program. Those guidelines are for making it less likely that these people will revert to homelessness.

**Response U.5:** Refer to Master Response #4

**Comment U.6:** Heritage House's location will make it more likely they will revert and they will have a significant negative impact on the existing residential community.

**Response U.6:** Refer to Response V.2, above.

**Comment U.7:** It should be noted that the Salvador Creek restoration project is working. There are small fish in the creek for the first time in years.

**Response U.7:** The comment does not raise any issues about the adequacy of the EIR/EA.

**Comment U.8:** Whenever there is a significant accumulation of rainfall, thousands of frogs appear. I have seen 2 river otters, a beaver family, an egret, a falcon, 2 very large turkey vultures, 3 different species of snakes, etc, along or in the creek, all in the past year. Having people 'hang' out along the creek and pollute it will do serious harm to the project.

**Response U.8:** Refer to Master Response #7

**Comment U.9:** If the Heritage house project was the plan all along, there really is no point to the creek restoration project.

**Response U.9:** Refer to Master Response #7

## **V. Clay Parker (dated September 4, 2019)**

**Comment V.1:** The recent meeting of the City of Napa Planning Commission to present an EIR for the proposed Heritage House facility on Valle Verde was attended by a number of nearby residents. About 15 people spoke at the meeting to express opinions about the report findings and some issues not addressed in it. A statement was made by the Commission that no consideration of social or economic influences was included in the report. There are, however, several factors which should be addressed and should be included in any findings prior to approval of any direction to proceed with the facility. If the Commission considers projects on a "one-off" basis and not consider the effects that may affect a surrounding area then it is questionable as to the overall care/concern of other residents. The current EIR does consider factors outside the physical property such as distance to the nearest bus stop and asking for a variance for that aspect. Another variance asked for goes against city code in the lack of covered parking and assuming parking can be considered outside the physical property in the neighborhood.

**Response V.1:** The comment inaccurately states that the Planning Commission made a statement that "no consideration of social or economic influences was included in the report." Rather the Planning Commission clarified the scope of CEQA, with regards to social and economic effects. Refer to Master Response #11 for a detailed

discussion on how CEQA addresses economic or social effects of a project. Refer to Master Response #4 for a discussion on the Project's distance to transit services.

The direct and reasonably foreseeable indirect *physical* effects of the proposed Project on adjacent residents have been analyzed and disclosed within the Draft EIR/EA. The comment does not raise a specific environmental issue related to the Draft EIR but is noted in the public record for consideration by the decision makers.

Consistent with State law (Government Code 65915) and the City's affordable housing provisions, the Applicant is requesting a concession to waive the covered parking requirement for the Valle Verde apartment complex.

**Comment V.2:** Further, there is no consideration for the safety of existing citizens in the area. Many students go by the property on their way to school and there is an elderly community in the nearby area. There is no mention of their safety given the proposed population of the facility in the report. That is not acceptable and needs a solution prior to proceeding with the development.

**Response V.2:** Refer to Master Response #11

**Comment V.3:** There is no mention in the report about the opening of Sierra Avenue from Highway 29 to Villa Lane and increase of traffic there. It is bound to increase, especially with the development of some 60 units in the existing "Vintage Farm". There is only a stop sign at the corner of Valle Verde and Trancas plus one seemingly unmanaged traffic light at Villa Lane and Trancas. How does the city plan to bring acceptable Level Of Service per city standards to those intersections including the Sierra Avenue extension?

**Response V.3:** Refer to Master Response #2. Also, the City may require as a condition of approval, the Project pay its fair share of improvements to the Trancas and Valle Verde Drive intersection to enhance pedestrian safety including but not limited to: installation of a Rectangular Rapid Flashing Beacon System (RRFB) on the eastern leg of the intersection, installation of ADA curb ramps and crosswalk striping at the north and east legs of the intersections, and yield markings on Trancas Street. These improvements would enhance pedestrian safety.

**Comment V.4:** The entire EIR is in question given all the factors not considered and should not proceed without total resolution for the issues given by the local community.

**Response V.4:** The commenter's opinion is acknowledged. The direct and reasonably foreseeable indirect *physical* effects of the proposed Project have been analyzed and disclosed within the Draft EIR/EA. Further, responses to comments raised by the community have been provided consistent with the CEQA Guidelines.

**W. Christy Roberts (dated September 3, 2019)**

**Comment W.1:** This letter serves to respectfully request Napa Planning recommend denial of this project for the following practical reasons:

The project does not conform to the area. This is an area with residential families, churches, school, little league park, and light offices. Providing housing for the homeless housing where there are no real accessibility to City Services. Nob Hill Grocery, Jamba Juice and Synergy Health Club are not typical services where people transitioning would frequent. They should be closer to downtown where support services are available, especially if transportation is an issue for these folks.

**Response W.1:** The commenter's opinion is acknowledged. Refer to Master Response #12 and 4.

**Comment W.2:** Proposing this type of housing near following nearby family, children and teenage congregation locations, that are not suitable whatsoever. Note the following distances: Garfield Ball Park at little over 500 feet away.

- Day Care Center a little over 500 feet away.
- Vintage High School little of 600 feet away, 1800+ students.
- Senior Care Facility is a little over 300' away.

**Response W.2:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #12.

**Comment W.3:** The proposed facility would be adjacent to a walking trail, in some areas isolated to one the largest and very well-kept subdivisions in Napa, Villa Lane. Placing this facility adjacent to a trail where families take their children to ride their bikes, elderly walk their dogs, women jogging alone, including myself often, along the trail, in the evenings and early mornings, would be more at risk to these more vulnerable people using the trail. Again, this subdivision houses a high number of seniors who use the trail to walk. If safety becomes an issue for them and they are not able to walk on the trail, then many of these Seniors health would be at risk.

**Response W.3:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11.

**Comment W.4:** As a solution for the abandoned property, subsidized housing for Nurses/Hospital Interns, Traveling Nurses, and Support Staff for the Queen of the Valley Hospital. Currently, housing in Napa has become very expensive and most of the Queen staff cannot afford to live in the area and/or nearby the hospital. An excellent solution is if the City, Queen of The Valley Hospital, and possibly even the County, would help subsidize housing to support Queen's Employees as their services provide a vital support to our community. This will also reduce the congestions along the heavily traveled Trancas St. as many these employees could walk/ride bikes to the hospital and alleviate traffic on the heavily traveled street.

Thank you in advance for your review of my letter and consideration to Project denial.

**Response W.4:** This is a comment regarding serving other types of affordable housing. It is not an environmental issue. This EIR/EA provides an analysis of the application that was received by the City. Alternatives to the Project were analyzed in Section 8.0 of the Draft EIR/EA (page 248). The CEQA Guidelines (Section 15126.6) do not require that all possible alternatives be evaluated, only that a range of

feasible alternatives be discussed. In selecting alternatives to be evaluated, consideration may be given to their potential for reducing significant unavoidable impacts, reducing significant impacts that are mitigated by the project to less than significant levels, and further reducing less than significant impacts. A housing project for nurses/hospital staff would have similar environmental impacts as the proposed Project, although the traffic impacts would likely be increased given those residents are more likely to drive than formerly homeless individuals with limited incomes.

**X. Colleen Topper (dated August 14, 2019)**

**Comment X.1:** I am a homeowner in the South East Vintage Neighborhood which is located in North Napa and comprised of single-family homes, apartments, schools, senior housing, numerous medical offices and a shopping center. Residents enjoy numerous pedestrian paths and open spaces for walking dogs and for children to play. Students walk to and from school throughout the neighborhood. Local children play baseball at Garfield Park, and soon the park will be expanded with a nature and fitness trail, community garden, and playground so more families can enjoy the outdoors. As a neighborhood, we take pleasure in promoting goodwill and neighborliness through social activities.

I was shocked to learn about a proposed housing project in our neighborhood, the Heritage House, which is intended to provide housing for adults and transition-age youth with serious mental illness including violence, psychosis, mental disease, long-term substance abuse disorder, and persons exiting institutionalized settings such as jail, prison, or hospitals requiring psychiatric care, and the chronically homeless. Our neighborhood is not the place for these high-risk people!

**Response X.1:** The above comment expresses the opinion of the commenter. The comment does not raise any issues about the adequacy of the EIR. Refer to Master Response #4, 11, and 12.

**Comment X.2:** The safety of our neighborhood remains our highest priority, but also litter, public intoxication, public drug use, excrement and public urination/defecation, crime, homeless encampments, and insane people wandering our streets. It is especially troubling to know that Heritage House residents will have no restrictions, no supervision off premises, they will not be required to participate in mental health, substance abuse or vocational counseling, they cannot be evicted because of drug or alcohol use, there is no time limit on how long they can reside at the facility, and sex offenders who are homeless can be housed at the facility.

**Response X.2:** Refer to Master Response #4.

**Comment X.3:** We have a passion for where we live! We cherish and protect our neighborhood, we promote responsible development and sustainability, we advance educational opportunities, we help those less fortunate, and work to improve all facets of the quality of life in our neighborhood. The Heritage House is in direct conflict with our community goals.



**Response X.3:** The above comment expresses the opinion of the commenter. The comment does not raise any issues about the adequacy of the EIR. Refer to Master Response #11.

**Comment X.4:** Please consider more appropriate uses for the Heritage House project such as affordable housing for seniors.

**Response X.4:** Refer to Master Response #10

**Y. Colleen Topper (dated August 31, 2019)**

**Comment Y.1:** I have been a homeowner in the South East Vintage Neighborhood for 20 years. I am shocked to learn about a proposed housing project in our neighborhood, the Heritage House, which is intended to provide housing for adults and transition-age youth with serious mental illness including violence, psychosis, mental disease, long-term substance abuse disorder, and persons exiting institutionalized settings such as jail, prison, or hospitals requiring psychiatric care, and the chronically homeless. Our neighborhood is not the place for these high-risk people!

**Response Y.1:** Refer to Master Response #11 and 12.

**Comment Y.2:** The safety of our neighborhood remains my number one concern, but also litter, public intoxication, public drug use, excrement and public urination/defecation, crime, homeless encampments, and insane people wandering our streets. It is especially troubling to know that Heritage House residents will have no restrictions, no supervision off premises, they will not be required to participate in mental health, substance abuse or vocational counseling, they cannot be evicted because of drug or alcohol use, there is no time limit on how long they can reside at the facility, and sex offenders who are homeless can be housed at the facility.

**Response Y.2:** Refer to Master Response #4.

**Comment Y.3:** I have a passion for where I live! My family and I cherish and protect our neighborhood, we support responsible development and sustainability, we believe in helping those less fortunate, and work to improve all facets of the quality of life in our neighborhood. The Heritage House is in direct conflict with our community goals.

I ask you to please consider more appropriate uses for the Heritage House project such as affordable housing for young adults transitioning from foster care, affordable housing for homeless families, or affordable housing for seniors. You have the power to help us keep our neighborhood safe, so please help us!

**Response Y.3:** The above comment expresses the opinion of the commenter. The comment does not raise any issues about the adequacy of the EIR/EA. This EIR/EA provides an analysis of the direct and reasonably foreseeable indirect *physical* environmental effects that would result from the application that was received by the City.

Refer to Master Response #10 for a discussion of alternatives.

**Z. Doug Hawker (dated August 7, 2019)**

**Comment Z.1:** I have reviewed the Draft EIR for the Heritage House/Valle Verde Project as well as the program requirements for the No Place Like Home funding. I live on Summerbrooke Circle - about a three minute walk to the project location - and I am glad to see this weedy, neglected parcel being developed in this manner.

As someone with 30+ years of public service in the mental health field and someone who has been directly involved in both the start-up and operation of multiple state and federally funded programs serving the homeless mentally ill, I am a strong proponent of this project. This project is the right project, serving the right needs in the right location at the right time.

The Valle Verde project will serve a vital need for housing for low and very low income individuals and families, some with significant mental illness and other disabilities. These individuals have been priced out of housing in the Napa Valley, and some will need a hand up into housing paired with supportive services in order to break the cycle of homelessness. Some number of these individuals are currently living in tenuous housing situations or commuting in from other cities in order to work in our hospitality oriented industry.

Some of my neighbors are concerned with the 33 Heritage House SRO units that will be operated as permanent supported housing with a significant level of onsite support services. These neighbors say they think this project meets a strong need but they just don't think it fits in our neighborhood. This is a common "not in my backyard" theme. They are worried that having individuals with a mental illness or a history of chronic homelessness living in the neighborhood will make it unsafe. Unfortunately this misunderstanding, fear, and distrust of individuals with a mental illness is all too common in our society. However, mentally ill individuals are 5 times more likely to victims of personal assault and other crimes; and statistically they are very unlikely to be perpetrators of those crimes.

The draft EIR indicates no hazards that cannot and will not be mitigated in the design, construction, and operation of this project. Permanent housing is a fundamental community need and the foundation for a healthy and vibrant community. It is my hope that the Napa City Planning Commission and the Napa City Council will strongly support the Heritage House/Valle Verde.

**Response Z.1:** The commenter's support of the project is acknowledged and noted in the public record for consideration by the decision makers.

**AA. David Henry (dated September 5, 2019)**

**Comment AA.1:** I am writing in opposition to the Heritage House project proposed on Valle Verde Drive. When this was first proposed in 2018 I was fully in support of it as the need for affordable housing is severe. However, following that announcement, the Gasser Foundation has received over \$7,000,000 in funding from the California Department of Housing and Community Development to be used in the development of the Heritage House Apartments under the No Place Like Home Program ("NPLH"). Stipulated in the award, Burbank Housing Development is committed to reserving 32 of the 66 Heritage House units as "NPLH Units" and must therefore abide by the

program requirements for who is to live in those units and what sort of limitations and/or restrictions can be placed on tenancy of those units.

In reading the current NPLH guidelines (<http://www.hcd.ca.gov/grants-funding/active-funding/docs/NPLHGuidelines082519-v1.pdf>) stipulating the requirements of receipt of funding, the program requires the following:

- Section 101(f) states that all persons qualifying as "At-Risk of Chronic Homelessness" must be prioritized for the NPLH Units and those with the most barriers to housing retention are to be prioritized out of that group of qualifying individuals. "At-Risk of Chronic Homelessness" is defined as "an adult or older adult with a Serious Mental Disorder or Seriously Emotionally Disturbed Children or Adolescents who meet one or more of the criteria below." The criteria are that they are "exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease, nursing facilities, or long-term residential substance use disorder treatment, who were Homeless prior to admission" and/or "Transition-Age Youth experiencing homelessness or with significant barriers to housing stability, including, but not limited to, one or more evictions or episodes of homelessness and a history of foster care or involvement with the juvenile justice system."
- The definitions of adults with a Serious Mental Disorder or Seriously Emotionally Disturbed Children are as follows:
  - Welfare and Institutions Code Section 5600.3 "Serious Mental Disorder" - "a mental disorder that is severe in degree and persistent in duration, which may cause behavioral functioning which interferes substantially with the primary activities of daily living, and which may result in an inability to maintain stable adjustment and independent functioning without treatment, support, and rehabilitation for a long or indefinite period of time. Serious mental disorders include, but are not limited to, schizophrenia, bipolar disorder, post-traumatic stress disorder, as well as major affective disorders or other severely disabling mental disorders."
  - Welfare and Institutions Code Section 5600.3(a)(1) " Seriously Emotionally Disturbed Children " - defined as "substantial impairment in at least two of the following areas: self-care, school functioning, family relationships, or ability to function in the community" and/or "displays one of the following: psychotic features, risk of suicide or risk of violence due to a mental disorder."
- Section 101(qq) also states that the "Target Population" "includes persons with co-occurring mental and physical disabilities or co-occurring mental and substance use disorder."
- Section 203(b) states "The property management staff and service providers must make participation in supportive services by NPLH tenants voluntary. Access to or continued occupancy in housing cannot be conditioned on participation in services or on sobriety."
- Section 206(b)(3) states that "In no event shall a person be required to be a client of the County behavioral health department or a recipient of mental health or other services in order to qualify for or remain in an Assisted Unit." Section 211(c) states "Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of eviction."
- Section 212: "Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment."

- 25 CCR § 8307 requires that tenants receive at least once prior written notice that a behavior is grounds for eviction before an eviction can occur. Therefore, a tenant cannot be evicted for their first disruptive or violent act, but must commit at least two acts that are grounds for eviction prior to actually being eligible for eviction.

**Response AA.1:** Refer to Master Response #4

**Comment AA.2:** The families that surround this project are deeply concerned about the risks that the NPLH residents pose to their residents and children. I ask you to deny approval for this project.

**Response AA.2:** The above comment expresses the opinion of the commenter. The comment does not raise any issues about the adequacy of the EIR.

**BB. Dotty Hopkins (dated September 3, 2019)**

**Comment BB.1:** I attended the meeting a couple of weeks ago and heard all of the concern from the neighbors regarding this proposal. As a Realtor, I am acutely aware of the need for affordable housing in Napa and as a compassionate person, the need for housing and mental health services for many of our homeless.

However, I can't for the life of me see why you would consider putting this project in that location when all the services so many of the intended residents need is clear on the other end of town and they have to walk a considerable distance to the bus, plus have the mental health to understand their needs and want to avail themselves of the services sufficiently to make the effort and there's no repercussions if they can't recognize their needs, or want to or bother to avail themselves.

We have a large mental health facility with vacant land on Soscol. Why aren't you considering the State Hospital excess land for this project? The residents would be miles closer to the new location of County Mental Health and very close to a grocery store, bus service at the corner etc.

The Valle Verde location would be perfect if you take the mentally ill out of it and just make it low income, work force housing. We need that desperately and none of the neighbors would object at all as they all stated in their remarks.

My daughter spoke at the meeting and what she said made a lot of sense, i.e. you are creating a mental health facility with no mental health services. What could go wrong?

**Response BB.1:** Response J.11: The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4 and 10.

**CC. David Spieth (dated August 15, 2019)**

**Comment CC.1:** The project as it presently stands, is not appropriate in its scope, scale, and ambition, and as such, can't offer a healthy or positive contribution to our neighborhood and area. The location, particularly for Heritage House, and the implementation of the state program "No Place Like Home", is simply wrong.

The very environment that our neighborhood presently enjoys, an environment and quality of life that's been built upon the investment and commitment of its inhabitants over many decades, is at stake, and in jeopardy of disappearing overnight.

Concerns are:

Loss of street parking along Valle Verde, ingress and egress issues , with Valle Verde being the main street in and out from its northern terminus.

**Response CC.1:** Refer to Master Response #3 on adequacy of parking. As described on page 193 of the Draft EIR/EA, the Project proposes to have one private driveway aisle on Valle Verde Drive and two driveways from the private aisle, which would provide full access to the Site. The proposed driveway on Valle Verde would be 20 feet wide, and the two driveways off the private aisle would be 25 feet wide, consistent with the City of Napa standards.

**Comment CC.2:** Noise, if at all hours, including speeding cars, loud people, etc.

**Response CC.2:** The Draft EIR/EA concluded that the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (refer to the analysis beginning on page 157 of the Draft EIR/EA).

**Comment CC.3:** Environmental issues with Salvador Creek - pollution, litter, loitering, overall degradation.

**Response CC.3:** Refer to Master Response #7

**Comment CC.4:** Particular concerns with Heritage House:

No restrictions or supervision of tenants outside of the confines of Heritage House.

No requirements to partake in any health services offered on site.

The distance to shopping, and other needed services, along with inconvenient transportation.

**Response CC.4:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment CC.5:** The history of neighborhood problems associated with other homeless facilities in the county.

**Response CC.5:** The comment inaccurately references a “homeless facility.” It is important to note that this project is not a homeless facility. It is affordable long-term housing and is not designed to have the turnover of a transient population. The comment does not raise any issues about the adequacy of the EIR/EA.

**Comment CC.6:** Trespassing and violating nearby private property, as the green spaces around Shelter Creek.

**Response CC.6:** Refer to Master Response #11

**Comment CC.7:** Safety issues with the mixing of H. H. residents and the many families, children , and seniors in the area. An increase in litter/garbage, alcohol and drug paraphernalia on public and private property.

**Response CC.7:** Refer to Master Response #11 and 7

**DD. Donna Sullivan (dated September 3, 2019)**

**Comment DD.1:** I am a neighbor in the Silverado Creek Development abutting the area where you are considering putting Heritage House. Since I am a resident and use the park, roads and sidewalks all the time, I thought it was important for me to pass on my experience of living and using the park, streets and sidewalk in the area.

Salvador Creek is a thriving ecosystem and wild animal habitat. I have seen River otters, beavers, crayfish, frogs and kingfishers as well as other birds (woodpeckers, and ducks and ducklings) use this habitat. The numbers of these animals has been impacted over the last 20 years as more humans are in the area. These creatures have held their own and are still often seen in the area. Many of these animals are on the threatened list that is published. Cutting down 40 trees and attracting more people to the area would certainly impact these animals even more. As of now, I call DPW to pick up shopping carts, abandoned tires, furniture etc. The city cannot handle the amount of litter and dumping that is there now. Add more people and many people will be attracted to the area and will be sleeping in the park. This is definitely going to impact and put a huge stress on the animals that are living in Salvador Creek now. Also the developed Trancas Crossing Park where the city boasts of the animals by posting the animals that live there is downstream and will also be negatively impacted.

**Response DD.1:** Refer to Master Response #7, 8 and 11

**Comment DD.2:** The block of Firefly between Valle Verde and Villa is too narrow to be safe even with the amount of traffic it has on it now. I have seen two dogs hit and killed here. It's only a matter of time before a human gets killed here. When you drive on it, you have to cross the center line to go up the street safely. Also if a car door ever opened it would be ripped off and injuries would occur. There is not enough room on it now, never mind with added traffic. Last week, a car going up the street had to squeeze because there is no room to pass...the car hit a parked car. Here is a photo. It's only a matter of time before someone is killed or seriously injured.



**Response DD.2:** The streets are designed to adequately accommodate the traffic. Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multifamily housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment DD.3:** There are no places to shop in the vicinity.

**Response DD.3:** Refer to Master Response #4

**Comment DD.4:** The kids have no place to play.

**Response DD.4:** Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment DD.5:** The Vintage kids are out very early to walk to school by the park. Because of the nature of the Heritage House residents and no supervision, I think this presents both health and safety issues to all residents.

**Response DD.5:** Refer to Master Response #11

**Comment DD.6:** I don't think that the real impacts of such a development have been considered in choosing this area for this type of development. It seems to me and many others, you are trying to put a square peg in a round hole. Please come spend some day to day time in the neighborhood. I think you would agree with my assessments here.

**Response DD.6:** The commenter's opinion is acknowledged. The effects of the proposed Project have been analyzed and disclosed within the Draft EIR/EA.

**EE. Earle Craigie (dated August 16, 2019)**

**Comment EE.1:** I am not opposed to the effort of the Napa Planning Commission to help the people identified within the "No Place Like Home" program. I truly feel that they should get the help they need; however, I am strongly opposed to putting the facility on the proposed site at the end of Valle Verde Drive in Napa. I feel this would not adequately provide all the needed services for the people being helped and it would endanger and negatively impact the large housing community and businesses around it. It needs to be placed elsewhere in Napa (e.g., near the Napa State Hospital or somewhere else closer to downtown).

**Response EE.1:** Refer to Master Response #4 and 10

**Comment EE.2:** The concerned population to be served will be adults with serious mental illness including symptoms of violence or psychosis. This can include alcoholics, drug addicts, sex offenders, etc. They will be able to leave the premises on a daily basis with no supervision. Needless to say, this is a scary situation for the surrounding population to have to deal with. Directly across the street from this proposed facility is the residence of many families with young children. There are a number of students passing close to this facility on their way to school. It also will be relatively close to elder housing units, many businesses serving our population, Vintage High School, the Little League fields, tennis courts, and the newly proposed Garfield Park.

**Response EE.2:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11 and 12.

**Comment EE.3:** I am part of the Southeast Vintage Neighborhood Association trying to bring to light all of the serious potential problems and risks that will arise if this proposed effort goes through. There are hundreds of us highly concerned with this proposal.

Please vote down the current proposal and find a better place for both the "No Place Like Home" participants and the current neighborhood/business population.

**Response EE.3:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The above comment is noted in the public record for consideration by the decision makers.



**FF. Earle Craigie (August 31, 2019)**

**Comment FF.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response FF.1:** Refer to Master Response #1

**Comment FF.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response FF.2:** Refer to Master Response #2

**Comment FF.3:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response FF.3:** Refer to Master Response #3

**Comment FF.4:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response FF.4:** Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical

section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment FF.5:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response FF.5:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment FF.6:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response FF.6:** Refer to Master Response #7 and 9.

**Comment FF.7:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response FF.7:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically

excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment FF.8:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.  
<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

**Response FF.8:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment FF.9:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response FF.9:** Refer to Master Response #9

**Comment FF.10:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response FF.10:** Refer to Master Response #9.

**Comment FF.11:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defection, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response FF.11:** Refer to Master Response #11

**Comment FF.12:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response FF.12:** The comment does not raise any issues about the adequacy of the EIR/EA, Refer to Master Response #4.

