

2018082019

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Heritage House/Valle Verde Project

Lead Agency: City of Napa

Contact Person: Kathy Pease, AICP

Mailing Address: PO Box 660

Phone: (707) 257-9530

City: Napa

Zip: 94559

County: Napa

Project Location: County: Napa

City/Nearest Community: Napa

Cross Streets: Valle Verde Drive and Firefly Lane

Zip Code: 94559

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres:

Assessor's Parcel No.: 038-170-042, 043, & 046

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #:

Waterways: Salvador Creek adjacent to site

Airports:

Railways:

Schools: Bel Aire Park Magnet School, R

Document Type:

- CEQA: [] NOP [x] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [x] FONSI
Other: [x] Joint Document [] Final Document [] Other:

Local Action Type:

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

JUL 22 2019

STATE CLEARINGHOUSE

Development Type:

- [x] Residential: Units 90 Acres 2.8
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

The General Plan designation is MFR-33H, Multifamily Residential and the Zoning is RM:FP, Multifamily and floodplain overlay

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

The application by the Gasser Foundation in partnership with Burbank Housing Development Corporation and Abode Housing, requests approval of two publicly-funded 100% affordable multi-family apartment communities. The Project will also be funded in partnership with the City of Napa and Napa County. Heritage House would convert an existing building to 66 single room occupancy units (SROs) and Valle Verde would construct a 24-unit apartment complex. An existing bridge over Salvador Creek could be removed.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

7 - 22 2019 M.A.

SCH COMPLIANCE

9 - 4 - 2019

Project Sent to the following State Agencies

- [x] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
[x] CDFW # 3
Cal Fire
[x] Historic Preservation
[x] Parks & Rec
Bay Cons & Dev Comm.
[x] DWR
CalSTA
Aeronautics
[x] CHP
[x] Caltrans # 4
[x] Trans Planning
Other
Education
Food & Agriculture
[x] HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl.& Recovery
[x] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[x] Reg. WQCB # 2 and 55
[x] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[x] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH# 2018082019

Please forward late comments directly to the Lead Agency

AQMD/APCD 2

(Resources: 7 / 27)

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input checked="" type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>8105</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 22, 2019 Ending Date September 4, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>David J. Powers & Associates</u>	Applicant: <u>Gasser Foundation</u>
Address: <u>1611 Telegraph Avenue, Ste 100</u>	Address: <u>P.O. Box 6033</u>
City/State/Zip: <u>Oakland, CA 94612</u>	City/State/Zip: <u>Napa, CA 94581</u>
Contact: <u>Natalie Noyes</u>	Phone: <u>415-989-1111</u>
Phone: <u>510-513-7458</u>	

Signature of Lead Agency Representative: *Tim Morris* Date: 7-18-19

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

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