

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting
February 4, 2020

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENING SESSION:

13. PUBLIC COMMENT:

- Handout received on 2/04/2020 regarding "Request for Investigation of Public Corruption".

14. PUBLIC HEARINGS/APPEALS:

14.A. Heritage House/Valle Verde Environmental Impact Report/Environmental Assessment and Project.

- PowerPoint Presentation by City Staff.
- PowerPoint Presentation by Applicant.
- Attachment 2 to Staff Report – Correction made to Page 11 of Resolution under #45(c)(4) removing language and formatting changes (deletion and formatting changes noted in redline).
- Written Communication of Support from:
 - 1) Linsey Gallagher, Visit Napa Valley, received on 1/31/2020.
 - 2) Randy Gualarte received on 2/3/2020.
 - 3) Mitch Wipperfurth received on 2/3/2020.
 - 4) Congressman Mike Thompson received on 2/3/2020.
 - 5) Karen Garcia received on 02/03/2020.
 - 6) Assemblymember Cecilia Aguiar-Curry received on 2/3/2020.
 - 7) Senator Bill Dodd received on 2/4/2020.
- Written Communication of Opposition from:
 - 1) William McGuire received on 2/3/2020.
 - 2) Donna Sullivan received on 2/3/2020.
 - 3) Charles Kuntz received on 2/03/2020.
 - 4) Susan Rushing-Hart received on 2/03/2020.
 - 5) Bill McGuire and Petition with 308 signatures from Concerned Neighbors received on 02/03/2020.
- [Video Clip of Salvador Creek from Susan Rushing-Hart received on 2/4/2020.](#)
- [Voicemail of opposition received from John Muresca on 2/4/2020.](#)

CITY OF NAPA
 CITY CLERK

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2020 FEB 11 PM 4:57

Request for investigation of Public corruption.

Events in the order in which they occurred, evidences by
 Feliks Kubin and Alena Gavrilenko.

Abode Services agency is a “non-profit”, and it is contractor of San Mateo County. This agency using federal funds, provided through CalWORKs, for housing support program (HSP) for low income families in the County. We are on this 12 months partially subsidized program. Agreement between the County of San Mateo and Abode Services for CalWORKs HSP, and own Abode services manual, targeted percentage of households served, who exiting to permanent housing is 80%. Permanently housed households mean those, who stayed in apartment after 12 months, when the subsidy is over, and below is a picture from Abode manual:

PERFORMANCE MEASURE(S):

Measure	*FY 2016-17 Target
Number of Households referred and enrolled in RRH Services.	36
Percent of household served who exit to permanent housing	80%

*Target is based on 6 months of services based on CDSS HSP funding.

FISCAL IMPACT:

The FY 2016-17 amount of the Housing Support Program (HSP) allocation is \$924,299. These funds are not included in the FY 2016-17 Adopted Budget. An Appropriation Transfer Request (ATR) will cover expenses incurred in association with the allocation and are 100% claimable. HSP funding for FY 2017-18 will be dependent upon the total allocation for that fiscal year. The Agreement with Abode Services in the amount of \$924,299 is for the same term as the HSP allocation and is 100% funded. There is no Net County Cost.

Currently, we are living in the apartment at 924 Hill Street, Belmont, CA, 94002. This unit was proposed by Sherry Galahan, housing specialist from Abode Services. She rejects to visit two other properties we found on Craigslist for rent. She said she know what we really need. In spite of our multiple complaints, Abode still trying to push us where they want us to stay. When we move in, Sherry said she found the unit on Craigslist, Glenn Wong (landlord) said that someone introduced Sherry to him. They trying to pretend in front of us, they never meet before, when Glenn told Sherry he has a lot of other apartment buildings for rent, and Sherry excitedly screaming: “I will help you rent them all”. We understand that they know each other before, based on this: Glenn said that he wants the lease for 13 months because he doesn’t like when people move out at the edge Christmas and New Year, when Glenn and Sherry separately suppose us to: “find money under the table, for relocate to a better, bigger apartment with better subsidized program”, get guaranteed that nobody in CalWORKs will be informed of we can get money “under the table”, both of them avoid the answer of how many square feet in apartment, and later Glenn change his version of “how they meet” a few times.

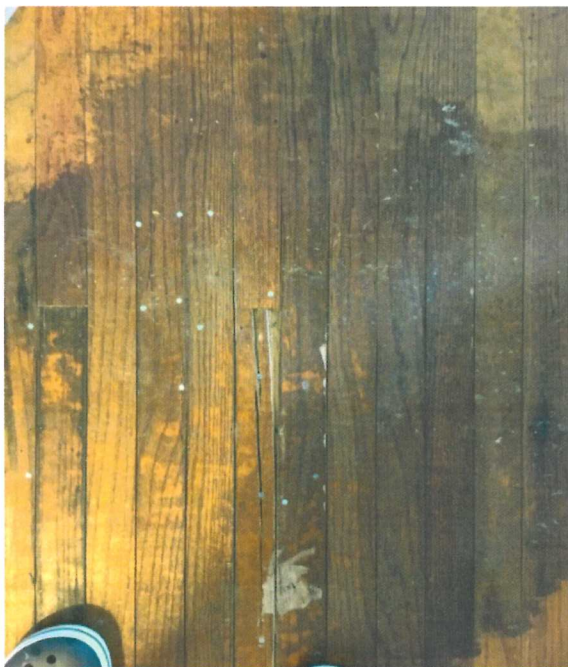
On December 21st – 22, 2017

We signed projected rental calculations, other papers and lease. Sherry took everything with her, promised she will give us copies later, and to Glenn also. But seems, she gave lease to Glenn right away after this meeting. Sherry didn't provide us copies of lease, till time we demand it from her, (otherwise we will go to Sheriff's office), and only when we tell her so, she sent us a few papers, it happened one month later.