**Comment FF.13:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response FF.13:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment FF.14:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response FF.14:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment FF.15:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response FF.15:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment FF.16:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response FF.16:** Refer to Master Response #6

**Comment FF.17:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response FF.17:** Refer to Master Response #5

**Comment FF.18:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response FF.18:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment FF.19:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response FF.19:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment FF.20:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response FF.20:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

**Comment FF.21:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

**Response FF.21:** Refer to Master Response #11

**GG. Francie Winnen (dated August 15, 2019)**

**Comment GG.1:** I am writing to you regarding the Heritage House hearing before you today. This project has come to my attention from neighbors who walk their dogs along the trail every day. I

have met with Cass Walker, visited the site and reviewed the documents related to this application. I am writing to you regarding a few concerns and suggestions.

Is this the appropriate site for this development? Due its remote and family oriented residential location will this create significant safety issues. Will this site away from public transportation and services be a problem for the proposed residents. Due to the requirement with "No Place Like Home" funding that residents need not be in treatment, need not be sober, and need not be off drugs, will this create a safety issue for the existing residents, Trail users, nearby Vintage High students and the proposed additional residents. What does the "supportive housing" do to alleviate this possibility. What are the crime statistics regarding present housing of this type? How does this proposed application address the significant issues that "Old Town" residents have experienced with challenged people? Where and what will these "supportive housing" residents do each day? Will residents with past violent activities be allowed to reside at this development?

**Response GG.1:** Refer to Master Response #4

**Comment GG.2:** Its remote location and lack of public transportation to work, stores, medical care, etc. for this development is also a serious problem. The report states that it is 300+ feet farther than is allowed and that the applicant is asking for a waiver- about a 6-minute walk for an able-bodied adult to a bus stop. If this development is approved, I think it should include a requirement that Vine create a closer bus stop or the applicant set up a shuttle service. Having a bus stop with frequent stops would be optimal considering the needs of these residents and the surrounding existing residents. This would help but doesn't address all the issues of this remote location.

**Response GG.2:** Refer to Master Response #4.

**Comment GG.3:** Will the residents of this application be "Napers" or transplants? Due to its great weather and all its amenities Napa is a magnet for people of all circumstances. We as a community should strive to help those in our community who are challenged. Homelessness and lack of affordable housing is a critical problem throughout the bay area, the state, the country, and the world. If this application is approved, it should include a requirement that the Applicants require residents to have a significant history in our county- such as a ten year live and/or work history in Napa County.

**Response GG.3:** The comment does not raise any issues about the adequacy of the EIR/EA.

The County of Napa's October 2018 Plan to End Homelessness reported that in January 2018, the Point in Time count reported 322 homeless individuals comprised of 168 sheltered and 154 unsheltered persons. Forty-five percent (45%) lived in Napa 10 years, and 109 responded lived in Napa 20 years.

**Comment GG.4:** As we all know, providing affordable housing and supportive housing for Napa's challenged is extremely important. I applaud as always, the Gasser Foundation for working hard towards this goal. The question always is where? We should consider this application as if it were next door to us. I can think of a few sites in Napa which I think would be better than this location, but you have this application before you.

**Response GG.4:** Refer to Master Response #10

**Comment GG.5:** If the Planning Commission and the City Council approves this application the biggest challenge will be the impacts of having a large housing development in a remote residential area that houses a significant number of people who have mental, emotional, and functional challenges who will need supervision, support and care in order to not be a detriment to others. How can you ensure the well being and safety of the existing residents and proposed residents? What should the applicant be required to do to ensure that this will be successful for the present and future?

**Response GG.5:** Refer to Master Response #4 and 11

**HH. Geoff Wood (dated August 15, 2019)**

**Comment HH.1:** As a nearby resident of the Heritage House project on Valle Verde Drive that has been repositioned to qualify for funding under the new State “No Place Like Home” program, I am very concerned that the City of Napa will travel down the same dead-end road that San Francisco and many other cities have mistakenly traveled. San Francisco and their associated non-profits spend well over \$500 million every year on the homeless and they now admit their program is a failure as far as getting people off the street. So they throw more money at the problem, but the solution lies elsewhere. Please visit the link below to read about the San Diego program that is 93% effective!  
<https://sfmag.com/2018/09/29/interesting-article-about-homeless-crisis-from-marina-times/>

**Response HH.1:** The commenter’s opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**Comment HH.2:** The following sections of the State program (that the City Council approved earlier this year) will create the same immoral and ineffective conditions here in Napa. It is exactly the wrong approach. It’s unbelievable that our elected officials have such little understanding of such a serious problem. The State program targets seriously mentally ill and chronic drug users and states:

Section 211. Tenant Selection:

“Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of Eviction”.

Section 212. Rental Agreements and Grievance Procedures:

“Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment.”

**Response HH.2:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA, refer to Master Response #4.

**Comment HH.3:** Unfortunately, our Sacramento representatives jumped without understanding the real problems with chronic homelessness. As this link points out, this State funding program will only make things worse, generating many ineffective shelters that "churn" homeless addicts for the benefit of the "Homeless industry." Is this what you want for Napa? This is just the wrong kind of program that will breed homeless encampments in the area around the Gasser proposed project on Valle Verde. There is a park and stream bank close by which will make a perfect encampment area that will be dangerous for residents and walkers who live nearby and use that park area.

**Response HH.3:** It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter. Research shows providing people with a stable place to live along with mental health services promotes healthy and stable lives. Refer to Master Response #4 and 11.

**Comment HH.4:** Please don't just rubber stamp this project. To do so would be grossly negligent of your duty to our city. The Napa City council can correct their mistake and you can help them by calling for a better analysis of the project and reviewing what other experts have to say about homelessness.

**Response HH.4:** The commenter's opinion is acknowledged. The effects of the proposed Project have been analyzed and disclosed within the Draft EIR/EA. To date the city has held a Notice of Preparation Scoping meeting, a Draft EIR Planning Commission Hearing August 15, 2019 and a Community Meeting October 21, 2019 in order to provide ample opportunities to hear from the community. The above comment is noted in the public record for consideration by the decision makers.

**Comment HH.5:** The former proposed use of the Sunrise Assisted Living Facility as 33 affordable housing units on this site should be pursued. It could be supported by the neighborhood, if properly designed.

**Response HH.5:** Refer to Master Response #10. This is a comment regarding serving other types of affordable housing. It is not an environmental issue. This EIR/EA provides an analysis of the application that was received by the City.

**Comment HH.6:** Require the seriously mentally ill to be treated at proper state facilities.

**Response HH.6:** The proposed Project is not proposed as a mental health facility. Refer to Section 2.0 of the Draft EIR/EA for a detailed description of the Project.

## **II. Irene Harrison (dated September 5, 2019)**

**Comment II.1:** After reading the draft EIR report I find that there are many points that seem to be absolutely flawed. Although, I won't be able to comment on all of them I am quite sure that between



myself and my concerned neighbors we will point all of them out to you and would like them all addressed in the EIR report findings.

My first concern begins with the already negative effects of the traffic and an already lack of parking that has so greatly impacted this neighborhood.

Was it a conscious decision on the City's part do a traffic study on a Holiday weekend when the traffic is lighter creating a false narrative of what the current impact actually is?

**Response II.1:** Refer to Master Response #1

**Comment II.2:** Did the study take into account the impact yet to come with the vehicles from the Sierra project and the new homes at Vintage farm? Probably not and what is the city's solution for this major problem??

**Response II.2:** Refer to Master Response #2

**Comment II.3:** Valle Verde, Firefly and Villa are already 100% impacted all day long with moving cars and parked cars. There is no room for overflow parking anywhere, anytime on any given day! Between residents, medical and dental offices, our guests, workers we have in and Synergy where are they to park...How is the city planning to resolve this major catastrophe that it has created??

**Response II.3:** Refer to Master Response #3

**Comment II.4:** After you remove over 40 trees what measures will you put into effect to prevent the increased potential of flooding at the vicinity of Salvador Creek and the Napa River, increase in temperatures, loss of habitat for the native species and the potential loss of endangered species. They are there and what you are planning has very serious consequences, what are your plans??

**Response II.4:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined GHG contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment II.5:** What about the environmental issues involving surrounding areas I.e., nuisances like public intoxication, urinating, defecation, loitering, drugs, trash, litter, trespassing, etc., etc. and

the harm that these things can do to our environmental surroundings. Do you have a strategy...where is the written plan including resolutions that will deal with these disgusting things?

**Response II.5:** Refer to Master Response #11

**Comment II.6:** Your plan is to house some residents there who are a danger to themselves and possibly others, well, I have been accosted by a homeless person not in their right state of mind in downtown Napa on two occasions and it is a terrifying experience that I don't wish upon anyone! There are many businesses with persons visiting them and residents including young children and many elderly from the Springs who on a daily basis are walking, running and playing in this neighborhood that are being put at risk. You know incidents will happen...Is the City and Napa police department really prepared to address these issues and how?

**Response II.6:** The commenter's opinion is acknowledged. The Draft EIR/EA concluded that the Project would not result in a significant impact on police protection services (refer to page 175). The proposed development would be constructed in accordance with current building codes and would be required to be maintained in accordance with applicable City policies to promote public and property safety. Additionally, the proposed Heritage House would have one full-time resident manager on staff to ensure safe operation of the facility.

**JJ. Justin Carr (dated August 14, 2019)**

**Comment JJ.1:** I'm writing to beg you to please consider revising the scope of the Gasser Foundation's project at the site of the old Sunrise Building on Valley Verde Drive. I'm terrified that your decisions to support a part of this project will put my daughter in danger. Our neighborhood is densely populated with families with young children just like my daughter. I've attached her picture, please look at it. This is the face of a little girl that you are potentially putting at risk by supporting this project. This is the face that might be on the national news along side your own name and face if she's hurt someday as a result of your decision.

**Response JJ.1:** The commenter's opinion is acknowledged. The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11.

**Comment JJ.2:** I am not opposed to the affordable housing portion of this project. I'm very much opposed to the No Place Like Home portion of the project that would make available half (33) of the single occupancy units to "chronically homeless adults with serious mental disorders." I'm terrified of the No Place Like Home legislation that has a program description that includes:

- Adults with serious mental illness, or children with severe emotional disorders
- Persons who require or at risk of requiring intervention because of a mental disorder with symptoms of psychosis, suicidality or violence.
- Persons exiting institutionalized settings, such as jail or prison, hospitals, institutes of mental disease" and were "homeless prior to admission to the institutional setting".
- Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration

- Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services of treatment.

**Response JJ.2:** Refer to Master Response #4

**Comment JJ.3:** A densely populated area with young families is not a safe place for this aspect of the project. Please protect the Napa residents that you serve from potential harm. Please protect our children.

**Response JJ.3:** Refer to Master Response #11 and 12

**KK. Jeffrey Kozody (dated August 15, 2019)**

**Comment KK.1:** After researching the Gasser Foundation's plan for a "No Place Like Home" in the vacant Sunrise Building on Valle Verde, I am strongly opposed to this specific location.

Based on the people currently residing in the immediate area, it would be more appropriate for an elderly care facility or lower-cost retirement home to complement The Springs of Napa and to take advantage of the many medical and dental offices associated with the Queen of the Valley hospital that are nearby.

**Response KK.1:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA, refer to Master Response #10

**Comment KK.2:** There are many children that live across the street at Silverado Creek Apartments. It may not be a good idea for young, impressionable children to be exposed to older, less-ideal "role models" that are mentally unstable, unemployed or alcohol or drug abusers. If I were a working parent living there, I would be deathly afraid for the safety of my children.

**Response KK.2:** This comment does not raise a specific environmental issue under CEQA, refer to Master Response #11

**Comment KK.3:** Also this particular area is not very conducive or strategically located to help these NPLH residents obtain the regular and consistent social services that they require to successfully improve their lives.

My spouse and I greatly appreciate your public service and thank you for your consideration in this matter.

**Response KK.3:** Refer to Master Response #4

**LL. John Lawson (dated August 29, 2019)**

**Comment LL.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR

contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response LL.1:** Refer to Master Response #1

**Comment LL.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as ‘Vintage Farm.’ What does the city intend to do about this?

**Response LL.2:** Refer to Master Response #2

**Comment LL.3:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response LL.3:** Refer to Master Response #3

**Comment LL.4:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response LL.4:** Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the

typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment LL.5:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response LL.5:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment LL.6:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response LL.6:** Refer to Master Response #7 and 9. It is unclear what the commenter is referring to with regards to whether the City has “means equal to that of the tree.”

**Comment LL.7:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response LL.7:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation

has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment LL.8:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.

<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

**Response LL.8:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment LL.9:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response LL.9:** Refer to Master Response #9

**Comment LL.10:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response LL.10:** Refer to Response FF.10, above.

**Comment LL.11:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defecation, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response LL.11:** Refer to Master Response #11

**Comment LL.12:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response LL.12:** The comment does not raise any issues about the adequacy of the EIR/EA, Refer to Master Response #4. The closest bus stop is located approximately 1500 feet from the development, which is a little over 1/4 mile and under 1/2 mile away. 1/2 mile is considered an acceptable walking distance from transit.

**Comment LL.13:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response LL.13:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment LL.14:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response LL.14:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment LL.15:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response LL.15:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment LL.16:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response LL.16:** Refer to Master Response #6

**Comment LL.17:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response LL.17:** Refer to Master Response #5

**Comment LL.18:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response LL.18:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment LL.19:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response LL.19:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment LL.20:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response LL.20:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter.

**Comment LL.21:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

**Response LL.21:** Refer to Master Response #11

**MM. Katie Carr (dated August 14, 2019)**



**Comment MM.1:** I am begging you to please reconsider the scope of the proposed redevelopment plan for the old Sunrise Building on Valle Verde. The full scope of the proposed plan has a substantial risk of destroying a community and neighborhood that is home to a great deal of families, many with very young children, and hard working community members that are the foundation of our wonderful town and valley.

**Response MM.1:** The commenter's opinion is acknowledged. Refer to Master Response #11.

**Comment MM.2:** I want to make it clear that I do not oppose the affordable housing portion of this project. We need more affordable housing in this community and this is a wonderful neighborhood for more families and hard working community members to be able to call home. The walking paths, green spaces, and abundance of families here is the ideal environment for those looking for a community to raise their children in a neighborhood where they can still ride their bikes outside and where neighbors wave to, and watch out for, each other. I am also not opposed to opening the remaining 33 single occupancy units to homeless families, seniors, and/or young adults transitioning out of foster care, provided adequate and effective services can be provided to truly help those populations as they deserve.

I am very opposed to the No Place Like Home (NPLH) portion of the project and specifically that the program will bring into this community persons with severe mental illness, emotional distress, mental disorders with symptoms of psychosis, suicidality, and violence, chronically homeless, sex offenders, and those with alcohol and drug addiction problems so severe that they are no longer able to function in society without supportive housing. In addition, those living there under this program do not have any requirements of sobriety, participation in services or treatments, or time limits for how long they can stay in the housing. A person cannot be evicted due to their drug and alcohol use and there is no effective plan to protect the residents and families who already call this area home. This is not a population that should be intentionally placed into a vibrant community centered around families.

**Response MM.2:** Refer to Master Response #4 and 11

**Comment MM.3:** As someone who routinely walks the neighborhood with my daughter, this proposed project will strip away all sense of safety and deny me, and my family and neighbors, one of the best aspects of our community. If you visit this neighborhood at almost any time of day, you will see neighbors out walking their dogs, pushing their strollers, and letting their children ride their bikes along the trails. There are frequently children outside playing with balls, chasing each other in games of tag, and generally spending time outside as they should be doing. However, if this population is allowed to be placed in the middle of our neighborhood, it will no longer be a safe place for children to play outside or residents to freely walk the paths and utilize the greenspaces.

**Response MM.3:** Refer to Master Response #11. There are no direct or indirect physical changes resulting from the project that will preclude access to walking paths or open space in the neighborhood. In fact, as a condition of the Project an offsite sidewalk is proposed to be improved to an eight-foot multi use trail to the west of the Project site.

**Comment MM.4:** If this population is allowed to move into the neighborhood, the risk of potential, unintended, confrontations with unstable or drug fueled persons increases exponentially. And I do not want to raise my family in a neighborhood where I have to fear for my and my neighbors' safety, worry if I hear footsteps behind me, and am forced to take my daughter to other areas of Napa to play because it is no longer safe for her to play in her own neighborhood.

**Response MM.4:** This comment does not raise a specific environmental issue under CEQA, refer to Master Response #11.

**Comment MM.5:** Furthermore, decisions that are so critical to the safety of a family oriented community should not be made based solely on where the funding comes from. It is unconscionable that a local foundation, that is highly regarded in Napa Valley, would risk destroying a vibrant and safe neighborhood in Napa in order to secure funding for their project. And there has to be another option.

Again, I beg you to please protect the communities that you serve and do not allow the No Place Like Home project to go forward. Please protect our Napa families, children, and hardworking residents. Please protect the beautiful and safe community that we all know and love.

**Response MM.5:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**NN. Kara Harrington (dated September 4, 2019)**

**Comment NN.1:** I am a homeowner directly across the creek from the planned project. I have comments regarding the following issues pertaining to the Environmental Impact report:

- Salvador Creek habitat destruction by the proposed East Parking Lot
- Zerba Bridge Removal
- Systemic Neighborhood Safety Challenges+ Environmental Challenges

Salvador Creek habitat destruction and intrusion by the proposed East Parking Lot

I STRONGLY OPPOSE the parking lot on the west side of Salvador creek.

The project currently includes a large parking lot along the west side of Salvador Creek. The parking lot on the west side of Salvador creek should be removed from the plans.

**Response NN.1:** The parking located at the rear of the proposed Heritage House is existing parking associated with the former Sunrise Napa Assisted Living Facility.

**Comment NN.2:** There are unacceptable environmental damages proposed by the project to support this parking. We should fight to protect these unique natural treasures in our community as they are all along the Salvador creek corridor. This may seem like a small section of creek, but it chops the creek into sections, with part of it celebrated north along the nature paths and part of it celebrated to

the south section to Trancas Crossing park. Wildlife use the entirety of the corridor. This section of the habitat should not be treated differently by the Napa Planning department.

**Response NN.2:** Refer to Master Response #7. As discussed on page 82 of the Draft EIR/EA, the Project Study Area is not located within areas previously identified as an essential connectivity area, core reserve or corridor, landscape block, or general wildlife corridors. The Draft EIR/EA concluded that while the Study Area and surrounding lands are highly developed, there is the potential for common, urban adapted wildlife to pass through the riparian portion of the Study Area along Salvador Creek, essentially using it as a local corridor. With implementation of MM BIO-4.1, the Project's impacts on wildlife corridors would be reduced to a less-than-significant level.

**Comment NN.3:** There is not enough set back from the creek to the building to include a parking lot. According to City of Napa Municipal Code - Streambed and Creek Protection: "Where the average depth of the bank is 8 feet or greater, the required setback from "the toe of the stream bank shall be two times the depth of the bank plus 20 feet unless special provisions for bank stabilization are installed as approved by the Public Works Director." The EIR notes that the current parking lot is legally non-conforming, but I believe that proper setbacks should apply along all of Salvador creek. This parking lot runs up directly to the edge of the creek bank, with no set back at all.

**Response NN.3:** The existing Sunrise Napa Assisted Living Facility and associated parking lot is legally non-conforming for the City's riparian setback. Because the parking area is already existing it reflects the baseline condition for the project's relationship to the creek channel. As described in Section 3.10.2 of the Draft EIR/EA, the Project would be required to implement a stormwater control plan consistent with State Water Resources Control Board requirements and comply with the City's Policy Resolution No. 27 pertaining to stormwater runoff. The proposed Valle Verde Apartment building meets the City's riparian setback requirements.

**Comment NN.4:** Currently there is a loud, wonderful chorus of frogs, insects, and other creatures from dusk through the night. Birds, bats, fish, and animals live there in abundance among dense native plants. Introducing a noisy, bright parking lot would change all this, and it would be a loss for the wildlife as well the character of the neighborhood to the east of the creek.

**Response NN.4:** As noted in prior responses above, the parking lot in question already exists on the site. The Draft EIR/EA concluded that the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (refer to the analysis beginning on page 157 of the Draft EIR/EA).

Page 43 of the Draft EIR/EA describes the Project's potential to create new sources of light and glare. As described in the Draft EIR/EA, the Project's lighting would be required to be consistent with the City's design guidelines and applicable zoning code. The design of the Project would also be subject to the City's design review process and would be required to utilize exterior materials that do not result in a

substantial new source of light and glare, consistent with General Plan policies. As a result, the Project would not significantly impact adjacent uses with light and glare from building materials. In addition, Project lighting would comply with ratings listed in the CBC, which minimizes light pollution that is disruptive to the environment by reducing the amount of backlight, uplight, and glare generated by luminaires.

Refer to Master Response #7 for additional information on impacts to habitat.

**Comment NN.5:**Issues include:

The proposal to reinforce the creek for this parking lot is disturbingly destructive. A gigantic concrete wall is proposed across the entire parking lot end, which will not at all protect the beautiful natural current state. This is bringing big city engineering practices and ugly interference into a unique and fragile natural creek setting.

**Response NN.5:** The proposed stitch wall would not be visible. It is being designed below surface so that it will not create a visual impact or impacts to the riparian corridor, at the same time providing reinforcement so the bank is stabilized.

**Comment NN.6:**There are protected species in this creek, which we should protect: Steelhead trout, salmon, bats, birds, and trees. Mitigation includes, for example: "Wait until nesting season is over before removing trees and habitat." What happens the following year when the animals try to return to destroyed habitat? This kind of mitigation is unacceptable for preserving our natural environment.

**Response NN.6:** The Draft EIR/EA discloses potential impacts to protected species. The Project would be required to implement mitigation measures to reduce impacts to less-than-significant levels (MM BIO-1.1, MM BIO-1.2, MM BIO-1.3, MM BIO-2.1, and MM BIO-4.1).

The comment inaccurately summarizes the mitigation requirement for nesting season. MM BIO-1.1 (page 78 of the Draft EIR/EA) requires that nesting surveys be conducted in advance of any ground disturbing work during the nesting season. If active nests of protected species are found, work exclusion zones would be established around the nest. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site.

**Comment NN.7:**Parking that backs up to the creek removes much-needed environmental buffer to the fragile creek habitat. Parking and inevitable car maintenance creates hazardous spills that drain directly to the water. There should be natural habitat at the back of the building, not a parking lot.

**Response NN.7:** The parking lot adjacent to the former Sunrise Assisted Living Facility is part of the baseline condition, it is not a proposed new feature of the project. The commenters opinion is acknowledged, refer to Response PP.3.

**Comment NN.8:**Bright light, security lighting , and parking lot noise are just as hazardous pollution for wildlife, and are annoying to me, as a neighbor. My daughter's bedroom window faces this

parking lot. Light and noise are a feeding and mating disturbance for all wildlife, endangered and non-endangered.

**Response NN.8:** Refer to Response PP.4, above.

**Comment NN.9:** Further notes regarding noise:

The EIR does not include future noise estimates for the proposed parking lot on the east side of the property, and how it may affect natural life in the creek and neighbors to the east of the creek. It only includes noise from the Valle Verde street and potential impact on interior annoyance, and from construction process.

**Response NN.9:** Project-generated traffic noise is described on Page 157 of the Draft EIR/EA. The Draft EIR/EA concluded that Project-generated traffic noise would not result in a permanent noise increase. The parking lot referenced by the commenter is an existing park lot. The effects of the proposed Project (including the associated parking lots) have been analyzed and disclosed within the Draft EIR/EA.

**Comment NN.10:** According to HS-9.10 11The City shall encourage new development to maintain the ambient sound environment as much as possible. The City shall require new transportation-related noise sources that cause the ambient sound levels to exceed the compatibility 1 Kryter Karl D., The effects of Noise on Man, Second Edition, Academic Press, Inc. London, 1985, p.444-446. 10 standards in Table 8-1 to incorporate conditions or design modifications to reduce the potential increase in noise environment.

According to HS-9.14 The City shall encourage new development to identify alternatives to the use of sound walls to attenuate noise impacts. Appropriate techniques include site planning such as incorporating setbacks, revisions to the architectural layout such as changing building orientation to provide noise attenuation for portions of outdoor yards, and construction modifications. In the event that sound walls are the only practicable alternative, such walls should be designed to be as visually pleasing as possible, incorporating landscaping, variations in color and patterns, and/ or changes in texture or building materials.

**Response NN.10:** Refer to Response PP.4 and PP.9.

According to the City's General Plan, a significant permanent noise increase would occur if the Project would increase noise levels at noise-sensitive receptors by 5 dBA CNEL or greater, with a future noise level of less than 60 dBA CNEL, or when noise level increase by 3 dBA CNEL or greater, with a future noise level of 60 dBA CNEL or greater.

Based upon the analysis in the Noise and Vibration Assessment prepared for the Project, the traffic noise increase resulting from traffic volumes on local streets including Firefly Lane and Valle Verde Drive, would be less than 1 dBA at noise-sensitive receptors in the Project vicinity. Therefore, the Project would not result in a permanent noise increase of three dBA DNL or more. Therefore, Project-generated traffic noise would not result in a permanent noise increase.

**Comment NN.11:** I have not seen suggested mitigations of parking lot runoff, light, and noise that are adequate to maintain the wildlife along Salvador creek.

**Response NN.11:** Refer to Response PP.4 and Master Response #7.

**Comment NN.12:** Zerba Bridge Removal  
I STRONGLY SUPPORT removing the Zerba bridge because it 1.) is unsafe, 2.) creates a flood hazard, and 3.) is an attractive nuisance and no longer has use for human nor vehicle traffic.

