



NOTICE OF PUBLIC HEARING CITY OF NAPA

NOTICE IS HEREBY GIVEN BY THE PLANNING COMMISSION OF THE CITY OF NAPA THAT ON THURSDAY, DECEMBER 5, 2019 AT THE HOUR OF 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, CITY OF NAPA, 955 SCHOOL STREET, A SPECIAL MEETING AND PUBLIC HEARING WILL BE CONDUCTED BY SAID PLANNING COMMISSION OF THE CITY OF NAPA AT WHICH TIME AND PLACE ALL PERSONS MAY ATTEND AND BE HEARD UPON THE APPLICATION OF:

HERITAGE HOUSE/ VALLE VERDE ENVIRONMENTAL IMPACT REPORT AND PROJECT – 3700, 3710 & 3720 VALLE VERDE DRIVE (File No. PL17-0114) (File No. PL17-0114) Right-of-Way Abandonment of a portion of the terminus of Valle Verde Drive, a Lot Line Adjustment/Merger, Use Permit, and Design Review applications to remodel an existing building to allow 58-single-room occupancy (SROs) residential units and 8-one bedroom accessible residential units (Heritage House) facility and construction of a new 24-unit apartment complex (Valle Verde) on a 2.88 acre property. The Project also includes a request for three concessions under the State Density Bonus Law, as a 100% affordable housing project.

The property is located at 3700, 3710 & 3720 Valle Verde Drive within the Big Ranch Specific Plan/ Multi-Family Residential (MFR-33H) General Plan Designation and the Multi-Family Residential (RM:FP) Zoning Districts. (APNs 038-170-042, 043 & 046) (Pease/Morris)

CEQA DETERMINATION: An Environmental Impact Report (EIR) is recommended for certification. To address NEPA requirements, an Environmental Assessment (EA)/Finding of No Significant Impact (FONSI) has also been prepared and is available at: <http://www.cityofnapa.org/810/Heritage-House-Valle-Verde-Housing>.

If you challenge any of the above actions in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Napa at, or prior to, the public hearing. Background information, including full size plans when applicable, for the above item is available on the City website www.cityofnapa.org or at the Community Development Department – Planning Division, 1600 First Street, on the Monday before the hearing, and may be available earlier depending on the completion of the report and its photocopying.