**Response NN.12:** The commenters support of the bridge removal is noted in the public record for consideration by the decision makers.

**Comment NN.13:** This EIR reporting on bridge removal does not include study on erosion and bridge stability. The bridge has rapidly increased erosion around the piers and appears unsafe. I live steps from this bridge and noticed a visible change in the bridge after the earthquake in 2014. The erosion around the decking and abutment to the bank has since also dramatically, rapidly visibly deteriorated in the past 2 winters ' storms (2017 and 2018). Changes in the water flow because of the building project and erosion control undoubtedly would affect the continued erosion of the bridge.

**Response NN.13:** Refer to Master Response #6

**Comment NN.14:** The report states that the bridge demolition would include " removal of the bridge decking , tops of piers, and an abutment above the top of the bank on the western side ." Appendix J then states, (pg3): "The bridge deck and pier would be removed while the abutments would remain." How much of the removal would actually occur? I request a more detailed survey of the bridge pier safety to determine if the piers also need to be removed; they may become unstable if just the decking is removed.

**Response NN.14:** As described on pages xviii, 22, 79, 81, 87, 214, and 252 of the Draft EIR/EA, if the project is conditioned by the City, bridge removal would consist of removal of the bridge decking, tops of piers and western abutment. Refer to Master Response #6. The developer will be required to submit an engineered removal plan and obtain necessary permits for its removal. Depending on the removal plan and methods used, streambank stabilization may be required. The developer will be required to implement any bank stabilization outlined in the removal plan and regulatory permits. As part of the Mitigation Monitoring and Reporting Program, the City will monitor that the work is completed.

**Comment NN.15:** There is no longer human or vehicle use for this bridge. There is a foot bridge just north which connects the public trail to a public street. The Zerba bridge connects a weed-infested field (or potentially a parking lot) to a private drive . Bridges over streams naturally draw people to them, and this bridge would be inviting for residents to cross it, directly onto my private property.

Overall this bridge is not safe for cars nor humans, is getting worse each winter, stability will be exacerbated by the building project, there is no use for it, it is an attractive nuisance, and it should be removed. If not removed , there needs to be design consideration for an impassable barrier for car and human use of the bridge.

**Response NN.15:** The commenters support of the bridge removal is noted in the public record for consideration by the decision makers.

**Comment NN.16:** Systemic Neighborhood Safety Challenges+ Environmental Challenges

These 2 issues are systemically linked, and it is a weakness of the EIR that they are not legally considered together. I request a review of social impact on the environmental impacts of homeless behaviors in creek habitats. Common behaviors of homeless along creek banks include littering, creating erosion from walking, living, and sleeping along creeks, litter from alcohol and drug paraphernalia, depositing human waste. Please note for reference the increase in homeless river encampments near the South Napa homeless shelter.

**Response NN.16:** Refer to Master Response #11. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

**Comment NN.17:** I stood up in a public meeting in 2018 to support the original Gasser proposal, thereby homeless individuals, very low-income, or transitioning foster children would be housed in the remodeled Heritage building and live under supervision from the Adobe management. However, I now strongly oppose the shift to the No Place Like Home program which pair the following two elements, is not an acceptable recipe to protect our Salvador Creek habitat:

Intentional tenant recruitment who have psychotic and violent, criminal tendencies

No requirements of sobriety and engagement with support services

**Response NN.17:** Refer to Master Response #4.

**Comment NN.18:** Beyond the " bait and switch" issue of the Gasser's community communication style, the detriments to the unique and fragile Salvador Creek habitat because of homeless activity should be studied and process and design mitigations included in the EIR. These mitigations should influence such items as: removal of the No Place Like Home program from building operations, increase the protective design requirements of the building, reduction in allowable living density, landscaping and hardscaping considerations to block human access to the creek habitat, parking lot design, and/or other habitat protection measures.

**Response NN.18:** Refer to Master Response #4, 7 and 11.

**Comment NN.19:** IN CONCLUSION I STRONGLY OPPOSE building a parking lot on the east side of the proposed building project, between the building and the creek. This unique riparian corridor should be preserved and protected to its fullest.

**Response NN.19:** Refer to Master Response #7. Further, the City would condition the Project to maintain the riparian corridor.

**Comment NN.20:** I STRONGLY SUPPORT removing the Zerba bridge for flooding, environmental, and safety considerations.

**Response NN.20:** The commenter's opinion is acknowledged.

**Comment NN.21:** I STRONGLY OPPOSE the Napa County Board of Supervisors, Napa City Council, and the Gasser Foundation's plans to convert the abandoned Sunrise Assisted Living facility at the end of Valle Verde to become a residence for persons at high-risk of long term of intermittent homelessness as defined by the No Place Like Home Program because it is a community safety hazard and an invitation to human interference and damage to the creek habitat I am not opposed to the residence plans as proposed by Gasser at the neighborhood meeting in 2017, as actively managed by Adobe with residents without psychotic and criminal tendencies.

**Response NN.21:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**OO. Kathleen Harrison (dated August 15, 2019)**

**Comment OO.1:** (Even the homeless are given 90 day's notice, but we only learned of this in the Register. What happened to the post card notice?)

**Response OO.1:** The City of Napa sent out legal notices to all residences within 300 feet of the Project, in compliance with state noticing requirements. In addition, legal notices were run in the Register, a local newspaper of general circulation. In addition, notices were sent to interested parties on the Project mailing list. Information was also posted to the City's website.

**Comment OO.2:** We are a retirement community and many of the residents have dogs that they walk every day and we have walking groups that walk every week around the neighborhood; and one energetic walker that goes to the Target store and back. Exercise is very important to our well-being. I have friends in Old Town who complain about the homeless who congregate there. I'll have police statistics when I come to the next meeting, but I know the police have many calls to the low rent apartment areas.

We are VERY concerned about our safety as many of us are elderly and cannot defend ourselves. We do not need these problems near us as we would not be comfortable. We cannot move as we are here for the rest of our lives.

**Response OO.2:** Refer to Master Response #11

**PP. Katie Lawson (dated August 29, 2019)**

**Comment PP.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR



contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response PP.1:** With regard to the timing of traffic counts, refer to Master Response #1 and with regard to cumulative traffic conditions, refer to Master Response #2.

**Comment PP.2:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response PP.2:** Refer to Master Response #3.

**Comment PP.3:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response PP.3:** Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa

Lane is developed with multi family housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment PP.4:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response PP.4:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment PP.5:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response PP.5:** Refer to Master Response #7 and 9. It is unclear what the commenter is referring to with regards to whether the City has “means equal to that of the tree.”

**Comment PP.6:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response PP.6:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically

excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment PP.7:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.  
<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

**Response PP.7:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment PP.8:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response PP.8:** Refer to Master Response #9

**Comment PP.9:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response PP.9:** Refer to Response FF.10, above.

**Comment PP.10:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defecation, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response PP.10:** Refer to Master Response #11

**Comment PP.11:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response PP.11:** The comment does not raise any issues about the adequacy of the EIR/EA, Refer to Master Response #4.

**Comment PP.12:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response PP.12:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment PP.13:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response PP.13:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment PP.14:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response PP.14:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment PP.15:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response PP.15:** Refer to Master Response #6

**Comment PP.16:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response PP.16:** Refer to Master Response #5

**Comment PP.17:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response PP.17:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment PP.18:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response PP.18:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment PP.19:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response PP.19:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter.

**Comment PP.20:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

**Response PP.20:** Refer to Master Response #11

**QQ. Laura and Paul Kaump (dated September 4, 2019)**

**Comment QQ.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on our residents and businesses of the surrounding area. The draft EIR

contained several points that are flawed and these issues have been pointed out to you in detail in our Southeast Vintage Neighborhood Association objections so we will take this opportunity to add our concern and objections and highlight the issues once again that are of concern to our family.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

The traffic study that was part of the EIR is seriously flawed. Due to the timing of the study, there was likely a serious under counting of actual traffic.

**Response QQ.1:** Refer to Master Response #1

**Comment QQ.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.'

**Response QQ.2:** Refer to Master Response #2

**Comment QQ.3:** We encourage you to personally observe the actual current traffic issues on Villa Lane between Trancas and Firefly on any weekday during normal business hours. This is currently a very congested and highly unsafe area do to restricted visibility of traffic leaving the numerous medical offices. The impending already approved developments in this area will only make a hazardous situation worse with the proposed development.

**Response QQ.3:** Refer to Master Response #1

**Comment QQ.4:** Mitigation of parking impacts caused by the project - there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response QQ.4:** Refer to Master Response #3

**Comment QQ.5:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response QQ.5:** Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the

typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment QQ.6:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response QQ.6:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment QQ.7:** 11 or 12 native trees need to be cut - What happens to birds and woodpeckers? Woodpeckers are endangered species.

**Response QQ.7:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment QQ.8:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.

**Response QQ.8:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment QQ.9:** Flooding - It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study.

**Response QQ.9:** Refer to Master Response #9

**Comment QQ.10:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response QQ.10:** Refer to Response FF.10, above.

**Comment QQ.11:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defection, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response QQ.11:** Refer to Master Response #11

**Comment QQ.12:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response QQ.12:** The comment does not raise any issues about the adequacy of the EIR/EA, Refer to Master Response #4.

**Comment QQ.13:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response QQ.13:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.



**Comment QQ.14:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response QQ.14:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment QQ.15:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response QQ.15:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment QQ.16:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response QQ.16:** Refer to Master Response #6

**Comment QQ.17:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Does the City have a remedy for this?

**Response QQ.17:** Refer to Master Response #5

**Comment QQ.18:** There are no nearby recreation facilities for the residents.

**Response QQ.18:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment QQ.19:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door.

**Response QQ.19:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment QQ.20:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House?

**Response QQ.20:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

**Comment QQ.21:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

Thank you for your consideration of these objections and we ask you to reject the proposed plans for this development.

**Response QQ.21:** Refer to Master Response #11

**RR. Linda Chastain (dated August 22, 2019)**

**Comment RR.1:** After attending the Environmental Study meeting the other night, I am astounded that this project would even be considered placed in a neighborhood that has families, children, elderly and good Napa citizens living within a stone's throw of this proposed project. Listening to the residents (myself included) speak to the ridiculous plan for this was unbelievable. The two people that planned to buy homes in the neighborhood lately when moving to Napa had pulled their offers as a result. What in the world would possess you even for the significant amount of funding you received to make such a decision. The question is "Would you put this in your neighborhood". We all know the answer is NO.

**Response RR.1:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #11 and 12.

**Comment RR.2:** Additionally, the city as was mentioned at the meeting has empty buildings closer to assistance for this project that could be used as well as the Napa State Hospital's empty buildings that by the way would have personnel to manage it. Such a ridiculous thing that we have to even fight this in a city that we are residents in and pay taxes to live in.

**Response RR.2:** Refer to Master Response #10

**Comment RR.3:** Attached is my letter of objection I would think that above all things, even for this funding, you would consider this an outrageous decision to even consider placing this in a neighborhood where family safety and risk factors would by all means be dangerous.

**Response RR.3:** Refer to responses G.1 through G.9, above.

**SS. Lisa Reifers (dated September 5, 2019)**

**Comment SS.1:** I am writing this letter in regards to the proposed Heritage House Valle Verde Project. There seems to be many oversights and/or flaws in the draft EIR that I would like to bring to your attention.

My first concern is that the people this project is supposed to help, will actually be doing them more harm than good. Giving them a place to stay in itself is a very nice gesture if it comes with some responsibility on their part, other wise it is just ENABLING. They need help, not a hand out, to continue on the destructive path they are on. This project does not offer any rehab, therapy, or guidance of any kind. There are not even any boundaries as far as drug/alcohol use go. How does the city intend to provide these people with the emotional and medical services they need?

**Response SS.1:** Refer to Master Response #4

**Comment SS.2:** The distance to public transportation is too far and infrequent from this proposed sight to take them to south Napa to receive services at the homeless outreach programs. How will you remedy this?

**Response SS.2:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment SS.3:** The distance to grocery stores and shopping for necessities is not in compliance with NPLH guidelines of less than 0.5 miles. How will the city address this?

**Response SS.3:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment SS.4:** Are the City Planners going to visit a facility that includes No Place Like Home residents? The November 2018 Fremont Project visit does not include NPLH residents.

**Response SS.4:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment SS.5:** There are environmental/social issue involving Salvador Creek and its surrounding residents. Nuisances, such as: public urination, defecation, abandoned shopping carts, litter(including needles, drug paraphernalia) public intoxication, loitering, residents of the project who are a danger to themselves and others(senior citizens) need to be addressed. In addition, there a lot of children who live on Fire Fly as well as Valle Verde who will be at risk of coming into contact with these nuisances along with sex offenders. How is the city going to address these issues?

**Response SS.5:** Refer to Master Response #11

**Comment SS.6:** There is the potential for trespassing on the property of Shelter Creek Condominiums as it is a very attractive place to hang out. How does the city plan to handle these complaints?

**Response SS.6:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment SS.7:** There are no nearby recreation facilities for the residents. What is the city going to do about that?

**Response SS.7:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of

the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment SS.8:** One other thing weighing heavy on my heart is the social effects and safety for the surrounding community that were not measured in the Draft EIR. As much as I support caring for our homeless, it is equally imperative and a moral obligation of our government leaders to protect residents, families, children and businesses in our neighborhoods from harm. I hope the city is planning on measuring the very crucial and important social and safety effects of the people in the surrounding neighborhoods.

Thank you for your time, there are a lot of children and Senior Citizens counting on your good judgement for their safety.

**Response SS.8:** Refer to Master Response #11

**TT. Maria Dowd (dated August 31, 2019)**

**Comment TT.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic- congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response TT.1:** Refer to Master Response #1 regarding traffic counts. Refer to Master Response #7 regarding the project's relationship to the Salvador Creek ecosystem.

**Comment TT.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response TT.2:** Refer to Master Response #2

**Comment TT.3:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response TT.3:** Refer to Master Response #3

**Comment TT.4:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response TT.4:** Local Street Standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response TT.4:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment TT.5:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response TT.5:** Refer to Master Responses #7 and 9.

**Comment TT.6:** 11 or 12 naive trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response TT.6:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year, and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment TT.7:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.  
<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record- for-planet>

**Response TT.7:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment TT.8:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response TT.8:** Refer to Master Response #9

**Comment TT.9:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response TT.9:** Refer to Response FF.10, above.

**Comment TT.10:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defection, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response TT.10:** Refer to Master Response #11

**Comment TT.11:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response TT.11:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #4.

**Comment TT.12:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response TT.12:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment TT.13:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response TT.13:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment TT.14:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response TT.14:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by



the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment TT.15:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response TT.15:** Refer to Master Response #6

**Comment TT.16:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response TT.16:** Refer to Master Response #5

**Comment TT.17:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response TT.17:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment TT.18:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response TT.18:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment TT.19:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response TT.19:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter.

**Comment TT.20:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measure.

**Response TT.20:** Refer to Master Response #11

**UU. Marjorie Perotti-Brewster (dated August 15, 2019)**

**Comment UU.1:** The NIDA, (The National Institute on Drug Abuse), has issued a list of Rules and Regulations for Residential Treatment Programs for those addicted to drugs and alcohol. These rules include, but are not limited to:

- Mandatory attendance to all therapy, work study, and group programs. These programs are to be conducted in-house by appropriate professionals.
- Complete abstinence from all drug and alcohol use.
- 24/7 Professional in-house staff, with the exception of a full-time medical professional.
- Residents must have permission to leave the premises, give their destination and return at the specified time.
- A full time designated person to administer drugs as needed.

No Place Like Home does not meet these, and several more basic standards for housing persons of risk, those addicted to alcohol and drugs, or the mentally unstable. This does not only pose a threat to the surrounding neighborhood, but does not meet the treatment standards for their residents.

We of the Southeast Neighborhood Association, strongly oppose this facility.

**Response UU.1:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; refer to Master Response #4.

**VV. Monty Preiser (dated August 14, 2019)**

**Comment VV.1:** Please allow me to take a short amount of your time regarding the Gasser project/Heritage House. At the outset, I would like to say that as an attorney my practice was to aid those who needed help, whether it be from a major injury, or simply because some business was trying to take advantage of them.

But some things are not right on their face, regardless of all the legal arguments that can be made.

I have a home at 2115 Ranch Ct., the nearest property to the proposed units for the mentally unstable and low income individuals. I spent \$1,000,000 for the home about 13 years ago, and many of my neighbors may have paid more. The neighborhood is lovely and within a square mile are lots of children, and many people (including women alone) who walk and jog.

There is a creek behind my house and near the proposed units that is a perfect place for criminal and anti-social activity. Dark and secluded. I am not an elitist, but I did not spend the money I spent on this house to be faced next door with a proven dangerous element of society. Further, the planning commission should be concerned about others who wish to spend money for high value homes in the future and will not because at any time the City might put undesirables next door. It is not only dangerous, but will devalue the property values and lead to lower taxes.

**Response VV.1:** This comment does not raise a specific environmental issue under CEQA; refer to Master Response #11.

**Comment VV.2:** There are many other places to go. The people that will be housed clearly need help in this regard, but it should not infringe on the rights and safety of hundreds of others who have spent more than a decade in a place they have kept to the highest standards.

**Response VV.2:** Refer to Master Response #10 and 11

**Comment VV.3:** I urge you not to allow this project to go through for these reasons and many more that others will present.

**Response VV.3:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**WW. Mary Tiedemann (dated September 2, 2019)**

**Comment WW.1:** My home is at Shelter Creek on Valle Verde Drive, where the Gasser Foundation plans to build the Heritage House facility at the end of my street.

Although this is a worthwhile cause, I saw many issues in the draft EIR that I would like to address concerning the negative impacts on the Salvador Creek ecosystem and traffic congestion on an already over burdened street. Here are just a few.

The time that the traffic study was done was not indicative of a normal day in our neighborhood, having been conducted on a holiday weekend. What does the city intend to do about having another traffic study done during realist times?

**Response WW.1:** Refer to Master Response #1 regarding traffic counts. Refer to Master Response #7 regarding the project's relationship to the Salvador Creek ecosystem.

**Comment WW.2:** If 40 trees are proposed to be cut down, what will happen to the surface water absorption? Runoff into Salvador Creek? How will the City address this potential flooding impact?

**Response WW.2:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment WW.3:** If 11-12 native trees need to be cut, what will happen to the endangered species of woodpeckers who live there?

**Response WW.3:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment WW.4:** There are many environmental issues involving Salvador Creek and the surrounding areas. Nuisances such as public urination, defecation, public intoxication, loitering,

littering. Drug use outside of the facility in public places, cigarette butts that are harmful for animals and aquatic life. All this, and more will negatively affect the residents and patrons from businesses on our street. Not to mention the risk of our children coming in contact with sex offenders as well. How is the city going to address these issues?

**Response WW.4:** Refer to Master Response #11

**Comment WW.5:** There is the potential for trespassing on the property of Shelter Creek Condominiums. How is the city going to deal with these complaints? And keep those tax payers free of harm?

**Response WW.5:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment WW.6:** There is also a history in Napa of neighborhood problems near other homeless facilities, such as the Cope Center downtown, which closed due to its many neighborhood issues. Has the city compared this to the potential problems with Heritage House? If so, what is to be done about it?

**Response WW.6:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

**Comment WW.7:** I support caring for our homeless people. However, it is an equally moral imperative of the city government and its leaders to protect the residents, families, and businesses in our neighborhoods from harm. Who will be policing the residents of this complex to keep the rest of the neighborhood safe?

**Response WW.7:** Refer to Master Response #4. The Draft EIR/EA concluded that the Project would not result in a significant impact on police protection services (refer to page 175). The proposed development would be constructed in accordance with current building codes and would be required to be maintained in accordance with applicable City policies to promote public and property safety. Additionally, the proposed Heritage House would have one full-time resident manager on staff to ensure safe operation of the facility.

**XX. Nancy Henry (dated August 14, 2019)**

**Comment XX.1:** I'm writing to voice my opposition to the proposed Heritage House project. I'm a retired teacher and a grandmother and I'm speaking on behalf of the children who live or play near the Heritage House project.

According to the state website, the population to be served in the No Place Like Home housing units are: "Adults with serious mental illness... and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental

disorder with symptoms of psychosis...or violence." This includes "persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization. "

The No Place Like Home program requires that sponsors shall accept tenants "regardless of sobriety, participation in services or treatment [or] history of incarceration" and that "tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment."

The proposal would have 38 of the 66 units designated for adults meeting this criteria.

**Response XX.1:** Refer to Master Response #4

**Comment XX.2:** As for nearby children, the proposed project would also include a new three-story multi-family apartment building comprising 24-units for extra low-income family housing. If only two children reside in each unit there could be nearly 50 children living right next door to the residents of Heritage House.

Immediately adjacent to and across the street from Heritage House are the Shelter Creek condominiums, currently home to 40-50 children according to the condo president.

Across the street from Heritage House are the Silverado Creek apartments. Management there estimates 125 children live in their complex.

Three blocks away is Garfield Park, home to Napa Little League. Most children arrive with their parents but players in the 10-12 year old age group often ride their bikes to games and practices, and most parents, based on my observations at ball games, appear comfortable with their children out of their sight on the nearby playground or down by the creek.

**Response XX.2:** Refer to Master Response #11 and 12

**Comment XX.3:** Add to this the fact that the Heritage House project is at the end of a dead-end road and adjacent to a wilderness area and walking path which borders the creek. With dense shrubbery and a creekside that's hidden from view, Heritage House residents would be just feet away from a topography that prevents monitoring or observation once they are off-site.

I urge you to reconsider placing adults who meet the previously described criteria in such close proximity to all of these children. The safety and welfare of the children should be your #1 priority and housing for this at-risk population of acutely challenged adults should be found elsewhere.

**Response XX.3:** The commenter's opinion is acknowledged. The comment does not raise any issues about the adequacy of the EIR/EA. The comment is noted in the public record for consideration by the decision makers.

**YY. Nancy Henry (dated August 15, 2019)**

**Comment YY.1:** My name is Nancy Henry and I live at 91 Summerbrooke Circle. I'm here to voice my opposition to the proposed Heritage House project. I'm a retired teacher and a grandmother and I'm speaking on behalf of the children who live or play near the Heritage House project.

According to the state website, the target population to be served in the 38 No Place Like Home housing units are:

"Adults with serious mental illness....and persons who require or are at risk of requiring acute psychiatric inpatient care, residential treatment, or outpatient crisis intervention because of a mental disorder with symptoms of psychosis ..... or violence". This includes "persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization..."

The No Place Like Home program requires that sponsors shall accept tenants "regardless of sobriety, participation in services or treatment [or] history of incarceration" and that "tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment."

The proposal would have 38 of the 66 units designated for adults meeting this criteria.

**Response YY.1:** Refer to Master Response #4

**Comment YY.2:** As for nearby children, the proposed project would also include a new three-story multi-family apartment building comprising 24-units for extra low-income family housing. If only two children reside in each unit there could be nearly 50 children living right next door to the residents of Heritage House.

Immediately adjacent to and across the street from Heritage House are the Shelter Creek condominiums, currently home to 40-50 children according to the condo president.

Across the street from Heritage House are the Silverado Creek apartments. Management there estimates 125 children live in their complex.

Three blocks away is Garfield Park, home to Napa Little League. Most children arrive with their parents but players in the 10-12 year old age group often ride their bikes to games and practices, and most parents, based on my observations at ball games, appear comfortable with their children out of their sight on the nearby playground or down by the creek.

**Response YY.2:** Refer to Master Response #11 and 12

**Comment YY.3:** Add to this the fact that the Heritage House project is at the end of a dead-end road and adjacent to a wilderness area and walking path which borders the creek. With dense shrubbery and a creekside that's hidden from view, Heritage House residents would be just feet away from a topography that prevents monitoring or observation once they are off-site.

I urge you to reconsider placing adults who meet the previously described criteria in such close proximity to all of these children. The safety and welfare of the children should be your #1 priority and housing for this at-risk population of acutely challenged adults should be found elsewhere.

**Response YY.3:** The commenter's opinion is acknowledged. The comment does not raise any issues about the adequacy of the EIR/EA. The comment is noted in the public record for consideration by the decision makers.

**ZZ. No Name (No Date)**

**Comment ZZ.1:** Concerns with Gasser Project

No homeless problems in the area now. Why introduce the problem here? No requirements for sobriety to enter the facility.

No requirements to maintain sobriety.

No nearby shopping for food or necessities. No nearby recreation facilities.

Potential issues mixing chronically homeless with low income family facility. No access to homeless outreach programs.

**Response ZZ.1:** Refer to Master Response #4. The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

The NPLH guidelines require that no more than 49% of the residents may be formerly homeless and requires a mix of supportive housing residents and other residents. The integration of different income residents within Heritage House and at the adjacent Valle Verde property is part of the Applicants "continuum of housing" opportunities and has been implemented in other Burbank and Abode affordable housing locations.

**Comment ZZ.2:** History of neighborhood problems near homeless facilities. Noise issues.

**Response ZZ.2:** The comment does not raise any issues about the adequacy of the EIR/EA. The Draft EIR/EA concluded that the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (refer to the analysis beginning on page 157 of the Draft EIR/EA).

**Comment ZZ.3:** Litter including needles and other drug paraphernalia. Safety and enjoyment of the walking path issues.

**Response ZZ.3:** Refer to Master Response #11. There are no direct or indirect physical changes proposed by the project that will preclude access to walking paths or open space in the neighborhood. In fact, as a condition of the Project an offsite



sidewalk is proposed to be improved to an eight-foot multi use trail to the west of the Project site.

**Comment ZZ.4:** Environmental issues.

**Response ZZ.4:** The comment does not identify any specific environmental issues. The effects of the proposed Project have been analyzed and disclosed within the Draft EIR/EA.

**Comment ZZ.5:** No Place Like Home sections:

NPLH requires that the facility "must be reasonably accessible to public transportation, shopping, medical services, recreation, schools and employment."

"Target Population" means members of the target populations identified in Welfare and Institutions Code Section 5600.3 (a) and (b) (adults or older adults with a Serious Mental Disorder or Seriously Emotionally Disturbed Children or Adolescents), who are Homeless, Chronically Homeless, or At-Risk of Chronic Homelessness. This includes persons with co- occurring mental and physical disabilities or co-occurring mental and substance use disorders"

Section 211. Tenant Selection

c) Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of eviction in accordance with practices permitted pursuant to WIC Section 8255 or other federal or State Project funding sources.

Section 212. Rental Agreements and Grievance Procedures.

Rental or occupancy agreements for Assisted Units shall comply with 25 CCR Section 8307. Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment.

**Response ZZ.5:** Refer to Master Response #4

**AAA. Paula Duncan (dated September 3, 2019)**

**Comment AAA.1:** I attended the August 15th EIR meeting regarding the Gasser Heritage House project. Being that I am directly across the creek I have some concerns about the bridge and whether it stays or is taken out. I listened carefully as the consultant talked about the flooding that may or may not occur depending on whether or not the bridge is removed. You have publicly stated that the bridge causes the creek to flood in high water. If the bridge stays and the topography is changed at all on the Gasser property that will greatly increase the flooding on my side. This is not acceptable to me. I've lived at my property for 20 years and have had flooding on three separate occasions. It's frightening to see how fast the water rises, gets blocked at the bridge by debris and then floods the lower part of my property. The consultant mentioned that removing the bridge could result in flooding downstream. I'm not an engineer so I'm not really sure why that would happen. I would think that it's basically the same amount of water that's taking a slightly different route to get to the same place.

**Response AAA.1:** Refer to Master Response #9.

**Comment AAA.2:** That all being said, I would like the City of Napa to insist that the Gasser Foundation remove the bridge to hopefully prevent my property from flooding in the future

**Response AAA.2:** The commenter's opinion is acknowledged. The above comment is noted in the public record for consideration by the decision makers.

**BBB. Patricia Medin (dated September 3, 2019)**

**Comment BBB.1:** I am very concerned about this proposed development and would like to share with you the reasons for my concern.

I have lived in this neighborhood for 20 years and I walk almost every morning thru this proposed site. In the last several years I've seen an increase in used needles and other drug paraphernalia. In addition there have been several tents and camping supplies in the bushes by the creek. The City has been slow to respond to picking these things up and clearing out the camps. I can only imagine how these issues will get worse once the project is built.

**Response BBB.1:** This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The above comment is noted in the public record for consideration by the decision makers.

**Comment BBB.2:** My understanding that this project is to house the chronically mentally ill and severe addiction to drugs, homeless people. There will be little to no supervision and there will be an open door policy most of the time. People can openly use drugs. My experience of living in San Francisco, is that facilities like these attract many more people than the ones that will live there. Thus most likely, open drug use and more tents etc. This neighborhood is not set up to accommodate this influx of people. There are not any health clinics nearby. There are not any services in place to help with mental illness or addiction. Children currently play and ride their bicycles around the open area. This will no longer be an area safe for them. A facility like this should be built where there are health services in place.

**Response BBB.2:** Refer to Master Response #4

**Comment BBB.3:** In addition to these concerns, I feel that building this project so close to Salvador Creek will be detrimental to the integrity of the banks of the creek and the bridges that cross the creek. During heavy rains the creek has overflowed. I would think that a new building that will be so close to the creek could weaken the stability of the creek. I also am appalled that 40 trees will be cut down, where will all the birds and animals go once their habitat is destroyed?

**Response BBB.3:** Refer to Master Responses #5 and 9

**Comment BBB.4:** Please consider this issues and do not approve this project at this location.

**Response BBB.4:** This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The above comment is noted in the public record for consideration by the decision makers.

**CCC. P and Donna White (dated September 3, 2019)**

**Comment CCC.1:** As a resident of the South East Vintage neighborhood both my wife Donna and myself are opposed to the Heritage House Project that would change the quality of our neighborhoods by creating supportive housing for homeless persons with a serious mental disorder that would also include registered sex offenders.

We support housing for the homeless but not at this site due to the nuisances that would be created by the “uses” of the property as currently envisioned.

**Response CCC.1:** Refer to Master Responses #4 and 11.

**Comment CCC.2:** In closing, I would further add there are significant issues we have brought attention to the Planning Department regarding the EIR.

**Response CCC.2:** The above comment is noted in the public record for consideration by the decision makers.

**DDD. Rosemarie Vertullo and Earle Craigie (dated August 6, 2019)**

**Comment DDD.1:** I am Rosemarie Vertullo and I am a resident of 103 Summerbrooke Circle here in Napa. We are speaking for myself, Earle Craigie who is also a resident of 103 Summerbrooke Circle as well as others in my neighborhood.

First I want to say that we support projects such as the Heritage House/Valle Verde Project. What we do not support is the location of this project. Additionally some of the requirements or lack thereof for the residents of this projects are not optimal.

This facility is going to be a permanent housing solution for adults or older adults with a "Serious Mental Disorder "or "Seriously Emotionally Disturbed Children or Adolescents."

While supportive services such as mental health care, crisis counseling, individual and/or group therapy are required to be provided by the “No Place Like Home Grant Program,” THERE IS NO REQUIREMENT THAT THESE SERVICES BE PROVIDED ONSITE OR FOR RESIDENTS TO PARTICIPATE. NOR CAN ACCESS TO OR CONTINUED OCCUPANCE BE CONDITIONED ON A RESIDENT'S SOBRIETY. This situation sets up the residents of this facility for failure.

**Response DDD.1:** Refer to Master Response #4

**Comment DDD.2:** There are many elderly who reside in this area and children who walk to school every day in this area. There is concern that our elderly and children who will no longer be able to access and/or benefit from the use of the many walking paths and open spaces unique to our

neighborhood. Review of Napa City Police Department crime statistics in the area around the South Napa Homeless Shelter demonstrate that these concerns are not unfounded.

**Response DDD.2:** Refer to Master Response #11. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

There are no direct or indirect physical changes proposed by the project that will preclude access to walking paths or open space in the neighborhood. In fact, as a condition of the Project an offsite sidewalk is proposed to be improved to an eight-foot multi use trail to the west of the Project site.

**Comment DDD.3:** Additionally, the mix of 24 affordable housing units for extra low-income families mixed in with 66 assisted single-occupancy living units for residents with serious mental health and substance abuse issues is a recipe for disaster. It seems unfair and unsafe to subject families with children to be required to live alongside persons who will not be required to participate in mental health and/or sobriety programs.

**Response DDD.3:** The comment does not raise any issues about the adequacy of the EIR/EA. The NPLH guidelines require that no more than 49% of the residents may be formerly homeless and requires a mix of supportive housing residents and other residents. The integration of different income residents within Heritage House and at the adjacent Valle Verde property is part of the Applicants “continuum of housing” opportunities and has been implemented in other Burbank and Abode affordable housing locations.

**Comment DDD.4:** We are also very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area.

**Response DDD.4:** Refer to Master Responses #1 and 7

**Comment DDD.5:** We believe that this location could be put to a better use such as homeless seniors, low- income seniors, or young adults graduating from the foster care program.

**Response DDD.5:** The commenter’s opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**Comment DDD.6:** The Heritage House project as sponsored by the County, City and the Gasser Foundation will create problems for the residents of the project and problems in our area that currently do not exist.

**Response DDD.6:** The Project is being proposed by the Gasser Foundation and Burbank Housing (Applicant). The City of Napa is the CEQA Lead Agency for this

Project, the City is required to consider the information in the EIR/EA along with any other available information in deciding whether to approve the Project.

**EEE. Rosemarie Vertullo (dated August 31, 2019)**

**Comment EEE.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response EEE.1:** Refer to Master Response #1 regarding traffic counts. Refer to Master Response #7 regarding the project's relationship to the Salvador Creek ecosystem.

**Comment EEE.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response EEE.2:** Refer to Master Response #2

**Comment EEE.3:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response EEE.3:** Refer to Master Response #3

**Comment EEE.4:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response EEE.4:** Local street standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment EEE.5:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response EEE.5:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment EEE.6:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response EEE.6:** Refer to Master Responses #7 and 9.

**Comment EEE.7:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response EEE.7:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment EEE.8:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.

<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

**Response EEE.8:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment EEE.9:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response EEE.9:** Refer to Master Response #9

**Comment EEE.10:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response EEE.10:** Refer to Response FF.10, above.

**Comment EEE.11:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defecation, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for

coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response EEE.11:** Refer to Master Response #11

**Comment EEE.12:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response EEE.12:** The comment does not raise any issues about the adequacy of the EIR/EA, Refer to Master Response #4.

**Comment EEE.13:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response EEE.13:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment EEE.14:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response EEE.14:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment EEE.15:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response EEE.15:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.



**Comment EEE.16:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response EEE.16:** Refer to Master Response #6

**Comment EEE.17:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response EEE.17:** Refer to Master Response #5

**Comment EEE.18:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response EEE.18:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment EEE.19:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response EEE.19:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment EEE.20:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response EEE.20:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter.

**Comment EEE.21:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

**Response EEE.21:** Refer to Master Response #11.

**FFF. Rosemarie Vertullo (dated September 3, 2019)**

**Comment FFF.1:** Addressing Flooding Issues in the Draft EIR. This was all sent to the Planning Commission but want the City Council to be aware of this as well Flooding - It was said water and flood plain only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response FFF.1:** Refer to Master Response #9

**Comment FFF.2:** How will the elevation of the West side of Salvador Creek affect those who live on the East side or those downstream of this site?

**Response FFF.2:** Refer to Response FF.10, above.

**Comment FFF.3:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response FFF.3:** Refer to Master Response #6

**Comment FFF.4:** I have videos and photos of overflow of Salvador Creek taken during rainy season and not flood years.

**Response FFF.4:** Refer to Master Response #9

**GGG. Suzanne Barry (dated September 3, 2019)**

**Comment GGG.1:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response GGG.1:** Refer to Master Response #1 regarding traffic counts. Refer to Master Response #7 regarding the project's relationship to the Salvador Creek ecosystem.

**Comment GGG.2:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response GGG.2:** Refer to Master Response #2

**Comment GGG.3:** Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response GGG.3:** Refer to Master Response #3

**Comment GGG.4:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response GGG.4:** The streets in the vicinity are adequate. Local street standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment GGG.5:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response GGG.5:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment GGG.6:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response GGG.6:** Refer to Master Response #7 and 9

**Comment GGG.7:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response GGG.7:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year, and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long term habitat for birds.

**Comment GGG.8:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.

<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

**Response GGG.8:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment GGG.9:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response GGG.9:** Refer to Master Response #9

**Comment GGG.10:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response GGG.10:** Refer to Response FF.10, above.

**Comment GGG.11:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defecation, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response GGG.11:** Refer to Master Response #11

**Comment GGG.12:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response GGG.12:** The comment does not raise any issues about the adequacy of the EIR/EA, refer to Master Response #4.

**Comment GGG.13:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response GGG.13:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment GGG.14:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response GGG.14:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment GGG.15:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response GGG.15:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment GGG.16:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response GGG.16:** Refer to Master Response #6

**Comment GGG.17:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response GGG.17:** Refer to Master Response #5

**Comment GGG.18:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response GGG.18:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment GGG.19:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response GGG.19:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.

**Comment GGG.20:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it?

**Response GGG.20:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing, and is not proposed as a homeless shelter.

**Comment GGG.21:** Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

**Response GGG.21:** Refer to Master Response #11

**HHH. Susan Blake and Bonnie Marshall (dated August 15, 2019)**

**Comment HHH.1:** We think Planning Commission members would not knowingly endanger a frail community.

Elderly residents at the Napa Preserve are going to be subjected to:

Transient stop loitering on apartment property – possible urination and feces issues

Reach of easily scaled fence and gate entrance accessibility

Presence on property – food, garden, parks – theft, vandalism, injury, robbery of a vulnerable community

We think Planning Commission members would not accept these dangerous conditions where they live, nor would they want elderly members of their family to be enduring it.

**Response HHH.1:** The commenter’s opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

### **III. Susan Blake (dated August 15, 2019)**

**Comment III.1:** The Councilwoman stated ‘no comments from this evening will be formally be reviewed or responded to Unless they applied to the EIR’ :

Susan Blake

Resident of the Reserve at Napa

Regarding EIR, appendix I (HUD Explosive and Fire Hazard Review:

I am specifically concerned about the danger associated with homeless who have nothing to occupy them during the day hours. The overflow of the facility creates an opportunity for some to be tempted into criminal activity during the night.

**Response III.1:** The purpose of the HUD Explosive and Fire Hazards Review (Appendix I of the Draft EIR/EA) is to identify facilities in the vicinity of the Project site having significant observed or reported Specific Hazardous Substances (per 24 CFR Part 51 C, Appendix I) storage, and to evaluate the “acceptable separation distance (ASD)” for the storage containers with respect to their proximity to the project site.

This comment does not raise a specific environmental issue under CEQA or NEPA; therefore, no further response is required.

**Comment III.2:** The numerous medical and dental offices that are in close proximity to the proposed homeless shelter were not built as high-security buildings but are simple brick and mortar homes converted. There is no night security nor bars on windows to prevent a person or persons from breaking in to steal and use or sell the drugs, syringes and gases that are kept there increasing the possibility of exploding a gas cylinder while improperly handling (during or after theft).

**Response III.2:** This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. It is important to note that



the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

**JJJ. Susan Blake (dated August 15, 2019 Part 2)**

**Comment JJJ.1:** I am specifically concerned about the danger associated with homeless who have nothing to occupy them during the day hours and the overflow of the facility creates an opportunity for some to be tempted into criminal behavior.

The numerous medical and dental offices that are in close proximity to the proposed homeless shelter were not built as high-security buildings but are simple brick and mortar homes converted. There is no night security nor bars on windows to prevent a person or persons from breaking in to steal and use or sell the drugs and syringes that are kept there.

**Response JJJ.1:** This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. It is important to note that the Project proposes long term supportive housing and is not proposed as a homeless shelter.

**Comment JJJ.2:** The residents of The Reserve at Napa are seniors and some quite vulnerable. Strolling down the sidewalk with a walker will become unsafe. There are several senior situations in the area who would also become vulnerable.

**Response JJJ.2:** Refer to Master Response #11.

**KKK. Sue Hepple (dated September 3, 2019)**

**Comment KKK.1:** I am speaking here because I am opposed to the renovation of the Sunrise House on Valle Verde Drive for Heritage House. I am very aware of the acute housing shortage here in Napa and the rest of this state.

These are my reasons:

- There will be no restrictions for the permanent residents due to the program No Place Like Home
- The people who will live there will be adults with serious mental illness including symptoms of violence or psychosis. They may be at risk of requiring acute psychiatric inpatient care.
- Transportation to downtown to the needed social services and limited shopping and dining options are few in this part of Napa.

**Response KKK.1:** Refer to Master Response #4.

**Comment KKK.2:** We are deeply concerned about family safety

**Response KKK.2:** Refer to Master Response #11.

**Comment KKK.3:** Environmental impacts regarding litter and noise. It's already here with the Bridge development across the street.

**Response KKK.3:** Refer to Master Response #11. The Draft EIR/EA concluded that the Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (refer to the analysis beginning on page 157 of the Draft EIR/EA).

**Comment KKK.4:** Parking and security

**Response KKK.4:** Refer to Master Responses #3 and #11.

**Comment KKK.5:** Acute psychiatric services

**Response KKK.5:** The comment does not raise any issues about the adequacy of the EIR/EA. For this reason, no further response is required.

**Comment KKK.6:** Flooding, erosion of Salvador Creek and loss of native habitat and endangered species.

**Response KKK.6:** Refer to Master Responses #7 and #9.

**Comment KKK.7:** Traffic issues on Valle Verde and Villa Lane

**Response KKK.7:** Refer to Master Response #1.

**Comment KKK.8:** I would like to suggest a better use of the Sunrise Building. That would be to renovate; it for low income seniors the way it was 11 years ago. Also, Roberts Nursing on Browns Valley Rd. has been vacant for many years. It could be a possible alternative for No Place Like Home.

**Response KKK.8:** The commenter's opinion is acknowledged. Refer to Master Response #10.

**LLL. Susan Rushing-Hart (dated August 9, 2019)**

**Comment LLL.1:** The city of Napa has made it known the Draft EIR for the Heritage House and Valle Verde Project, "and all background documents are available for public view." I am concerned that city believes that "with mitigation all impacts would be reduced to less than significant levels" for this project. I disagree.

**Response LLL.1:** The commenter's opinion is acknowledged. The effects of the proposed Project have been analyzed and disclosed within the Draft EIR/EA. The comment does not provide any substantial evidence countering the conclusions made in the Draft EIR/EA.

**Comment LLL.2:** This project at this location, the north end of Valle Verde, at the confluence of two creeks is wrong. The Valle Verde property was known to flood at least as early as 2005. The city's General Plan (page 15), shows a map of the Salvador Creek Flood Boundaries, dated March 2009. The properties are under water. The properties should not be merged.

**Response LLL.2:** The new structure will be elevated by fill placed onsite with finish floor elevation above the 100-year base flood elevation and therefore not subject to flooding. The commenter's opinion is acknowledged, refer to Master Response #9.

**Comment LLL.3:** In reading background materials available at the city's Planning Department, I was disappointed to find that the fragile ecological environment of Salvador Creek is not adequately addressed. More emphasis was placed on what has not been seen (like the Steelhead not seen in 1977 or on March 7, 2013), then on what occurred historically nor what has been seen in recent years. The Salvador Creek is in recovery and is healthier than it has been for many, many years.

**Response LLL.3:** CEQA requires the assessment of potential environmental impacts of a project based on current environmental conditions. An assessment of environmental conditions that were present historically and potential unknown future conditions are both outside of the scope of CEQA. The assessment of biological resources, including sensitive habitat and potential for special-status species to occur within the Project Area, was based on a combination of site visits and literature/database reviews. These methods are discussed in detail in the Biological Resources Technical Report (WRA 2019). As discussed in the Draft EIR/EA and the Biological Resources Technical report, sensitive habitats in the Project Area include Salvador Creek and adjacent riparian habitat. Special-status species with potential to occur in the Project Area are also addressed. All impacts to protected sensitive habitats and special-status species will be avoided or mitigated through implementation of the mitigation measures in the Draft EIR/EA to assure impacts are less than significant.

**Comment LLL.4:** I would suggest that those living in north or north-west Napa (that is east from Big Ranch Road to Alston Park, or north of Trancas), that attended Vintage High School and observed, that remember the old tributaries or that have experienced flooding in the area, contact their City Council members by email, letter or phone call and share your knowledge or experience.

**Response LLL.4:** Refer to Master Response #9.

**Comment LLL.5:** I would suggest that anyone who has glimpsed a salmon, western pond turtle or ring- tailed cat within the creek, anyone that has observed an unusual bat, bug, bird, beaver or other animal critter, anyone that has knowledge of the wildlife contact your representatives. Anyone that understands that when over three dozen trees are removed, the animal habitat will change, contact your representatives.

**Response LLL.5:** Refer to Master Response #7.

**Comment LLL.6:** I feel that the city looks to the renderings of what this location could be rather than the reality of what it is. We imagine something better rather than acknowledge what we already have.

**Response LLL.6:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**MMM. Susan Rushing-Hart (dated September 5, 2019)**

**Comment MMM.1:** Comments and questions regarding the Valle Verde and Heritage Project Draft Environmental Impact Report

With our current Climate Crisis why doesn't the DEIR address Climate Change? What measures has the City implemented to protect its citizens during droughts, flooding and extremes in weather?

**Response MMM.1:** Refer to Response R.1, above.

**Comment MMM.2:** Are current City Planning department members and the Planning Committee familiar with the Big Ranch Specific Plan?

**Response MMM.2:** The proposed Project is within the Big Ranch Specific Plan (BRSP) area, adopted by the City of Napa in 1996. The specific plan covers approximately 430 acres, roughly bounded by Trancas Street to the south, Big Ranch Road to the east, and Jefferson Street to the west and Trower Avenue to the north.

The Sunrise Living parcel (3700 Valle Verde) was designated as multi-family (HR) in 1986 (City Council Resolution 86-125). Medium density residential (MR) remained on lots A and B (all 3 lots make up the proposed Project site). The Sunrise Living Facility received building permits in 1988 and was finalized in June 1990 and was existing at the time of the BRSP with 74 units.

The land use portion of BRSP for the site adopted in 1996, showed all three parcels as medium density residential. However, page LU-18 of the BRSP notes that the City was in the midst of a General Plan update and acknowledged that the land uses would likely change as part of that effort. The medium density residential designations were superseded by the General Plan Update approved in 1998. At that time, the medium-density residential designation for the site was amended to multi-family residential (Resolution 98-068-GP). The current General Plan designation for all three Project parcels is MF-33H. In addition, as part of the 2016 General Plan Housing Element the site is designated as a site to provide 57 100%- low income residential units to meet the City's Regional Housing Needs Allocation (RHNA) obligation (Figure 6.5, page 118 of the Housing Element).

The zoning on the Project site has also changed since the time the BRSP was adopted. The BRSP showed the zoning as RM-9 (medium density) and a portion of the Project site along Salvador Creek as CR-6 (which appear to be restrictions along the creek). The CR designation is no longer shown on the zoning map and is no longer found in the Napa Municipal Code.

Staff has reviewed the proposed Project in relation to the BRSP policies and has determined the Project is consistent.

**Comment MMM.3:** It has been suggested that such a development as the “Project” and the funds designated for it can only be accomplished if the Valle Verde Apartments and Heritage House are both approved. What other sites have been explored for this kind of development? Have funds only been pursued for this address or location? If alternative sites, outside of this special flood hazard area, were studied, why were they rejected?

**Response MMM.3:** Refer to Master Response #11

**Comment MMM.4:** Has the City of Napa only supported this location to meet “its Regional Housing Needs Allocation (RHNA) 2 obligation identified by the Association of Bay Area Governments (ABAG/MTC) for affordable housing and confirmed by the California Department of Housing and Community Development (HCD)”?

**Response MMM.4:** The Project site is identified in the Housing Element as a multi family housing site, an identified site to meet the City of Napa’s RHNA obligation (Appendix B of the Housing Element page B-3). The RHNA identified for the site is 57 units (Appendix B, pages B-20 and B21). However, the Project would also meet other City of Napa housing goals.

**Comment MMM.5:** For this development, at this location, doesn’t the city need to approve a lot line adjustment of Valle Verde and Sunset/Heritage, give a portion of a public street to this development, and allow the placement of fill where historically, two creeks merged? Doesn’t this development require a “Streambed Alteration Agreement” from California Fish and Wildlife (CDFW)? While other cities seek to rejuvenate their creeks, such as Los Angeles and San Francisco, why would Napa continue to destroy theirs?

As indicated on page 17 of the DEIR/EA a lot line adjustment/lot merger is proposed if the Valle Verde right of way abandonment is approved. This Project is not proposing any work in the creek that would require a Streambed Alteration Agreement. As described in the Draft EIR/EA, the City is requiring as a condition of approval that the Applicant remove portions of the bridge. The Applicant has indicated that they would enter into an agreement with the Napa County Flood Control and Water Conservation District to fund this work. The District could complete this work under the District’s ongoing stream maintenance and flood control program. Demolition of the bridge would include removal of the bridge decking, piers and the western abutment on the Project site. The Draft EIR/EA explains that if work occurs within the stream channel, consultation with the National

Marine Fisheries Service and permits from the USACE, RWQCB, and CDFW would be required (including a Streambed Alteration Agreement).

Refer to Master Response #7.

**Comment MMM.6:** “The Project is located partially in a FEMA Special Flood Hazard Area (Zone AE floodplain) and partially in a 500- year Zone X associated with Salvador Creek (see Figure 3.10-1). The Site is also mapped within the City of Napa’s Floodplain Overlay Zoning District Map.” (Page 129)

**Response MMM.6:** The comment excerpts text from the Draft EIR/EA and does not raise any issues about the adequacy of the EIR/EA. For this reason, no further response is required.

**Comment MMM.7:** The Project proposes to install two bio-retention facilities that would temporarily detain and release storm water (Page 134). When the project properties flood, where would these waters be held? If the base flood elevation (BFE) is changed (for better or worse), and the grading redirects the flood flows (Page 134), where will these floodwaters be re-directed to?

**Response MMM.7:** The Project is subject to Provision E.12 of the State's Phase II Small MS4 Permit, as the Site would increase impervious surfaces by more than 10,000 square feet. The two bio-retention facilities are proposed to comply with Provision E.12. Refer to Master Response #9.

**Comment MMM.8:** Is the City of Napa aware that when we approved the assessment on ourselves for the Napa River Improvement Project, though the Salvador Creek watershed neighborhoods (Linda Vista and Vintage), paid their assessments, these neighborhoods did not benefit?

**Response MMM.8:** This comment does not pertain to the proposed project. Measure A was passed by the voters of Napa County in March 1998 establishing a half-cent sales tax to benefit various flood improvement projects throughout the County. This measure also created a Financial Oversight Committee and Technical Advisory Panel to the County Board of Supervisors to approve the various flood improvement projects in the local jurisdictions and unincorporated County. More information pertaining to Measure A, the decision making process and the County wide Flood Control projects can be found on the County’s website.

<https://www.countyofnapa.org/1095/Measure-A>

**Comment MMM.9:** Are current City Planning department members and the Planning Committee familiar with the Big Ranch Specific Plan EIR (BRRSP)? Initially, the density designation at the project site was one of low density, what conditions changed so that the property was changed to one of high density? What conditions make higher density a viable use of the land?

**Response MMM.9:** The Heritage House Site (former Sunrise Napa Assisted Living) was designated as High Density Residential in 1986 predating the 1996 Big Ranch Specific Plan. The remaining two parcels on the Project Site were designated

as High Density Residential as part of the 1998 General Plan Update. The impacts of High Density Residential were included in the 1998 General Plan Environmental Impact Report. As part of the General Plan Update, the Big Ranch Specific Plan land use was incorporated into the General Plan. Further, the Project Site was designated in the City's Housing Element adopted in March 2015, as a Housing Opportunity Site identified for providing 57 units of affordable housing to meet its RHNA obligation.

**Comment MMM.10:** From the Planning Commission meeting of 5/2/96 [Page 3-170, comment 45-5]: "Helen Zerba, 2119 Big Ranch Road, expressed concern that the consultant has not looked at the storm water system. She has lived in the area for 30 years; last year was the first year that water entered her house. ...She suggested the consultant take a better look at the storm water system because there are no longer little reservoirs that used to be on the other side of the creek. ...During a heavy rain comes down goes into the creek and floods. And the heavy flow is taking the land away." Response in part [page 3-172] "The loss of floodplain storage due to past development could have resulted in a worsening of the flood situation...Channel setbacks are the most critical of the incorporated mitigation measures from the standpoint of flooding. These setbacks and zero net fill floodplain policy, if implemented would ensure that the existing situation would not deteriorate further."

Furthermore the writer acknowledged at that time there are: downstream flooding, erosion, sedimentation, and stability impacts.

At the time of build out of the Valle Verde/Villa Lane neighborhoods, didn't the hydrologist stop short of the Helen Zerba property (now known as 3710 and 3720 Valle Verde Drive)? When neighbors along the Salvador Creek and those, north of the Silverado Creek Subdivision, began to complain of flooding, it was suggested we form the "Salvador Creek Stewardship" group. It was suggested that we clean up the garbage in the Salvador Creek and plant native plants (has anyone noticed that these suggestions did not lessen the flooding?). Ultimately, we were told that nothing could be done about the flooding.

**Response MMM.10:** Refer to Master Response #9

**Comment MMM.11:** What conditions have changed since the build out along Big Ranch Road, Garfield Lane, and all points north and west within the City of Napa to increase the density?

**Response MMM.11:** Refer to Response OOO.9

**Comment MMM.12:** It seems that the Napa Valley Joint Unified School District (NVJUSD), placed the property of Vintage High School on the market. With the potential of 60 or more homes, what water will potentially be added to the Salvador Creek? Aren't the cumulative effects of buildout reason for a new, independent hydrology study of the "Project" location and those downstream of the "Project", if not the entire Salvador Watershed?

**Response MMM.12:** With regards to the Vintage Farm property (1185 Sierra Avenue), the City of Napa has not received a formal application to develop the site. The approximately 6.9-acre property has current General Plan designation of PS – Public Serving and a Public/Quasi-Public (PQ) zoning designation. Any future

development of the site would require a General Plan Amendment and zone change. For the purposes of this EIR/EA, “reasonably foreseeable” refers to projects that federal, state, or local agency representatives have knowledge of from the formal application process. Therefore, the Vintage Farm property has not be included in the cumulative analysis with any sort of residential land use assumption, as to do so would require speculation.

**Comment MMM.13:** Is it accurate that recent special status species evaluation was not done on site but rather by data base searches (Pages 70 and 71)?

**Response MMM.13:** The determination about potential for special-status species to occur in the Project Area was based on a combination of site visits and literature/database reviews by the biology consultant, WRA.

**Comment MMM.14:** When the initial Steelhead survey was conducted on the Salvador Creek (2007), it was a drought year; shouldn't a survey be conducted during a normal or above normal rain fall year? Shouldn't studies be made during each season of the year, daytime, nighttime, dusk and dawn? Why are studies most concerned on what is not there? How are animals observed if they hide when they see, hear or smell us?

**Response MMM.14:** The determination regarding potential for special-status species, including steelhead, is based on technical review of the site including a combination of site visits and literature/database reviews by the biology consultant, WRA. As discussed in the Draft EIR/EA, there is a moderate potential for Steelhead - central California coast DPS to occur within Salvador Creek in the Project Area; therefore, potential impacts to this species are evaluated in the Draft EIR/EA. The Draft EIR/EA provided determinations about potential species impacts based on presence or absence of habitat features required to support those species. A conclusion of absence is only made if habitat features required by a species are not present.

**Comment MMM.15:** “California’s immediately prior drought of statewide scale occurred in 2007-09; it was the first drought for which a statewide proclamation of emergency was issued.” [From CALIFORNIA’S MOST SIGNIFICANT DROUGHTS: COMPARING HISTORICAL AND RECENT CONDITIONS | FEBRUARY 2015  
[https://water.ca.gov/LegacyFiles/waterconditions/docs/a9237\\_CalSignificantDroughts\\_v10\\_int.pdf](https://water.ca.gov/LegacyFiles/waterconditions/docs/a9237_CalSignificantDroughts_v10_int.pdf)]

**Response MMM.15:** The comment does not raise a specific environmental issue related to the adequacy of the EIR, therefore a response is not provided.

**Comment MMM.16:** Does the City know that some conditions for the better have occurred within the Salvador Creek? Beavers are known to have taken up residence in the North West corner of Vintage High School. Science tells us that Beavers have been shown to create better conditions for Steelhead.

**Response MMM.16:** Beavers are not special status species and as such were not evaluated in the Draft EIR/EA. Regardless, the Project will not impact beavers or



beaver habitat. While beavers create dams which can create aggradation of wood that lowers the chance that a channel will become incised, the effect of beavers in Salvador Creek on steelhead was not specifically evaluated because the Project will have no effect on beavers or beaver habitat. Because the Project will not impact beaver habitat, any effect beavers may have on the creek will continue, unimpeded by the project.

**Comment MMM.17:** Unfortunately, two invasive species of mosquito the *Aedes aegypti* (the yellow fever mosquito) and *Aedes albopictus* (the Asian tiger mosquito) have been found in California. These non-native bugs, they are black with white stripes, smaller (perhaps half the size of mosquitos we are used to) and bite during the day. They are a species of concern because they are potential vectors of disease. I believe at least one of the *Aedes* species lives in the area; aren't these insects considered a health hazard?

**Response MMM.17:** These invasive mosquito species are not protected by any laws or regulations that require analysis under CEQA; therefore, these species were not evaluated in the Draft EIR/EA. Additionally, the Project will not increase the presence of potential mosquito breeding habitat beyond that present under existing conditions.

**Comment MMM.18:** At night, bats are known to consume vast quantities of insects, particularly mosquitos. Bats are nocturnal. I have observed bats at dusk, at multiple locations along the Salvador Creek. How is it that the species determination can be made in the dark?

**Response MMM.18:** Page 74 of the Draft EIR identified that two protected bat species have the potential to occur within the Project Area, and roost locations of these species can move from year to year. This assessment was based on a combination of site visits (conducted during daylight hours) and literature/database reviews. During the site visit, structures and trees in the Project Area were evaluated for their potential to support bat roosting. MM BIO-1.2 will assure any potential impacts to bats are less than significant. Acoustic and other methods of detection are available to detect bats in the nighttime hours.

**Comment MMM.19:** Hummingbirds are also known to live in the area. These birds are diurnal, they are important pollinators and they feed on mosquitoes. Nuttall woodpeckers have been observed in the area and the riparian corridor is known to host multiple bird species.

**Response MMM.19:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment MMM.20:** “A total of 109 trees were documented within the Study Area, as summarized in Table 3.4-3 and shown in Figure 3.4-2. Protected trees appeared to be naturally occurring and were present along the northern, eastern, and western boundaries of the Study Area. Species that met the definition of “protected native tree” on private property within the Study Area include coast live oak, valley oak, and black walnut.” (Page 74)

**Response MMM.20:** The comment quotes text from the Draft EIR/EA and does not raise any issues about the adequacy of the EIR/EA.

**Comment MMM.21:** With the loss of these trees comes the loss of habitat; why isn't this considered a significant Impact? The California Fish and Wildlife Code states that it unlawful to take or possess a number of species, including bats. If their habitat is destroyed isn't that considered unlawful?

**Response MMM.21:** Any trees removed as part of the Project will be mitigated through replacement plantings at a ratio consistent with the Big Ranch Specific Plan. Implementation of MM BIO-1.2, as modified, will ensure adverse impacts to bats are reduced to a less than significant level.

**Comment MMM.22:** With the 56 special-status wildlife species, I see no mention of the Western Pond Turtle. There is no mention of the western pond turtle which is listed as “species of special concern” in California and (though, the habitat that was on the north side of the Gasser Creek was destroyed ~20 years ago), is known to live within the Gasser and Salvador Creeks and adjacent riparian habitat.

**Response MMM.22:** While western pond turtle, a species of special concern, may exist in other areas of Salvador Creek, according to the biology consultant, WRA, it is unlikely to be found within the portion of Salvador Creek that passes through the Project Area. Within the Project Area, the waters are too shallow to support western pond turtle and the area does not contain basking habitat. Furthermore, the Project Area does not support suitable sandy soils that would be used as nesting sites. There is no potential for western pond turtle in the upland portions of the Project Area.

**Comment MMM.23:** It stated that “the Project” is intended to serve the existing area population” (228, does that mean people the neighborhood is already acquainted with? Would it be accurate to assume that over all, residents would not have their own transportation or visitors who drive? Doesn’t this project induce the “substantial growth or concentration of” a segment of the population in one location?

**Response MMM.23:** As described under Impact POP-1 of the Draft EIR/EA (page 170), the proposed Project’s would have a relatively low contribution to population growth. The Project is consistent with the land use assumptions of the buildout of the General Plan. The additional residents, therefore, were accounted for in the environmental impact analysis of buildout of the General Plan. The project would not induce substantial growth in that it is not an employment use that creates the demand for additional housing, nor does it provide substantial new infrastructure to serve additional growth or remove an existing constraint on growth.

**Comment MMM.24:** Please note, given the time constraints to address the DEIR, I feel this is inadequate. However, the most important is the inadequacy of the hydrology/flooding issues and the habitat of species.

**Response MMM.24:** The Draft EIR/EA was made available for a 45-day public review and comment period, consistent with state noticing requirements. Refer to Master Responses #7 and 9.

**NNN. Tracy Peller (dated August 14, 2019)**

**Comment NNN.1:** As a resident of the South East Vintage Neighborhood, I strongly oppose the plan to convert the old Sunrise Assisted living to facility to a NPLH.

Knowing many of the elderly at the retirement home The Springs, located just around the corner from this building, they walk, with their walkers daily on Valle Verde as they feel safe in that area, on that street. These are very vulnerable seniors! If anything should happen like we all just witnessed on the news in San Francisco, where a young women was attacked by a homeless man in front of her apartment complex, next to the site of a proposed Navigation complex ,she thank God was able to fight him off and get to safety. Do you think our elderly could do that, NO, one fall and their life most likely would be over. The children who live and play in that area, do you think they can protect themselves, NO, just as vulnerable.

**Response NNN.1:** Refer to Master Response #4 and 11.

**Comment NNN.2:** This building could serve many other needs than this. Many seniors are in need of lower income living why don't you consider quality of life for them as well?

**Response NNN.2:** Refer to Master Response #10.

**Comment NNN.3:** I certainly want the people you are attempting to provide a facility to, to have such a facility to meet their many needs, and my heart goes out to them, however this is not the appropriate location, this location is a recipe for disaster. My question to you, would you want your

elderly loved ones, or your children, nestled in the middle of a project such as this? I think not. Please choose another safe project to go into the Sunrise Assisted Living Facility. There are so many other needs.

**Response NNN.3:** The commenter's opinion is acknowledged. This comment does not raise a specific environmental issue under CEQA; therefore, no further response is required. The comment is noted in the public record for consideration by the decision makers.

**000. Vicky Hambrick (dated September 3, 2019)**

**Comment 000.1:** Please read the following statement. I am a concerned owner of a condo in Shelter Creek. My single daughter lives in the condo and if this project happens as proposed, I believe the safety of my daughter is at risk.

**Response 000.1:** Refer to Master Response #11

**Comment 000.2:** There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:

- The traffic study that was part of the EIR is seriously flawed. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?

**Response 000.2:** Refer to Master Responses #1 and #7

**Comment 000.3:** The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' What does the city intend to do about this?

**Response 000.3:** Refer to Master Response #2

**Comment 000.4:** Mitigation of parking impacts caused by the project - There will be a loss of on- street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – there is no room or available space on Firefly.

It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?

**Response 000.4:** Refer to Master Response #3

**Comment 000.5:** What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?

**Response 000.5:** The streets in the vicinity are adequate. Local street standards can be found in the City of Napa Public Works Department Standard Specification Drawing S-6D. 20' two-way travel way, 8' parking, and 10' sidewalk/landscape. Standard Sidewalk Sections can be found in the City of Napa Public Works Department Standard Specification Drawing S-4. Standard Residential is 6' landscape strip and 4' sidewalk or 5.5' curb adjacent sidewalk with variable planting strip behind sidewalk. Firefly Lane west of Villa Lane is developed on the north side with residential single family and the typical section (per the Silverado Creek Phase One Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, and 20' two-way travel way. Firefly Lane east of Villa Lane is developed with multi family housing on both sides of the street, and the typical section (per the Silverado Villas Improvement Plans) shows 5.5' curb adjacent sidewalk, 8' parking, 20' two-way travel way, 8' parking, and 5.5' curb adjacent sidewalk.

**Comment 000.6:** All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?

**Response 000.6:** The time of concentration of runoff from a site adjacent to the creek is much lower than the time of concentration from the upstream watershed (approximately 30 minutes versus 8 hours). The peak runoff from the site will occur much sooner than the peak flows in the creek from watershed runoff and therefore would not be additive to peak flooding, regardless of the tree removal occurring on the project site. As part of the Project tree replacement will be required and additional trees will be planted as part of the landscape plan. The creek hydraulic model does not directly account for tree placement within the overbank. Refer to Master Responses #7, 8 and 9.

**Comment 000.7:** What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?

**Response 000.7:** Refer to Master Responses #7 and #9.

**Comment 000.8:** 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

**Response 000.8:** Nesting birds are protected by the California Fish and Game Code and the Migratory Bird Treaty Act. Potential impacts to nesting birds and Nuttall's woodpecker are analyzed in the Draft EIR/EA. As described on page 77 of the Draft EIR/EA, the Project Applicant would be required to survey for active bird nests prior to the start of Project activities (refer to Mitigation Measure (MM) BIO-1.1). The survey would be conducted by a qualified biologist to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal (including tree removal) or grading activities.

If active nests of protected species are found within the Study Area or close enough to the area for construction activity to affect nesting success, a work exclusion zone shall be established around each nest.

Implementation of MM BIO-1.1 would reduce potential impacts to candidate, sensitive, or special-status birds (including Nuttall's woodpecker) as well as all birds protected by the Migratory Bird Treaty Act to a less-than-significant level. Numerous trees will remain on the project site and vicinity to support future nesting activity, the loss of trees resulting from the project will have negligible effects on future nesting opportunities on and around the site. Further, male Nuttall's woodpeckers typically excavate a new nesting cavity each year and won't re-use existing cavities. Mitigation has also been provided for any lost trees (i.e. trees will be replanted to replace those removed) thus replacing riparian trees and long-term habitat for birds.

**Comment 000.9:** How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.  
<https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

**Response 000.9:** As discussed on page 117 of the Draft EIR/EA, no one project alone could result in climate change impacts, rather it is the combined greenhouse gas (GHG) contributions of all global sources that leads to global climate change. The incremental loss of trees as a result of the Project would not result in changes to weather conditions. The Draft EIR/EA concluded that the proposed Project would not result in a cumulatively considerable contribution of GHG emissions or a cumulatively significant impact to global climate change.

**Comment 000.10:** Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?

**Response 000.10:** Refer to Master Response #9

**Comment 000.11:** How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?

**Response 000.11:** Refer to Response FF.10, above.

**Comment 000.12:** There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defection, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well. How is the city going to address these issues?

**Response 000.12:** Refer to Master Response #11

**Comment 000.13:** Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.

**Response 000.13:** The comment does not raise any issues about the adequacy of the EIR/EA, Refer to Master Response #4.

**Comment 000.14:** Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?

**Response 000.14:** The comment does not raise any issues about the adequacy of the EIR/EA. Refer to Master Response #4.

**Comment 000.15:** There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?

**Response 000.15:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter. Onsite support services and resources will be provided with Heritage House.

**Comment 000.16:** November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?

**Response 000.16:** This comment does not raise a specific environmental issue under CEQA. California's NPLH funding for supportive housing was approved by the California voters in November 2018, and the first round of funding was released in January 2019. The Applicant and the County of Napa jointly applied for and

received this funding. There are no housing complexes yet operating in California using NPLH funding. Prior to NPLH funding, supportive housing was funded under the State's Mental Health Services Act (MHSA) funding. Supportive housing has been in place for over 20 years. City of Napa Staff toured two of Abode Services projects in Fremont, California (Main Street and Laguna Commons). Main Street utilizes the MHSA housing funding and Laguna Commons has residents similar to Heritage House. Both complexes are appropriate examples for the proposed Heritage House.

**Comment 000.17:** Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?

**Response 000.17:** Refer to Master Response #6

**Comment 000.18:** Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Has the city got a remedy for this?

**Response 000.18:** Refer to Master Response #5

**Comment 000.19:** There are no nearby recreation facilities for the residents. How is the city going to handle this?

**Response 000.19:** As described on page 14 of the Draft EIR/EA, the Project proposes to provide an outdoor courtyard and a seating area with a view of Salvador Creek for the Heritage House development. The Project would also include an ADA compliant accessible pedestrian path to connect from the terminus of Valle Verde Drive to the City-owned open space to the north of the Site.

Amenities for residents of the Valle Verde Apartments would include a playground, outdoor seating and barbeque areas, and a half-court basketball court.

As described on page 178 of the Draft EIR/EA, the nearest parks to the Site are Garfield Park and Trancas Crossing Park, located approximately 0.35 miles east of the Site, respectively. Both of these parks are within reasonable walking distance to the Project Site. Further, as described on page 176 of the Draft EIR/EA, the Project Applicant would be required to pay a park development fee in accordance with Napa Municipal Code.

**Comment 000.20:** There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

**Response 000.20:** The comment does not raise any issues about the adequacy of the EIR/EA. The Applicant would have an on-site security plan and a 24- hour call in line for complaints.



**Comment OOO.21:** There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House? If so, what is to be done about it? Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

**Response OOO.21:** The comment does not raise any issues about the adequacy of the EIR/EA. It is important to note that the Project proposes long term supportive housing (i.e., apartment living) and is not proposed as a homeless shelter.

**PPP. Victoria Rossi (dated August 15, 2019)**

**Comment PPP.1:** Could you explain to me why it can't be mandatory for the residents that are mentally ill, or have some substance and alcohol abuse to attend services to help them with their mental illnesses or with their addictions? Instead it's just going to be free housing to them and they can continue to use, and drink and not get treatment for their psychological diagnoses. Please explain.

**Response PPP.1:** Refer to Master Response #4

## SECTION 5.0      DRAFT EIR TEXT REVISIONS

---

This section contains revisions to the text of the Valle Verde & Heritage House Draft EIR dated July 2019. Revised or new language is underlined. All deletions are shown with a ~~line through the text~~.

Pages ix-xxi      Summary of Impacts and Mitigation Measures: **REPLACE** the Summary of Impact and Mitigation Measures table with the following:

The Valle Verde and Heritage House Continuum of Housing Project (proposed project/proposed action) “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 remaining 33 units would be operated as affordable rental units occupied by income-eligible tenants who do not require supportive services. Heritage House would implement a management plan and have day and night on-site property management.

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. A management plan would also be implemented for the Valle Verde Apartments, including on-site management.

**Impact BIO-1:** The Project ~~would~~ has the potential to have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.

Under this alternative, as a condition of Project approval, the City of Napa would require removal of portions of the Zerba Bridge. Under this alternative, the City would require removal of the bridge decking ~~and~~ tops of piers, and western abutment in order to improve flood conditions, since the bridge acts as an impediment to floodwater flows during large storm events.

As described in Section 3.10, under the Bridge Removal Alternative, the base flood elevation (BFE) at the existing Sunrise Napa Assisted Living Facility and the proposed Valle Verde Apartments would be ~~38.041.4~~ 39.541.7 feet, respectively. ~~Similar to the Project, the Valle Verde Apartments could be removed from the special flood hazard area, as its lowest adjacent grade is equal to or greater than the BFE of 41.739.5 feet. As with the Project, the existing Sunrise Napa Assisted Living Facility lowest adjacent grade on the northeast corner of around the building would still be below the 38.0-foot BFE and would need to be elevated at or above the BFE to be removed from the floodplain.~~

Under the Bridge Removal Alternative, there are slight increases in flood elevations downstream of the Project Site due to the removal of the bridge deck ~~and~~ piers, and western abutment (refer to Figure 3.10-5 and 3.10-6). However, removal of the bridge would improve conditions in the floodplain upstream of the Project resulting from blockage due to the proposed Valle Verde Apartment building. As with the Project, the Bridge Removal Alternative would result in less than one-foot increase in floodplain elevations although the location of the increased elevations would shift from upstream of the bridge to downstream with the bridge removed. In addition, the Bridge

Removal Alternative would result in slight decreases in in-channel water surface elevation upstream of the Project whereas there are slight increases at the Project boundary.

Under the Bridge Removal Alternative, impacts to biological resources would be greater than the proposed Project. As described in Section 3.4, the Bridge Removal Alternative would result in potential impacts to steelhead within Salvador Creek. Under this alternative, the Applicant would be required to implement avoidance and minimization measures during bridge removal activities to reduce potential impacts to steelhead. Removal of the bridge would temporarily impact approximately 23 linear feet and 0.01 acre of USACE jurisdictional intermittent stream. The CDFW and RWQCB would also take jurisdiction over the intermittent stream and approximately 0.13 acre of riparian habitat. Under this alternative, the Applicant would be required to obtain any required permits for impacts to jurisdictional areas and compensate any permanent impacts at a 1:1 replacement ratio.

The Bridge Removal Alternative would have similar TAC and erosion impacts because construction of this alternative would occur in a similar manner to the proposed Project, i.e. the incremental effects of bridge removal would add slightly to the construction impacts disclosed in a number of EIR sections, including Air Quality and Noise. In addition, any development of the Site would have a similar potential for uncovering unknown tribal cultural resource.

Page 22      Section 2.7.2.2 Bridge Removal: REVISE as follows:

The Project Applicant is not proposing removal of the existing private concrete and steel bridge (Zerba Bridge) located to the east of the Site that spans Salvador Creek. However, the City may require partial bridge removal as a condition of project approval. As a result, this EIR/EA evaluates the potential removal of the bridge, in particular where impacts would be distinct from the Project (e.g. biological resources and hydrological resources).

Demolition of the bridge could include removal of the bridge decking ~~and~~ tops of piers, and western abutment. The bridge piers may stay in place in order to reduce disturbance to the creek channel. A more detailed discussion of bridge removal can be found in Section 8.0 Alternatives.

Page 22      REVISE section headings as follows:

**2.7.2.11**      ***Stitch Pier Wall***

**2.7.2.12**      ***Bridge Removal***

**2.7.2.13**      ***Construction***

**2.7.2.14**      ***Green Building and Energy Efficiency***

Page 22      Section 2.7.2.11 Stitch Pier Wall: REVISE as follows:

The Project would construct a stitch pier retaining structure to address the active erosion of the creek bank at the southern portion of the Site. The stitch pier would be located at the existing asphalt curb and would be constructed outside of the creek channel. The pier would extend approximately 28 feet

below grade and would ~~be~~ include a northerly section that is approximately 85 feet long and a southerly section that is 100 feet long, below grade, adjacent to the Salvador Creek riparian corridor (refer to Figure 2.7-7).

In addition, the Project would repair portions of the existing driveway that show cracking, settlement and lateral spreading to active erosion (refer to Figure 2.7-8).

Page 23           NEW Figure 2.7-8: Driveway Repair Exhibit

Page 24           Section 2.8 Land Use Designations: REVISE the section to include the following subsection:

2.8.3           *Big Ranch Specific Plan*

The Project Site is within the Big Ranch Specific Plan (BRSP) area, which was adopted by the City of Napa in 1996. The specific plan covers approximately 430 acres, roughly bounded by Trancas Street to the south, Big Ranch Road to the east, Jefferson Street to the west, and Trower Avenue to the north. The BRSP provides a guide for development and conservation and identifies key objectives for the planning area.

The Project Site was designated medium density residential in the BRSP.<sup>1</sup> The medium density residential designations were superseded by the City's General Plan Update, approved in 1998. At that time, the medium-density residential designation for the site was amended to multi-family residential (Resolution 98-068-GP).

The zoning on the Project Site has also changed since the time the BRSP was adopted. The BRSP showed the zoning as RM-9 (medium density) and a portion of the Project Site along Salvador Creek as CR-6 (which appear to be restrictions along the creek). The CR designation is no longer shown on the zoning map and is no longer found in the Napa Municipal Code.

---

<sup>1</sup> Page LU-18 of the BRSP notes that the City was in the midst of a General Plan update and acknowledged that the land uses would likely change as part of that effort.



<b>Table 3.0-1: Cumulative Projects List</b>				
<b>Project Name</b>	<b>Address</b>	<b>Distance from Project (miles)</b>	<b>Project Description</b>	<b>Status</b>
<u>Salvador Creek Bank Restoration Project</u>	<u>Salvador Creek (3700 – 3720 Valle Verde)</u>	<u>Adjacent</u>	<u>Streambank restoration along approximately 200 feet of Salvador Creek. Work will be completed to stabilize the streambank and enhance natural riparian habitat, using to the extent possible bioengineered erosion control treatments that meet County of Napa Requirements.</u>	<u>Ongoing</u>

ADD the following section after “City of Napa Municipal Code – Streambed and Creek Projection”

#### Big Ranch Specific Plan

The Project Site is within the Big Ranch Specific Plan (BRSP) area, which was adopted by the City of Napa in 1996. The BRSP provides a guide for development and conservation and identifies key objectives for the planning area. The following specific plan policies are applicable to the Project:

<b><u>Policy</u></b>	<b><u>Description</u></b>
<u>C-1</u>	<u>Areas located within 50 feet from the top of bank of the Salvador Channel and from the Gasser/Bel Aire Tributary shall be identified as Riparian Habitat Area and designated CR-6, an overlay zoning designation (NMC Section 17.60.080). The regulations of the CR-6 shall apply to these areas, including the preparation of a habitat management and enhancement plan; such plan may authorize development within the 50 foot zone when existing riparian resources are preserved and enhanced as a direct result of its implementation. The requirement for a habitat management plan may be superseded by a joint plan prepared for and implemented by several property owners in concert if this plan better serves the goal of enhancing the riparian habitat of the Salvador Channel and/or Gasser/Bel Aire Tributary. A joint plan should include removal of non-native vegetation, revegetation using native riparian species, adequate setbacks from trails and development to minimize disturbance, wetland mitigation, and access for maintenance of Sanitation District lines.</u>
<u>C-4c</u>	<u>To the degree feasible, retain mature oaks, and replace mature oaks lost due to development by a ratio of 5 new to 1 lost. All mature oaks (over 12 inches diameter) should be surveyed prior to development, and a plan prepared indicating how many will be lost, how many will be saved (and measures to be employed to preserve them), and a plan indicating replacement trees for those unavoidably lost.</u>

~~Four~~Five special-status wildlife species have a high or moderate potential to occur in the Study Area. One special-status wildlife species, Nuttall's woodpecker, was observed in the Study Area during the site assessment. Special-status wildlife species that are present within or have moderate or high potential to occur in the Study Area are discussed below.

### Chinook Salmon

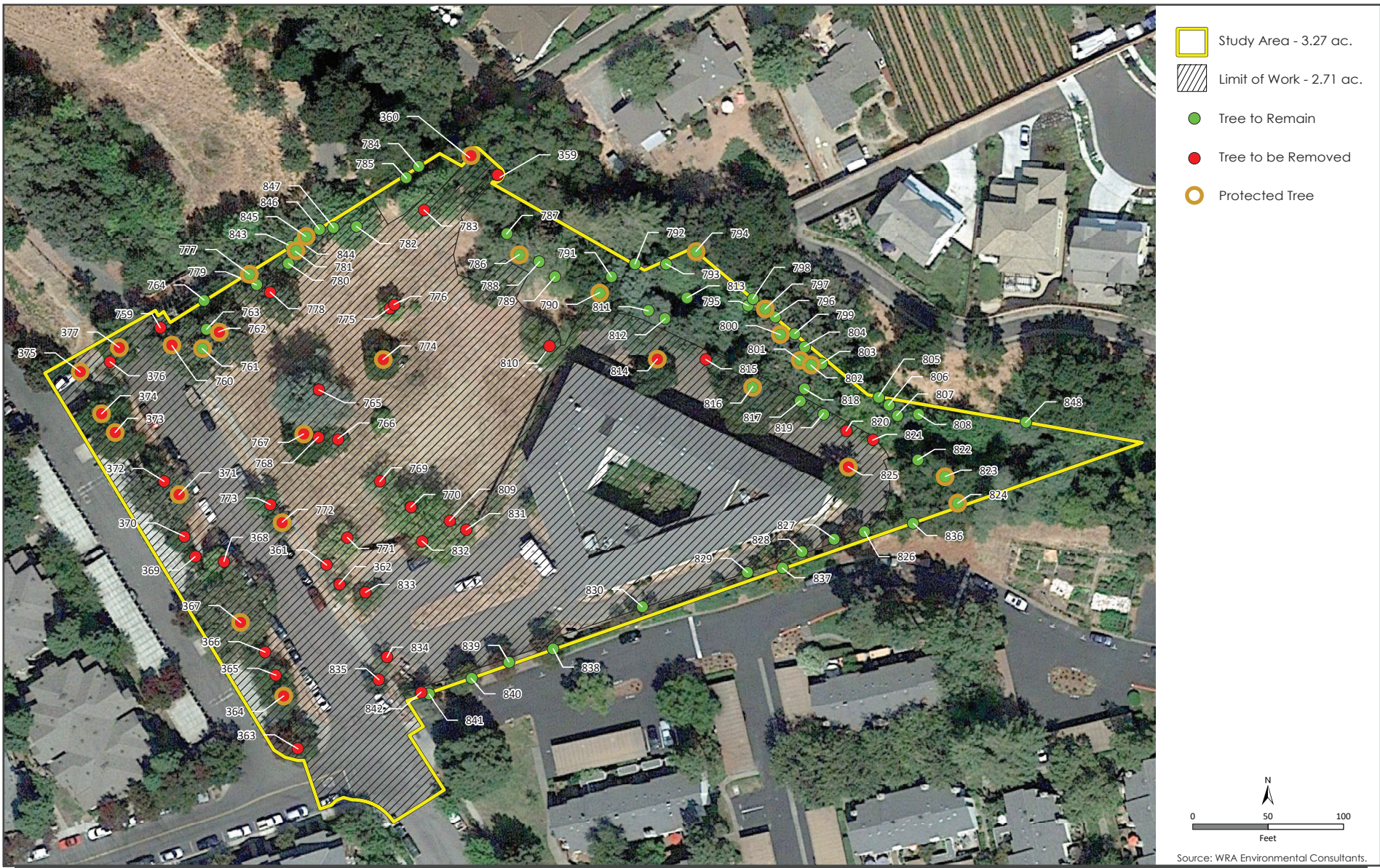
Chinook salmon - Central Valley fall/late fall-run ESU (*Oncorhynchus tshawytscha*; NMFS Species of Concern, CDFW Species of Special Concern) includes all naturally spawned spring-run populations from the Sacramento San Joaquin River mainstem and its tributaries. Late-fall run Chinook salmon are morphologically similar to spring-run chinook. They are large salmonids, reaching 75-100 cm SL and weighing up to 9-10 kg or more. The great majority of late-fall Chinook salmon appear to spawn in the mainstem of the Sacramento River, which they enter from October through February. Spawning occurs in January, February and March, although it may extend into April in some years. Eggs are laid in large depressions (redds) hollowed out in gravel beds. The embryos hatch following a three to four-month incubation period and the alevins (sac-fry) remain in the gravel for another two to three weeks. Once their yolk sac is absorbed, the fry emerge and begin feeding on aquatic insects. All fry have emerged by early June. The juveniles hold in the river for nearly a year before moving out to sea the following December through March. Once in the ocean, salmon are largely piscivorous and grow rapidly. The specific habitat requirements of late-fall chinook have not been determined, but they are presumably similar to other Chinook salmon runs and fall within the range of the physical and chemical characteristics of the Sacramento River above Red Bluff.

Fall-run Chinook salmon are known to occur in the Napa River watershed to the east of the Project Area. Due to the connectivity of Salvador Creek with the Napa River and lack of passage barriers, the Study Area is likely to support seasonal rearing and migration for the species. Spawning has been documented within Salvador Creek, with the spawning activity concentrated near Vintage High School, approximately 0.5 miles upstream from the Project Area (Koehler and Edwards 2009). Therefore, depending on the time of year, Chinook salmon have a moderate potential to occur within the Project Area.



<b>Table 3.4-2: Potentially Occurring Special-Status Wildlife Species</b>		
<b>Species Name</b>	<b>Conservation Status</b>	<b>Potential to Occur</b>
Steelhead – central California coast DPS	Federally Threatened	<b>Moderate Potential.</b> This species has been documented in Salvador Creek.
Chinook salmon - Central Valley Fall/late fall-run ESU	Species of Special Concern	<b>Moderate Potential.</b> This species has been documented in Salvador Creek.
Pallid bat	Species of Special Concern	<b>High Potential.</b> This species has a moderate potential to utilize the existing structures within the Study Area for roosting, as well as the larger trees within the riparian area.
Western red bat	Species of Special Concern	<b>Moderate Potential.</b> The Study Area contains broad-leaved tree species typically associated with this species. Riparian habitats along Salvador Creek provide foraging habitat for this species.
Nuttall's woodpecker	Bird of Conservation Concern	<b>Present.</b> Oak trees within the Study Area may provide suitable nesting habitat for this species. This species has been observed both in the local area as well as within the Study Area.





TREE SURVEY

FIGURE 3.4-2



---

**Impact BIO-1:** The Project ~~would~~ has the potential to have a substantial adverse effect, either directly or through habitat modifications, on species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. **(Less than Significant Impact with Mitigation Incorporated)**

---

**MM BIO-1.1:** A survey for active bird nests shall be conducted by a qualified biologist no more than ~~44~~ 7 days prior to the start of Project activities (vegetation removal, grading, or other initial ground-disturbing activities) if ground disturbing activities commence during the nesting season (February 1 through August 31). The survey shall be conducted in a sufficient area around the Study Area to identify the location and status of any nests that could potentially be directly or indirectly affected by vegetation removal, or grading activities. Based on the results of the pre-construction breeding bird survey, the following measure shall apply.

- If active nests of protected bird species are found within the Study Area or close enough to the area for construction activity to affect nesting success, the qualified biologist shall establish a work exclusion zone ~~shall be established~~ around each active nest. Established exclusion zones shall remain in place until all young in the nest have fledged or the nest otherwise becomes inactive (e.g. due to predation). Appropriate exclusion zone sizes vary dependent upon bird species, nest location, existing visual buffers, ambient sound levels, and other factors. An exclusion zone radius may be as small as 25 feet (for common, disturbance-adapted species) or as large as 250 feet or more for raptors. The qualified biologist shall determine and establish the appropriate buffer distance in accordance with conditions at the time and shall conduct a check of the nest(s) at the start of construction to determine if the buffers have been appropriately sized. If the buffer is too small, and nesting is being disrupted, a larger buffer will be recommended. Exclusion zone size may also be reduced from established levels if supported with nest monitoring by a qualified biologist indicating that work activities are not significantly impacting the nest. The qualified biologist shall observe the nest during the first two days of construction to ensure construction activities do not disturb the nest. If nest disturbance is observed, construction shall cease until the qualified biologist establishes a larger work exclusion zone, where feasible. If a larger exclusion zone is not feasible, construction activities causing the disturbance shall be delayed until September 1, or until the nest is no longer active, whichever comes first.

**MM BIO-1.2:** ~~A pre-construction survey shall be conducted of the existing structures, bridge, and trees within 100 feet of the work areas to determine if any suitable roost~~

~~habitat is present and the potential for occupancy. Based on the results of the pre-construction survey, the following measure shall apply.~~

- ~~• If an active maternity roost is located within features scheduled for removal, then consultation with CDFW would be required.~~
- ~~• If any large trees are identified during the preconstruction survey which contain potential roosting features, the tree shall be felled outside of the maternity season (September 1 through April 30) and shall be allowed to lay on the ground for one night to allow any undetected bats to leave the tree before it is processed.~~
- ~~• If no roosts or potential bat roosting substrates are located, then work may proceed without further measure.~~

A qualified bat biologist shall conduct a Bat Habitat Assessment of existing structures and trees proposed for removal at least 30 days prior to the start of construction to determine if any trees or structures proposed for removal contain suitable bat roosting habitat (e.g. cavities, crevices, exfoliating bark). If the biologist identifies trees that contain suitable bat roosting habitat, a two-phased removal shall be used to minimize potential impacts to bats outside of the maternity season (typically the maternity season is defined as April 16 to August 31). This method is outlined below.

- On day 1, under the supervision of a qualified bat biologist, branches and small limbs not containing potential bat roost habitat (e.g. cavities, crevices, exfoliating bark) shall be removed using chainsaws only.
- On day two, the rest of the tree shall be removed.

If trees are scheduled to be removed during the maternity season (April 16 to August 31), a qualified biologist shall conduct an emergence survey before tree removal commences. If a roost is not detected, the tree shall be removed normally (i.e not using a two-phased cut). If a roost is detected, the tree will be removed outside of the maternity season using the two-phased cut method outlined above.

If a structure is identified as having potential bat roosting habitat the following shall apply:

- The qualified biologist shall survey the structure the morning before work commences. If bats are not present, work may commence normally.
- If bats are present, CDFW will be contacted to develop a procedure for exclusion of bats outside of the maternity season.

Page 79

“Steelhead”: REVISE the subsection as follows:

### **Steelhead and Chinook Salmon**

#### **Bridge Removal**

There is a moderate potential for steelhead and chinook salmon to occur in the portion of Salvador Creek within the Study Area. The Project, as a condition of approval, may be required to remove a portion of the existing private concrete and steel bridge located to the east of the Project Site. Demolition of the bridge would include removal of the bridge decking~~and~~, tops of piers, and western abutment. Proposed work related to the existing bridge spanning Salvador Creek has the potential to impact steelhead and chinook salmon.

If work occurs within the stream channel, consultation with the National Marine Fisheries Service and permits from the USACE, RWQCB, and CDFW would be required. Though the Project would result in an improvement of existing conditions by restoring Salvador Creek to a more natural condition, there is the potential for impacts to steelhead and chinook salmon to occur during construction activities as a result of sedimentation, material spills, and erosion.

Page 79      Impact BIO-1.3: REVISE the impact as follows:

**Impact BIO-1.3:**      Steelhead and chinook salmon within Salvador Creek could be harmed during bridge removal activities. **(Significant Impact)**

Implementation of MM BIO-1.3 and the best management practices described above, as well as compliance with USACE, CDFW, and RWQCB requirements, would reduce potential impacts to steelhead and chinook salmon to a less-than-significant level. **(Less-than-Significant with Mitigation)**

Page 80      REVISE the first paragraph on this page as follows:

In addition, the Project would implement the following ~~best management practices~~ Standard Permit Condition to further reduce impacts to sensitive habitats within Salvador Creek.

Page 81      Impact BIO-2: REVISE the second paragraph in this section as follows:

The Project ~~may be required~~ shall be required as a condition of approval to remove the existing private concrete and steel bridge located to the east of the Project Site. As previously noted, demolition of the bridge would include removal of the bridge decking~~and~~, tops of piers, and western abutment. Removal of the bridge would result in direct impacts to the creek and associated riparian vegetation. Removal of the bridge would ~~temporarily~~ impact approximately 23 linear feet and 0.01 acre of ~~USACE jurisdictional~~ intermittent stream and approximately 0.13 acre of riparian habitat (refer to Table 3.4-4). ~~The CDFW and RWQCB would also take jurisdiction over the intermittent stream and approximately 0.13 acre of riparian habitat.~~ Impacts to waters of the U.S. and waters of the state as a result of bridge removal would be a significant impact.

<b>Table 3.4-4: Impacts to Aquatic Natural Communities</b>		
<b>Feature Type</b>	<b>Project (acres/linear feet)</b>	<b>Project plus Bridge Removal (acres/linear feet)</b>
<b><i>Potential Corps Jurisdiction</i></b>		
Intermittent Stream	--	0.01 acre 23 linear feet
<b>Total</b>	--	<b>0.01 acre 23 linear feet</b>
<b><i>Potential RWQCB and CDFW Jurisdiction</i></b>		
Intermittent Stream	--	0.02 acre 23 linear feet
Riparian	0.12 acre	0.13 acre
<b>Total</b>	<b>0.12 acre</b>	<b>0.15 acre 23 linear feet</b>

Only intermittent, non-wetland waters would be impacted by the proposed Project. As discussed under Impact BIO-2, Project activities may result in direct impacts to approximately 23 linear feet and 0.01 acre of ~~USACE jurisdictional intermittent stream and approximately 0.13 acre of riparian habitat. The CDFW and RWQCB would also take jurisdiction over the intermittent stream and approximately 0.13 acre of riparian habitat.~~ Implementation of MM BIO-2.1, as well as the best management practices described above and compliance with USACE, CDFW, and RWQCB requirements, would reduce impacts to jurisdictional (non-wetland) waters to a less-than-significant level. (Less-than-Significant Impact with Mitigation)

**Impact BIO-4.2:** Migrating steelhead and chinook salmon within Salvador Creek could be impacted during bridge removal activities. **(Significant Impact)**

Implementation of MM BIO-1.3 and MM BIO-2.1 as well as the best management practices described above, would reduce impacts from bridge removal activities to migrating steelhead and chinook salmon to a less-than-significant level. **(Less-than-Significant Impact with Mitigation)**

The Project proposes to remove ~~42~~ 14 protected native trees, as defined by Section 12.45.020 of the City's Municipal Code. Of the ~~42~~ 14 protected native trees to be removed, seven are associated with

the proposed improvements to an existing sidewalk on a parcel west of the Project boundary. Two of the protected trees are located within an existing sanitary sewer easement.

Page 85      Standard Permit Condition: REVISE as follows:

**Standard Permit Condition:**

- In order to satisfy the requirements of the Chapter 12.45 of the City of Napa Municipal Code, a protected native tree pruning and removal permit application shall be submitted to the City of Napa for any protected native trees. Protected native trees that will be removed or damaged as a result of the Project shall be replaced as required pursuant to Chapter 12.45 and the Big Ranch Specific Plan.
  - For each 6 inches or fraction thereof of the protected tree, ~~two~~ five trees of the same species as the protected tree (or any other species with approval) and a minimum 15-gallon container or larger size as determined by the Director of Parks and Recreation shall be planted on the Site.
  - If the Site is inadequate in size to accommodate the replacement trees, with the recommendation of the Director of Parks and Recreation, the trees shall be planted on public property. The Director of Parks and Recreation may accept an in-lieu fee, per 15- gallon replacement tree with the moneys to be used for tree-related educational projects and/or planting programs. In-lieu fees shall be set by the City Council resolution and adjusted on an annual basis as necessary and include the cost of planting.
  - Each protected native tree approved for removal shall be replaced within 60 days or at a reasonable time approved by the Director of Parks and Recreation or according to the conditions of any discretionary permit allowing removal of a protected native tree.
- In order to avoid and minimize damage to existing protected native trees which are not proposed for direct impact by Project activities, the following measures should be implemented during Project construction.
  - All construction activity (grading, filling, paving, landscaping, etc.) ~~should~~ shall respect the root protection zone (RPZ) around all trees within the vicinity of the Study Area that are to be preserved. The RPZ ~~should~~ shall be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered on a case-by-case basis, provided that it is demonstrated that an encroachment into the RPZ will not affect the root system or the health of the tree, and is authorized by an ISA-Certified Arborist or comparable specialist.
  - Temporary protective fencing ~~should~~ shall be installed around the dripline of protected native trees prior to commencement of any construction activity conducted within 25 feet of the tree canopy. The fence ~~should~~ shall be clearly marked to prevent inadvertent encroachment by heavy machinery.
  - Drainage ~~should~~ shall not be allowed to pond around the base of any tree.
  - An ISA-Certified Arborist or tree specialist ~~should~~ shall be retained to perform any necessary pruning of trees during construction activity.
  - Should any utility lines encroach within the tree protection zone, a single, shared utility conduit should be used where possible to avoid negative impact to trees.

- Roots exposed as a result of construction activities ~~should~~shall be covered with wet burlap to avoid desiccation, and should be buried as soon as practicable.
- Construction materials or heavy equipment ~~should~~shall not be stored within the RPZ of preserved trees.
- Following construction, a protected native tree pruning and removal permit must be obtained by the property owner, or person authorized by the property owner, from the Director of Parks and Recreation prior to doing any of the following to a protected native tree on private property
  - Prune any branch or limb of a protected native tree greater than 4 inches in diameter or remove more than 10 percent of any live foliage in any 1-year period;
  - Cut any root over 2 inches in diameter within the drip line area of a protected native tree;
  - Change, by more than 2 feet, grade elevations within the drip line area of a protected native tree; or
  - Place or allow to flow into or over the drip line area of any protected native tree any oil, fuel, concrete mix or other substance that could injure the tree

Page 87      Bridge Removal: REVISE the first paragraph in this section as follows:

The Project, as a condition of approval, may be required to remove a portion of the existing private concrete and steel bridge located to the east of the Project Site. Demolition of the bridge would include removal of the bridge decking ~~and~~, tops of piers, and western abutment. This work would result in a direct impact to approximately 0.13 acre of riparian habitat. As a result, if partial bridge removal is required by the City, the Project would implement MM BIO-2.1, which would require compensatory mitigation for any Permanent impacts to jurisdictional resources, and would be subject to compliance with permit conditions and requirements of the USACE, CDFW, and RWQCB.

Page 87      Section 3.4.2.3: REVISE the first paragraph in this section as follows:

The geographic area for cumulative biological resources impacts includes the Site and adjacent parcels. The Project has the potential to impact special-status species, including Nuttall's woodpecker, steelhead, chinook salmon, pallid bat and Western red bat. In addition, implementation of the Project could result in direct impacts to Salvador Creek and associated riparian vegetation. The Project will mitigate for impacts to biological resources through the CEQA process (as part of MM BIO-1 through MM BIO-3), as well as the USACE, RWQCB, and CDFW permitting process. The Project will also implement best management practices during construction activities to further reduce impacts to sensitive communities and special-status species.

Page 110      Impact GEO-2: REVISE the second paragraph in this section as follows:

As described in Section 2.7.2.1 ~~10~~ and per recommendations of the geotechnical investigation, the Project would construct a stitch pier retaining structure to address the active erosion at the southern portion of the Site. The stitch pier would be located at the existing asphalt curb and would be constructed outside of the creek channel. The pier would extend approximately 28 feet below grade and would be installed for approximately 85 feet (northerly section) and 100 feet (southerly section) alongside Salvador Creek.



Page 118      Section 3.8 Hazards and Hazardous Materials: REVISE first paragraph as follows:

The following discussion is based, in part on a Phase I Environmental Site Assessment (ESA) prepared by *Basics Environmental, Inc.* in January 2014~~4~~, a Phase I ESA prepared by *Harris and Lee Environmental Services, LLC* in August 2018, and a HUD Explosive and Fire Hazards Review prepared by Running Moose Environmental Consulting, LLC in July 2018. Copies of the Phase I ESA and HUD Explosive and Fire Hazards Review are attached as Appendix H and Appendix I, respectively.

The Phase I ESA prepared by Harris and Lee is attached as Appendix C of this Final EIR/EA.

Page 119      Section 3.9.1.2: REVISE the paragraph in this section as follows:

The Heritage House Site is developed with a vacant three-story 72-room Sunrise Napa Assisted Living Facility and associated surface parking lot. the Valle Verde Site, formerly the location of a single-family home, is undeveloped land.

### **Historical Uses**

The Heritage House Site appears to have been used as an orchard from at least 1947 through the mid-1960's. The existing Sunrise Napa Assisted Living Facility was constructed in 1988, the facility has been vacant since 2004.

The Valle Verde Site was occupied by a single-family residence in the early 1960's. The residence was demolished in 2017.

### **On-Site Sources of Contamination**

No Recognized Environmental Conditions were observed during the Phase I ESA conducted by Harris and Lee. A REC is defined as the presence of likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

The following hazardous materials were observed on the Heritage House Site:

- Approximately five gallons of paint inside the existing Sunrise Napa Assisted Living Facility
- Less than three gallons of building maintenance chemicals inside the existing Sunrise Napa Assisted Living Facility
- Approximately 30 gallons of diesel fuel in the emergency generator
- Possible presence of hydraulic fluid within the existing elevator hydraulic system

The Project Site is not included on any lists compiled pursuant to Government Code Section 65962.5. The site visit did not reveal any obvious signs of hazardous materials or spills, other than oil stains from vehicles common to all parking lots. No obvious evidence of underground storage tanks, distressed vegetation, or surface impoundments were observed throughout the Site during the inspection. The results of the Phase I ESA indicate that pesticides and herbicides may have been used on-site as part of the past agricultural operations on-site between the 1940s to 1960s. Information from the County Agricultural Department revealed these chemicals do not persist in the soil and ground water and will break down over time.<sup>2</sup> Given the substantial time (over 50 years) since the Site was used for agricultural purposes and the nature of the chemical degradation, the Phase I ESA concluded the probability of pesticides or herbicides within the soil and/or groundwater is low and would not pose a risk for construction workers. However, the potential exists for residual agricultural chemicals to be present in the soil. As a result, the soil should be tested for organochlorine pesticides and pesticide-based metals (e.g. lead and arsenic) to determine if there are residual pesticides in the soil that must be addressed prior to construction.

**Standard Permit Condition:**

- The Applicant shall conduct soil sampling prior to issuance of a grading permit to determine whether any residual impact remains from prior historic uses on the site. If residual constituents remain above residential Environmental Screening Levels, they will be properly remediated consistent with the recommendations of the Phase II Report under the oversight of the County Environmental Health or state DTSC. Documentation of the soil sampling results shall be provided to the City, along with the proposed remediation approach, prior to grading permit, to ensure the construction activity is in keeping with the EIR's construction impacts analysis, or the City will conduct supplemental environmental review to account for the construction activity if it would be inconsistent with the assumptions used in the EIR's analysis.

The following discussion is based, in part, on a hydraulic analysis prepared by Schaaf & Wheeler in June 2019 and October 2019. A copy of the report is attached as Appendix J to this EIR/EA. A copy of the updated hydraulics analysis is attached as Appendix C to this Final EIR/EA.

**Big Ranch Specific Plan**

The Project Site is within the Big Ranch Specific Plan (BRSP) area, which was adopted by the City of Napa in 1996. The BRSP provides a guide for development and conservation and identifies key objectives for the planning area. The following specific plan policies are applicable to the Project:

---

<sup>2</sup> Basics Environmental. Phase I Environmental Site Assessment. December 9, 2014.

<u>Policy</u>	<u>Description</u>
<u>C-7</u>	<p><u>Protect, conserve and enhance (when feasible) the natural characteristics of the Salvador Channel and Gasser/Bel Aire Tributary while providing for 100 year flood flows. Development along the southwest bank of the Salvador Channel between Garfield Lane and the existing bridge over the Channel (shown on the land use map as the location of a proposed extension of Rubicon Street to Big Ranch Road) shall be required to address potential flooding by implementing either an "enhancement" or "fill" alternative as conceptually described in the Water Resources section of this Chapter. Any plan for development in this area shall demonstrate the following:</u></p> <ol style="list-style-type: none"> <li><u>1. The project will not have a long-term significant detrimental impact on the riparian habitat of the Salvador Channel;</u></li> <li><u>2. The proposed project will not increase flood elevations on any property owner without the expressed agreement of that property owner and the adoption of a plan to ultimately mitigate any impact; and</u></li> <li><u>3. The proposed project will allow for adequate access to existing Napa Sanitation District manholes along the North Napa Sanitary Sewer Trunk line.</u></li> <li><u>4. Artificial bank stabilization measures such as rip-rap, concrete walls, dirt, other fill or other means within the Salvador Channel shall not be permitted anywhere along the Channel without the express written authorization of the City of Napa Public Works Department.</u></li> <li><u>5. Development plans for the Gasser/Bel Aire Tributary shall demonstrate that sufficient water carrying capacity is allowed, while conserving (where feasible) and enhancing riparian habitat along the existing Tributary.</u></li> </ol>

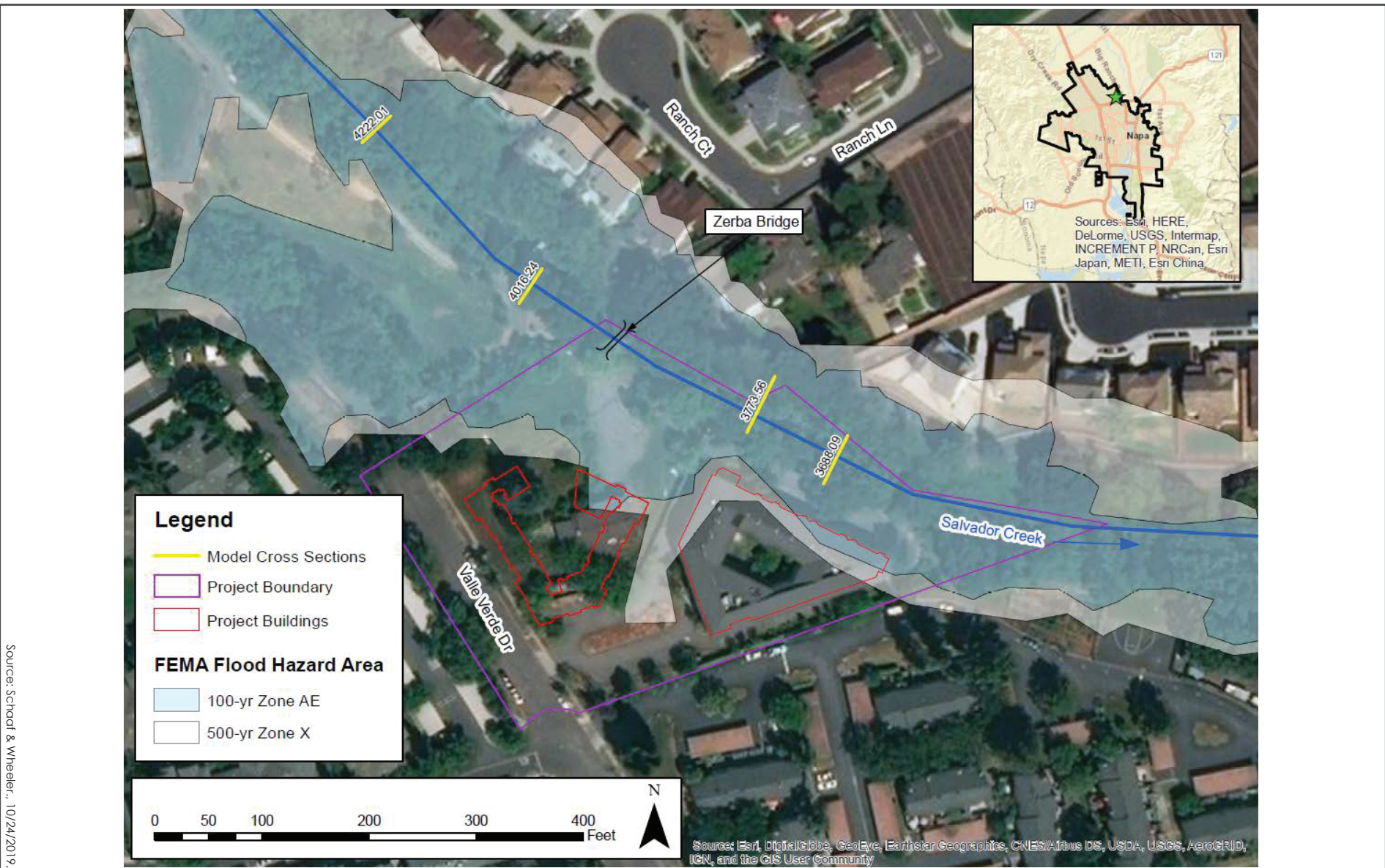
Page 130      Figure 3.10-1: Figure replaced with revised figure.

Page 134      Impact HYD-3: REVISE “Flooding Elevations” subsection as follows:

The Site is located in a FEMA designated special flood hazard area. A hydraulic analysis was prepared by *Schaaf & Wheeler* in June 2019 and revised in October 2019 and November 2019 to determine whether introduction of the proposed Valle Verde Apartment building, site grading, and other site improvements would result in flooding on- or off-site.

The existing base flood elevation (BFE) during a 100-year flood event at the Valle Verde Site is ~~39.2~~ 42.1 feet (refer to Table 3.10-1). The existing BFE for the Heritage House Site is ~~39~~ 42.1 feet. The introduction of the Valle Verde Apartments would increase the BFE from ~~39.2~~ 42.1 feet to ~~40.2~~ 42.5 feet at the Valle Verde Site due to the proposed grading. The BFE at the Heritage House Site would ~~decrease from 39.0 to 38.3 feet due to the proposed grading and redirection of flood flows~~ remain at 42.1 feet.

<b>Table 3.10-1: Base Flood Elevations</b>		
<b>Scenario</b>	<b>Existing Sunrise Napa Assisted Living Facility</b>	<b>Proposed Valle Verde Apartments</b>
Existing Conditions	<del>39.0</del> <u>42.1</u>	<del>39.2</del> <u>42.1</u>
Project	<del>38.3</del> <u>42.1</u>	<del>40.2</del> <u>42.5</u>
Project plus Bridge Removal	<del>38.0</del> <u>41.4</u>	<del>39.5</del> <u>41.7</u>



PROJECT LOCATION AND EFFECTIVE FEMA FLOOD HAZARD AREAS

FIGURE 3.10-1

Pursuant to CFR Part 55, in order to get flood insurance, new construction or improvements within a FEMA flood hazard zone must be elevated to the BFE of the floodplain. The lowest adjacent grade for the proposed Valle Verde Apartment building is ~~41.2~~ 42.1 feet. Therefore, the proposed Valle Verde Apartment building would need to be elevated by 0.4 feet to ~~could~~ be removed from the special flood hazard area, as its lowest adjacent grade is equal to or greater than the BFE of 40.2 feet (refer to Table 3.10-2). In addition, consistent with the City of Napa Municipal Code, the finished floor elevations for the proposed Valle Verde Apartment building would be 43.7 feet, which is more than one foot above the 100-year BFE of ~~40.2~~ 42.5 feet.

The lowest adjacent grade for the existing Sunrise Napa Assisted Living Facility is 37.2 feet (refer to Table 3.10-2). ~~However, most of the building adjacent grade is above the 38.3 BFE that would exist with Project construction altering the Site.~~ None of the existing building adjacent grades are above the 42.1 BFE. The lowest adjacent grade ~~on the northeast corner of the existing~~ around the building would need to be elevated at or above the BFE to be removed from the floodplain. ~~This would likely involve the installation of an engineered structure (i.e. berm) to protect the existing structure from flood waters.~~ The finished floor elevations for the existing Sunrise Napa Assisted Living Facility would be 41.7 feet, which is ~~more than one foot not~~ above the 100-year BFE of ~~38.8~~ 42.1 feet; ~~consistent with the City of Napa Municipal Code.~~ The City will require any new mechanical equipment (typically AC units) to be raised 1 foot above the floodplain and any remodel work below 1 foot above the floodplain to be flood proof construction methods. A flood elevation certificate will be required post construction to document compliance with the floodplain requirements.

The Project would increase water surface elevations by approximately 0.3 feet around six structures upstream of the Project (refer to Figure 3.10-2 and Figure 3.10-3). No new structures would be placed in the floodplain as a result of the Project. ~~result in a less than one foot increase in floodplain elevations directly upstream of the proposed Valle Verde Apartment building due to overbank floodplain blockage (refer to Figure 3.10-2 and Figure 3.10-3).~~ For all but one property (2123 Big Ranch Road), the lowest adjacent grade is higher than both the pre- and post-Project BFEs; meaning those structures are above the floodplain. At 2123 Big Ranch Road, the lowest adjacent grade is less than both the pre- and post-Project BFEs, meaning that structure is in the existing and post-project floodplain and the depth of inundation is increased slightly from 1.6 to 1.9 feet (refer to Table 3.10-3). Pursuant to Section 17.38.040 of the Napa Municipal Code, any development that causes an increase in the water surface elevation of the base flood more than one foot at any point would constitute an “adverse affect.” The Project results in less than one-foot of cumulative impact in the floodplain and less than one-foot rise in the water surface profile of the creek (refer to Figure 3.10-4). For these reasons, the Project would not significantly impede or redirect flows.

<b>Table 3.10-3: BFE Impacts to Nearby Upstream Structures (without bridge removal)</b>				
<b><u>Address</u></b>	<b><u>Pre-Project BFE (ft NAVD)*</u></b>	<b><u>Post-Project BFE (ft NAVD)*</u></b>	<b><u>Maximum BFE Impact (ft)*</u></b>	<b><u>Lowest Adjacent Grade (ft NAVD)**</u></b>
<u>2155 Ranch Ct</u>	<u>43.56</u>	<u>43.59</u>	<u>0.34</u>	<u>45.0</u>
<u>2145 Ranch Ct</u>	<u>42.29</u>	<u>42.55</u>	<u>0.34</u>	<u>44.4</u>
<u>2135 Ranch Ct</u>	<u>42.26</u>	<u>42.52</u>	<u>0.33</u>	<u>43.7</u>
<u>2215 Ranch Ct</u>	<u>42.18</u>	<u>42.52</u>	<u>0.33</u>	<u>43.8</u>
<u>2115 Ranch Ct</u>	<u>42.13</u>	<u>42.48</u>	<u>0.33</u>	<u>43.3</u>
<u>2123 Big Ranch Road</u>	<u>42.05</u>	<u>42.38</u>	<u>0.32</u>	<u>40.5</u>
<b>Notes:</b>  <u>* Location of pre-Project BFE, post-Project BFE, and maximum BFE impact may not be the same. As a result, the maximum BFE impact may be greater than the difference between the pre- and post-Project BFEs.</u>  <u>** Lowest adjacent grade is based on elevation documentation provided by the City.</u>				

Page 135      Impact HYD-3: REVISE “Bridge Removal” subsection as follows:

As a potential condition of Project approval, the City may require the Applicant to remove a portion of the Zerba bridge that spans from the eastern portion of the Site across Salvador Creek and onto the west bank. The existing bridge acts as an impediment to the flow of water in Salvador Creek during storm events. Table 3.10-1 identifies existing Site conditions with floodwaters impeded by the existing bridge, as well as a scenario where the bridge removal has occurred.

Under the Project plus Bridge Removal scenario, the BFE at the existing Sunrise Napa Assisted Living Facility and the proposed Valle Verde Apartments would be ~~38.041.4~~ and ~~39.541.7~~ feet, respectively. In the event the City requires partial removal of the bridge, the Valle Verde Apartments could be removed from the special flood hazard area, as its lowest adjacent grade is greater than the BFE of ~~39.541.7~~ feet. The existing Sunrise Napa Assisted Living Facility has a lowest adjacent grade of 37.2 feet. Most of the building’s adjacent grades are on the northeast corner of the building would still be below the 38.042.1-foot BFE and would need to be elevated at or above the BFE to be removed from the floodplain. However, the building finish floor elevation of 41.7 is above the BFE of 41.4 with partial bridge removal.

Under the Project plus Bridge Removal scenario, there are slight increases in flood elevations (less than 0.1 foot) downstream of the Project Site due to the removal of the bridge deck ~~and~~ and piers, and western abutment (refer to Figure 3.10-5 and 3.10-6). However, partial removal of the bridge would lessen upstream Project development impacts resulting from blockage due to the proposed Valle Verde Apartment building. The BFE would be lessened at 2123 Big Ranch Road; so less than 0 impact. The Project plus Bridge Removal scenario would result in a less than one-foot increase in floodplain elevations, and therefore comply with Section 17.38.040 of the Napa Municipal Code. In addition, the Project plus Bridge Removal scenario would result in slight decreases in in-channel

water surface elevation upstream of the Project whereas there are slight increases at the Project boundary. The Project site is within the Big Ranch Specific Plan area. Policy PF/S-5d requires that to preserve flood flow conveyance, the City shall enforce a zero net filling policy within the 100-year floodplain whenever filling of the Salvador Channel floodplain is proposed within the listed setbacks and upstream flood elevations would increase by more than 0.05 feet. With bridge removal the Project is consistent with this policy and the Big Ranch Specific Plan.

In summary, the introduction of the proposed Valle Verde Apartments building, site-grading, and other site improvements would alter the existing floodplain, but would not cause significant off-site flooding impacts as defined by Section 17.38.040 of the Napa Municipal Code. Therefore, Project impacts on existing flooding conditions would be less than significant.

For the existing Sunrise Napa Assisted Living Facility, ~~to be removed from the floodplain, the lowest adjacent grade on the northeast corner of the existing building would need to be elevated at or above the BFE, likely involving the installation of an engineered structure (i.e. berm) to protect the existing structure from flood waters.~~ The finished floor elevations would not be above the 100-year BFE. The City has determined that bridge removal will be required as a condition of approval. With bridge removal, the building finish floor elevations are above the BFE of 41.4. In the event the Project is required to partially remove the Zerba Bridge. With bridge removal, flood elevations would be lessened compared to existing conditions upstream of the bridge and increased downstream of the bridge, although in all cases the change from existing would be less than a foot per Section 17.38.040 of the Napa Municipal Code.

<b>Table 3.10-1: Structure Elevations</b>			
<b>Location</b>	<b>Elevation (ft NAVD)</b>	<b>Max BFE (ft NAVD)</b>	<b>Above BFE?</b>
Lowest Adjacent Grade to Proposed Valle Verde Apartment	<del>41.2</del> <u>42.1</u>	<del>40.2</del> <u>42.5</u>	<del>Yes</del> <u>No</u>
Finished Floor Elevation of Proposed Valle Verde Apartment	43.7	<del>40.2</del> <u>42.5</u>	Yes
Lowest Adjacent Grade to Existing Sunrise Napa Assisting Living Facility	37.2	<del>38.3</del> <u>42.1</u>	No
Finished Floor Elevation of Existing Sunrise Napa Assisted Living Facility	41.7	<del>38.3</del> <u>42.1</u>	<del>Yes</del> <u>No</u>

Page 137      Figure 3.10-2: Figure replaced with revised figure.

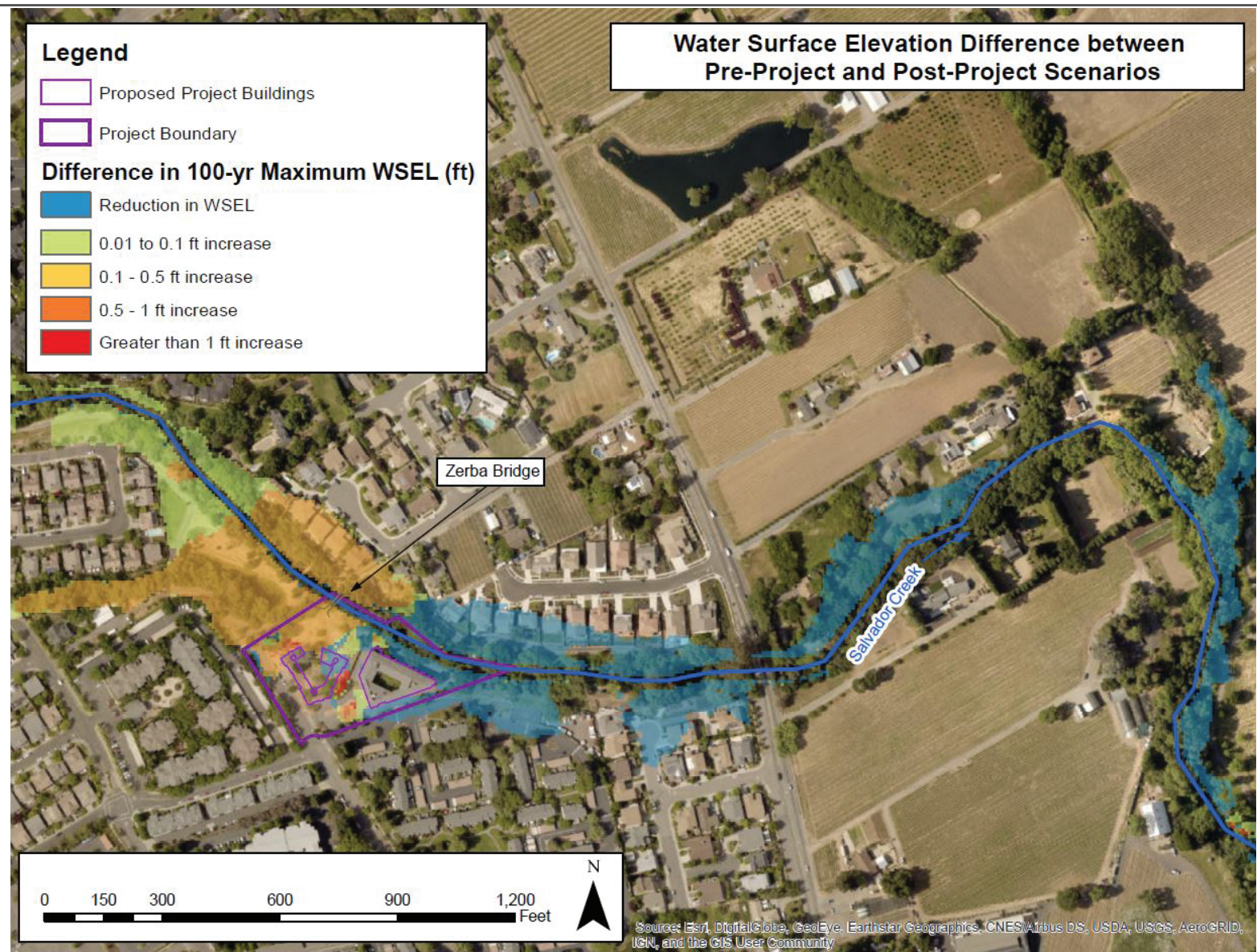
Page 138      Figure 3.10-3: Figure replaced with revised figure.

Page 139      Figure 3.10-4: Figure replaced with revised figure.

Page 140      Figure 3.10-5: Figure replaced with revised figure.



Source: Schopf & Wheeler, 10/24/2019.

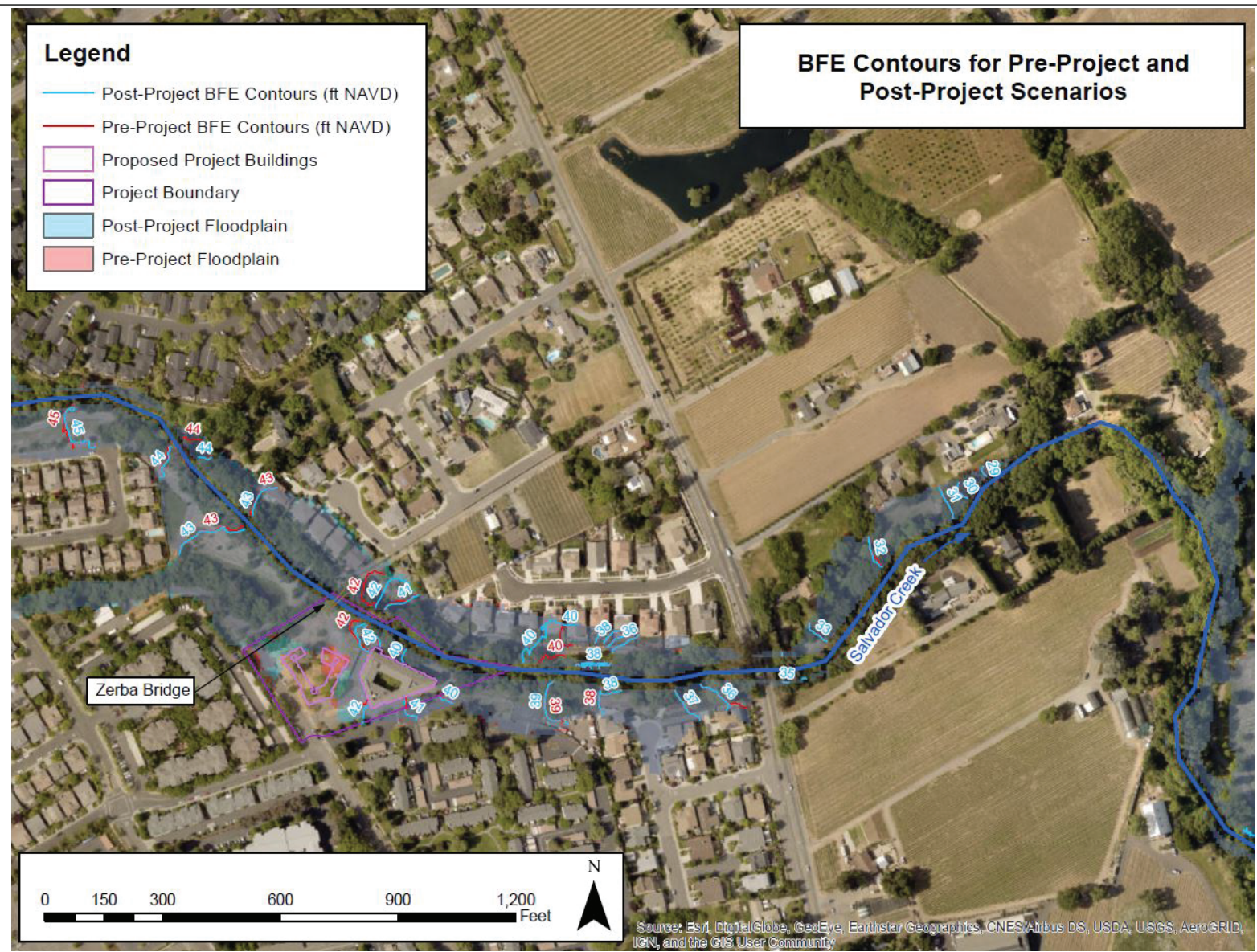


PROJECT FLOODPLAIN IMPACTS

FIGURE 3.10-2

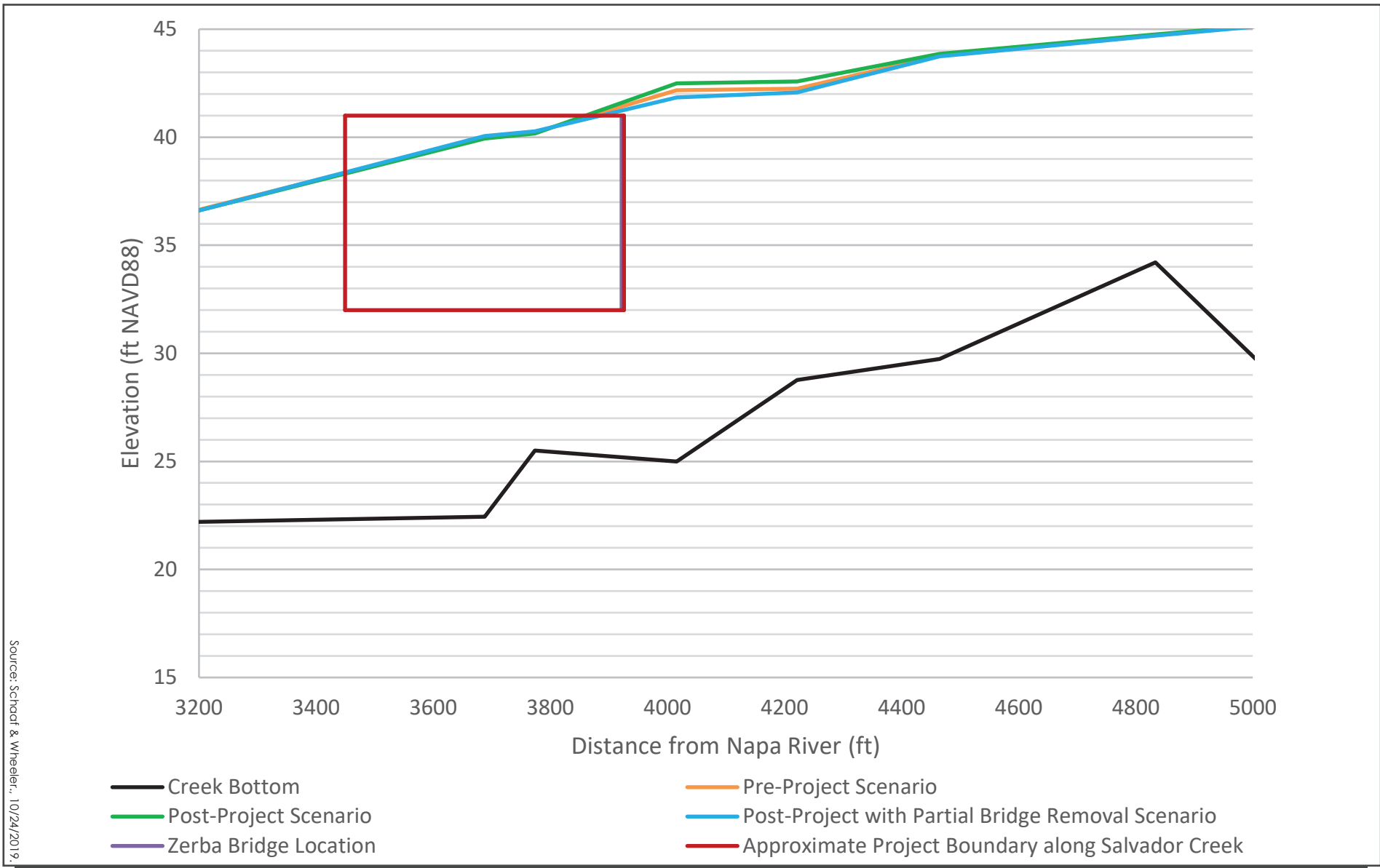


Source: Schopf & Wheeler, 10/24/2019.



PROJECT BASE FLOOD ELEVATION CONTOUR IMPACTS

FIGURE 3.10-3

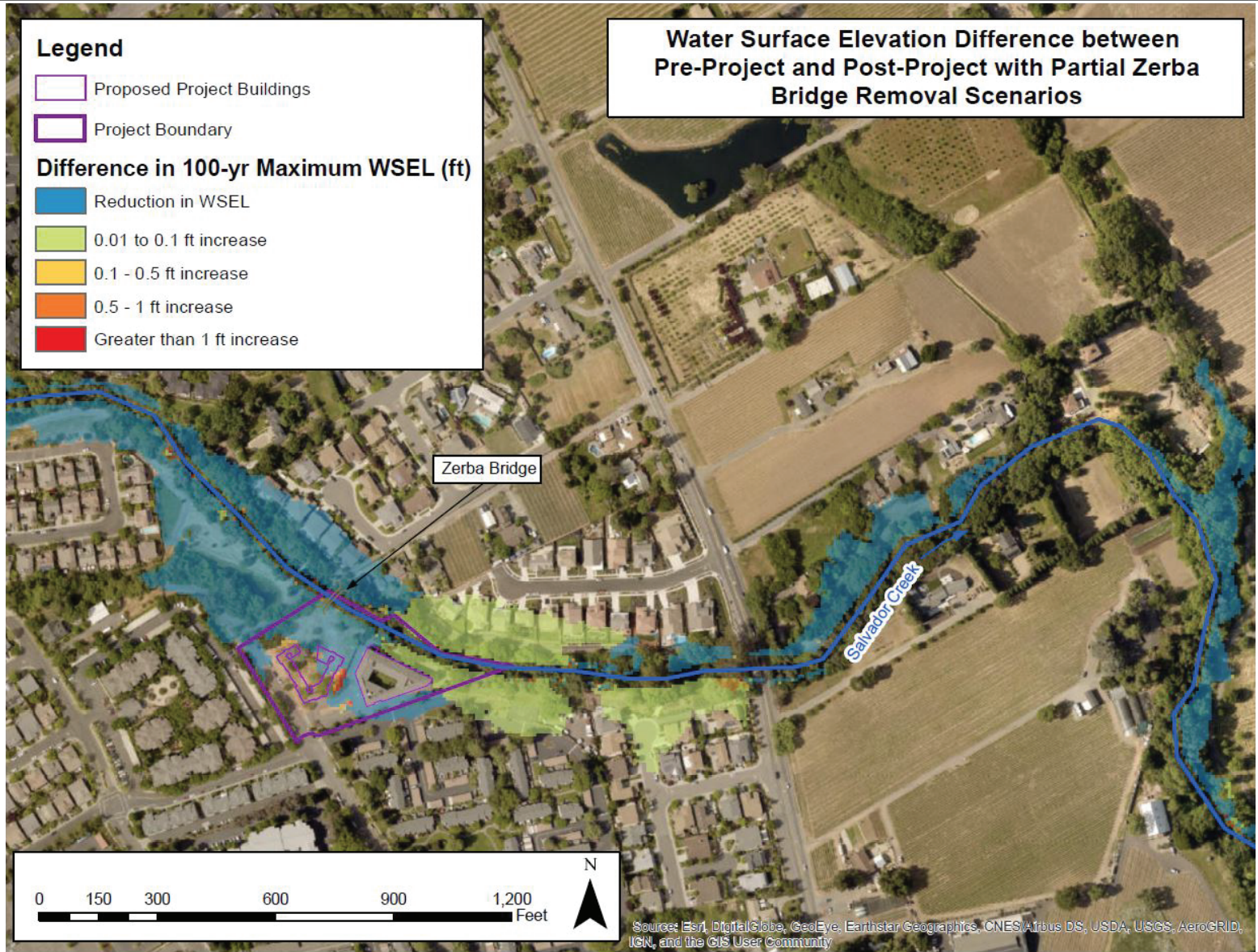


SALVADOR CREEK PROFILE

FIGURE 3.10-4



Source: Schopf & Wheeler, 10/24/2019.



FLOODPLAIN IMPACTS (PROJECT PLUS BRIDGE REMOVAL)

FIGURE 3.10-5

Page 141      Figure 3.10-6: Figure replaced with revised figure.

Page 145      Section 3.11.1.1 Regulatory Framework: REVISE this section to include the following:

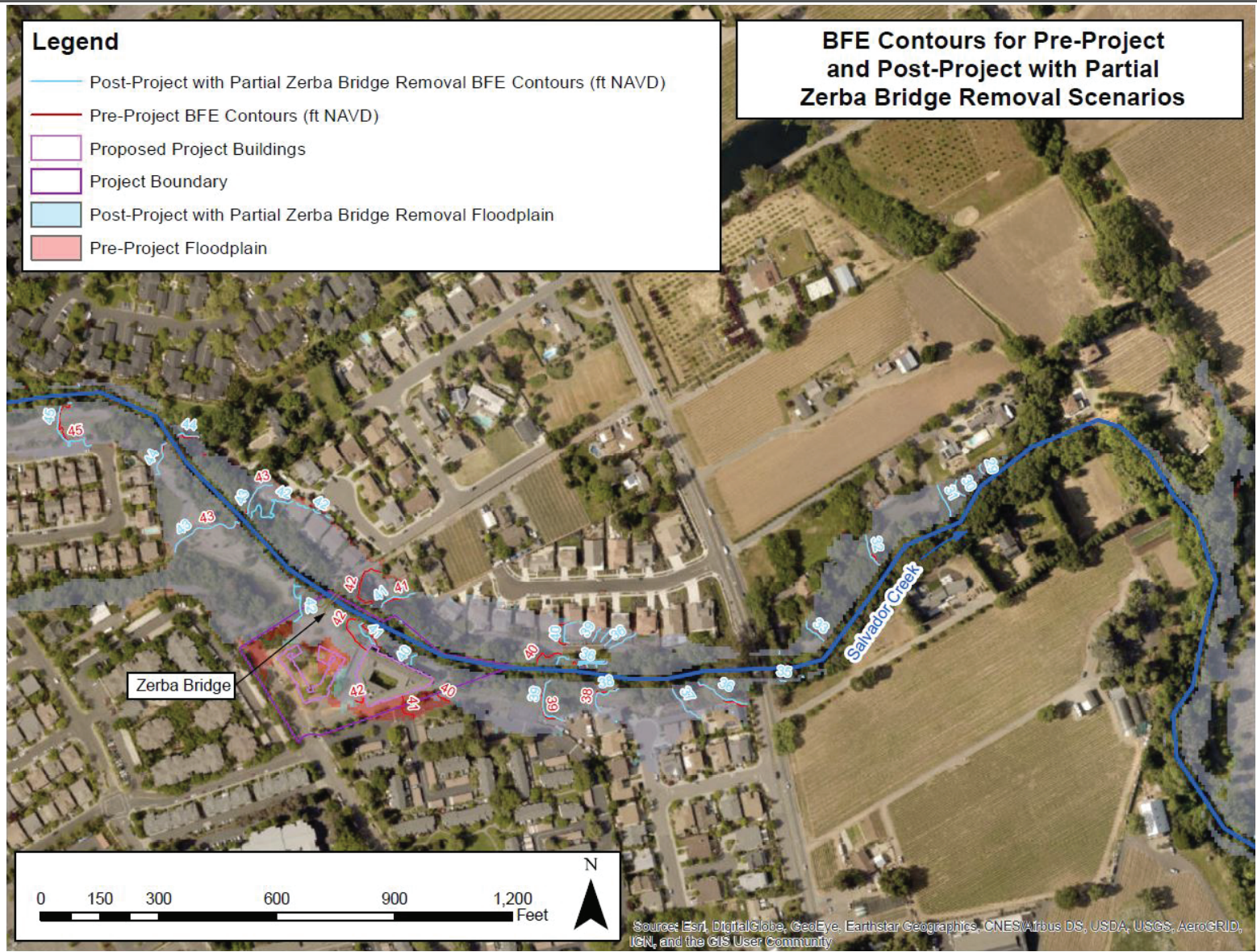
Big Ranch Specific Plan

The Project Site is within the Big Ranch Specific Plan (BRSP) area, which was adopted by the City of Napa in 1996. The BRSP provides a guide for development and conservation and identifies key objectives for the planning area. The following specific plan policies are applicable to the Project:

<u>Policy</u>	<u>Description</u>
<u>LU-13</u>	<u>The requirement for a habitat management plan may be superseded by a joint plan prepared for and implemented by several property owners in concert if this plan better serves the goal of enhancing the riparian habitat of the Salvador Channel and/or Gasser/Bel Aire Tributary.</u>
<u>LU-17</u>	<u>Project proponents shall excavate and recompact weak soils in areas of proposed structures.</u>
<u>LU-18</u>	<u>Project proponents shall revegetate soils as soon as possible after completion of grading and construction activities.</u>
<u>LU-19</u>	<u>Projects shall be designed and conditioned to minimize the amount of impervious surfaces in new development.</u>
<u>LU-26</u>	<u>City landscape guidelines and setback policies shall encourage the use of vegetation between sources and receptors of light and glare.</u>
<u>LU-28</u>	<u>Housing units shall be designed to shield bedrooms from exposure to sources of artificial nighttime light, such as by orienting buildings so that bedrooms would not face parking lots.</u>



Source: Schopf & Wheeler, 10/24/2019.



BASE FLOOD ELEVATION CONTOUR IMPACTS (PROJECT PLUS BRIDGE REMOVAL)

FIGURE 3.10-6

The Project would generate pedestrian traffic between the Site and the Trancas Street transit stop, among other destinations. Sidewalks are present on all roadway segments within the vicinity of the Site forming a continuous pedestrian connection from the Site to the transit stop on Trancas Street. Additionally, marked crosswalks are present at all legs of the unsignalized intersection of Villa Lane and Firefly Lane and all intersections along Trancas Street within the Project vicinity have marked crosswalks on at least one leg on each side except at Montclair Avenue. In addition, the City may require as a condition of approval, the Project pay its fair share of improvements to the Trancas and Valle Verde Drive intersection to enhance pedestrian safety including but not limited to: installation of a Rectangular Rapid Flashing Beacon System (RRFB) on the eastern leg of the intersection, installation of ADA curb ramps and crosswalk striping at the north and east legs of the intersections, and yield markings on Trancas Street.

### **3.17.3      Non-CEQA Effects**

The following discussion of parking is presented outside the scope of CEQA. Parking stalls are not environmental resources, they are physical features to accommodate vehicle trips to/from a site or that exist in the public right-of-way to support adjacent land uses. Parking supply was removed from the CEQA Appendix G Checklist as an impact topic for analysis earlier this decade.

The supply or availability of parking can have implications for a project's environmental impacts, in that a ready supply of convenient, accessible parking can lead to increased vehicle use at a given site, and a resulting increase in Vehicle Miles Traveled (VMT). Conversely, limiting parking supply in urban settings, in combination with the availability of other modes of travel, is a recognized method of reducing VMT associated with a project by discouraging unnecessary driving. In suburban or rural locations where non-auto modes of travel are limited, a lack of parking can lead to drivers having to drive additional (albeit typically minimal) distances searching for available parking in the vicinity of the destination, e.g. driving around a block or to an adjacent or nearby block to park.

## **Parking**

### **Parking Occupancy Counts**

The existing stub end of Valle Verde Drive allows on-street parking. It is believed that residents of the apartment complex located across the street use Valle Verde Drive for overflow parking and also that people park along Valle Verde Drive to access the adjacent trail. Parking occupancy counts on Valle Verde Drive north of Firefly Lane were taken for 24 hours on Wednesday, May 23rd, 2018 and Sunday, May 27th, 2018 to quantify the existing parking usage patterns. The number of parked vehicles was counted every 30 minutes for 24 hours (see Appendix L). On weekdays, the peak parking occurred during night time (between 12:00 AM and 6:00 AM). Peak parking on Sunday occurred during the morning (at 9:00 AM) and the evening (between 4:30 PM and 7:30 PM). The weekday parking demand peaked with 18 spaces occupied out of a total of 20 on-street spaces. On Sunday, all 20 spaces were occupied during peak times. The on-street parking spaces would be removed with the construction of the Project. Vehicles that currently park on the stub end of Valle Verde Drive would need to park elsewhere. Parking is allowed on Valle Verde south of Firefly Lane. Parking also is allowed on Firefly Lane. However, that parking is more heavily used and probably would not be available during peak times.

City staff performed additional spot checks during various times of the day during both the weekday and weekend in September and October 2019. The results showed that on nights and weekends most parking spaces were taken on the northern end of Valle Verde Drive and Firefly Lane. However, the closer to Trancas Street on Valle Verde Drive, to the south, the more on street spaces were generally available. Staff also noted that several of the on-street spaces on the portion of Valle Verde Drive that is proposed to be abandoned included trailers and vehicles that appeared to be stored on the street and/or used for long term.

### Proposed Parking

The Project is required to comply with vehicle parking standards per the City of Napa Zoning Ordinance. To comply with the City's Zoning Ordinance, the Project would be required to provide a minimum of:

- 1.4 parking spaces per studio or one-bedroom unit;
- 1.6 parking spaces per two-bedroom unit;
- 1.8 parking spaces per three-bedroom unit; and
- One guest parking space per four units.

The Project proposes the construction of 12 one-bedroom units, six two-bedroom units, and six three-bedroom units in the Valle Verde Apartments (affordable housing) building. Per City requirements, the Valle Verde component would be required to provide 44 parking spaces. The proposed Heritage House building would renovate the existing building to include construction of 66 SRO units, and would therefore, be required to provide 33 parking spaces.

In total, the Project would be required to provide 77 parking spaces for both the Valle Verde and Heritage House buildings. The Project is currently proposing ~~85~~ 79 spaces, which exceeds the required number of spaces. Per Napa's Municipal Code, up to thirty percent of the required residential parking facilities may be designated "compact." The Project would provide seven (7) compact spaces for Valle Verde Apartments and 13 for Heritage House, which would meet the City's requirements.

The parking survey and additional spot counts conducted by staff concluded that while the 20 on-street spaces are generally occupied during peak hours, closer to Trancas Street on Valle Verde Drive, to the south, on street spaces were generally available. Therefore, residents and visitors to the area would not need to travel far or for extended periods of time to find available parking nearby. As a result, the Project's removal of 20 on street parking spaces would not be expected to result in a significant secondary environmental effect related to traffic or air quality.

The Napa Zoning Ordinance does not require bicycle parking for residential developments. Nevertheless, the Project would provide bicycle racks at three locations, providing 20 bicycle spaces for residents, guests, and employees at the Heritage House patio area and near the entrances for both the Heritage House and Valle Verde Apartments. Access to the bicycle racks at the Heritage House patio area would be provided for residents only.

Page 206      Impact UTL-3: REVISE the paragraph in this section as follows:

Sanitary sewer lines serving the Site are owned and maintained by the Napa Sanitation District. The Project would connect to the existing 18-inch sanitary sewer ~~lateral~~ trunk main in the surface parking lot of the Heritage House Site, adjacent to Salvador Creek.

Page 252 Bridge Removal Alternative: REVISE the first paragraph in this section as follows:

Under this alternative, as a condition of Project approval, the City of Napa would require removal of portions of the Zerba Bridge. Under this alternative, the City would require partial removal of the bridge, including the bridge decking ~~and~~ tops of piers, and western abutment in order to improve flood conditions, since the bridge acts as an impediment to floodwater flows during large storm events.

Page 211 Section 4.1: REVISE the “Flood Insurance” section as follows:

<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 (42 USC 4001-4128 and 42 USC 5154a)</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>The eastern portion of the Site adjacent to Salvador Creek is located within the Federal Emergency Management Agency’s 100-year Zone AE floodplain, a FEMA-designated Special Flood Hazard Area (Map No. 06055C0508F and the Letter of Map Revision [LOMR] dated February 20, 2012) (refer to Figure 4.1-2).</p> <p>The Project would construct a new building (Valle Verde) and modify the proposed Heritage House Site in the 100-year floodplain. The existing base flood elevation (BFE) for the Valle Verde Site is <del>39.2</del> <u>42.1</u> feet, and <del>39</del> <u>42.1</u> feet for the Heritage House Site. Construction of the Valle Verde building and proposed grading would increase the BFE at the Valle Verde Site to <del>40.2</del> <u>42.15</u> feet; whereas the BFE at the Heritage House Site would <del>decrease to</del> <u>remain at 38.3</u> <u>42.1</u> feet. <del>Since the existing Sunrise Napa Assisted Living Facility is downstream of the proposed Valle Verde Apartments, the reduction in the BFE is likely due to the proposed grading and resulting redirection of flows.</del></p> <p>Pursuant to CFR Part 55, projects involving new construction and substantial improvements (as defined in 55.2(b)(10)) must be elevated to the base flood elevation of the floodplain in order to get flood insurance from FEMA.</p> <p>The lowest adjacent grade for the proposed Valle Verde Apartment building is <del>41.2</del> <u>42.1</u> feet. Therefore, the proposed Valle Verde Apartment building <u>would need to be elevated by 0.4 feet to</u> <del>could be removed from the</del> special flood hazard area, <del>as its lowest</del></p>
--	---	--



		<p><u>adjacent grade is equal to or greater than the BFE of 40.2 feet. In addition, consistent with the City of Napa Municipal Code, the finished floor elevations for the proposed Valle Verde Apartment building would be 43.7 feet, which is more than one foot above the 100-year BFE of 42.5 feet.</u></p> <p>The lowest adjacent grade for the existing Sunrise Napa Assisted Living Facility is 37.2 feet. <del>However, most of the building adjacent grade is above the 38.3 BFE. None of the existing building adjacent grades are above the 42.1 BFE.</del> The lowest adjacent grade <del>on the northeast corner of</del> <u>around</u> the building would need to be elevated at or above the BFE to be removed from the floodplain. <del>This would likely involve the installation of an engineered structure (i.e. berm) to protect the existing structure from flood waters.</del> <u>The finished floor elevations for the existing Sunrise Napa Assisted Living Facility would be 41.7 feet, which is not above the 100-year BFE of 42.1 feet. The City will require any new mechanical equipment (typically AC units) to be raised 1 foot above the floodplain and any remodel work below 1 foot above the floodplain to be flood proof construction methods. A flood elevation certificate will be required post construction to document compliance with the floodplain requirements.</u></p> <p><del>If the</del> <u>The</u> City of Napa <u>has determined that bridge removal will be required as a condition of approval. approves the Project, it may condition its approval on partial removal of the Zerba Bridge.</u> Under this scenario, the BFE for the existing Sunrise Napa Assisted Living Facility and the proposed Valle Verde Apartments would be <del>38.0</del><u>41.4</u> and <del>39.5</del><u>41.7</u> feet, respectively. <del>In the event the City requires partial removal of the bridge, the</del> <u>The</u> Valle Verde Apartments could be removed from the special flood hazard area, as its lowest adjacent grade is equal to or greater than the BFE of <del>39.5</del> <u>41.7</u> feet. The existing Sunrise Napa Assisted Living Facility <u>has a</u></p>
--	--	---

		<p>lowest adjacent grade of 37.2 feet. Most of the building's adjacent grades are on the northeast corner of the building would still be below the 38.042.1-foot BFE and would need to be elevated at or above the BFE to be removed from the floodplain. However, the building finish floor elevation of 41.7 is above the BFE of 41.4 with partial bridge removal.</p> <p>(Source: (3))</p>
--	--	---

Page 214      Section 4.1: REVISE the “Endangered Species” section as follows:

<p><b>Endangered Species</b></p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes   No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>One federally threatened species, steelhead, has moderate potential to occur in Salvador Creek.</p> <p>The <del>Project</del>, <u>City of Napa</u> has determined that the bridge will be removed as a condition of approval, <del>may be required to remove a portion of the existing private concrete and steel bridge located to the east of the Project Site.</del> Demolition of the bridge would include removal of the bridge decking <del>and</del> tops of piers, <del>and western abutment</del>. Proposed work related to the existing bridge spanning Salvador Creek has the potential to impact steelhead.</p> <p>If work occurs within the stream channel consultation with the National Marine Fisheries Service and permits from the USACE, RWQCB, and CDFW would be required. Though the Project would result in an improvement of existing conditions, there is the potential for impacts to steelhead to occur during construction activities as a result of sedimentation, material spills, and erosion.</p> <p>As described in <i>Section 3.4 Biological Resources</i>, implementation of MM BIO-1c and best management practices, as well as any additional permit and wildlife agency consultation requirements, would ensure the Project will be compliant with the Endangered Species Act.</p> <p>(Source: (6))</p>
---	---	---

## **Appendix A: Draft EIR Comment Letters**

---

## **Appendix B: Salvador Creek Restoration Project Agreement**

---

## **Appendix C: Phase I ESA**

---

## **Appendix D.1: Revised Hydraulic Analysis**

---

## **Appendix D.2: Supplemental Hydraulic Analysis**

---

## **Appendix E: Geotechnical Evaluation of Salvador Creek Channel**

---