Sherry and Glenn asked us to sign the lease agreement starting 12/22/17 and ending 1/31/19. We said that we will stay only 12 subsidized months, because the unit is overpriced, and we don't want to stay 13th not subsidized month. First, they both became confused and trying to protest this correction, especially Glenn was, but we didn't accept their arguments and insisted to leave end date 12.31. 2018.. **Sherry corrected 1/31/19 in both places of the lease to 12/31/18 and we signed the lease for 12 months.** We asked about square feet of the apartment in that day and after, Glenn Wong said he doesn't know, Sherry said that square feet are normal, fit for 3 people by any state and federal standards, but she was silent or answered that she cannot say exactly how many square feet, because she has been transferred.

Middle of January 2018

In a first couple week of January, we get correspondence with attorney's office in San Francisco police department, Peter Huynh, about help with relocation money. Glenn Wong promise to send lease there. Than Peter Huynh says he still have no lease and ask us to send him a lease. It means, Glenn was frightened to show lease for any officials. We also became aware we still haven't lease and start trying to get lease from Glenn and from Sherry. (below pics of hard floor in apartment and lease with our signatures forged we get from Sherry):



----- Forwarded message -----

From: **Sherry Galahan** <sgalahan@abodeservices.org>

Date: Wed, Jan 17, 2018 at 11:14 AM

Subject: Re: Lease

To: Felix Kubin <yarpresley@gmail.com>

Hi felix,

Here is another copy of your lease.

--
Sherry Galahan
Housing Specialist
Abode Services
643 Bair Island Rd, Suite 209
Redwood City, CA 94063
[650-385-9298](tel:650-385-9298) - Cell
[650-995-7988](tel:650-995-7988) - Fax
sgalahan@abodeservices.org

Case 4:18-cv-00658-PJH Document 5-2 Filed 02/05/18 Page 55 of 55

In the event that this agreement is not accepted by the Owner or his authorized agent, within _____ days, the total deposit received shall be refunded.

Tenant hereby attests to and certifies that this agreement is entered into in the City of BELLEVILLE, MO and that the terms of this agreement are as stated above.

DATE: 1/11/19 BY: GLADYS WILSON (Signature) (Print Name)

DATE: 1/22/19 BY: GLADYS WILSON (Signature) (Print Name)

TERMS: The term hereof shall commence on 1/22/19 and continue (check one of the two following alternatives):

12 months for a total rent of \$ _____ and continue (check one of the two following alternatives):

12 months for a total rent of \$ _____ and continue (check one of the two following alternatives):

On a month-to-month basis thereafter, until either party shall terminate the same by giving the other party _____ days written notice delivered by certified mail.

RENT: Rent shall be \$ 2500 per month, payable in advance, each _____ day of each calendar month to Owner or his authorized agent, at the following address: GLADYS WILSON, PO BOX 185, BELLEVILLE, MO 63402.

OR: All other places as may be designated by Owner from time to time. In the event rent is not paid within five (5) days after due date, Tenant agrees to pay a late charge of 250 plus interest of 1% per annum on the delinquent amount. Tenant agrees further to pay \$5.00 for each dishonored bank check.

MULTIPLE OCCUPANCY: It is expressly understood that this agreement is between the Owner and each signatory individually and severally. In the event of default by any one signatory each and every remaining signatory shall be responsible for timely payment of rent and all other provisions of this agreement.

UTILITIES: Tenant shall be responsible for the payment of all utilities and services, except WATER + GAS.

USFR: The premises shall be used as a residence by the undersigned Tenant(s) with no more than (2) ADULTS + 1 CHILD persons and for no other purpose, without the prior written consent of the Owner. Occupancy by guests staying over 15 days will be considered in violation of this provision.

PETS: No pets shall be brought on the premises without the prior written consent of the Owner.

HOUSE RULES: In the event that the premises are a portion of a building containing more than one unit, Tenant agrees to abide by any and all house rules, whether promulgated before or after the execution hereof, including, but not limited to, rules with respect to noise, odors, disposal of refuse, pets, parking, and use of common areas. Tenant shall not be responsible for the consequences of violations without prior written consent of the Owner.

ORDINANCES AND STATUTES: Tenant shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the use of the premises.

ASSIGNMENT AND SUBLETTING: Tenant shall not assign this agreement or sublet any portion of the premises without prior written consent of the Owner which may not be unreasonably withheld.

MAINTENANCE, REPAIRS OR ALTERATIONS: Tenant acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Owner may at any time give Tenant a written inventory of fixtures and furnishings on the premises and Tenant shall be deemed to have possession of all said fixtures and furnishings in good condition and repair. Unless he objects thereto in writing within five days after receipt of such inventory, Tenant shall, at his own expense, and at all times, maintain the premises in a clean and satisfactory manner including all equipment, appliances, furniture and furnishings thereof and shall surrender the same, at termination hereof, in good order and repair, including any and all equipment, appliances, furniture and furnishings thereof. In the event of damage to the premises caused by the Tenant or his family or guests, Tenant shall be responsible for the cost of repairs or replacement of the same. In the event of damage to the premises caused by the Tenant or his family or guests, Tenant shall be responsible for the cost of repairs or replacement of the same. In the event of damage to the premises caused by the Tenant or his family or guests, Tenant shall be responsible for the cost of repairs or replacement of the same.

ENTRY AND INSPECTION: Tenant shall permit Owner or Owner's agents to enter the premises at reasonable times and upon reasonable notice for the purpose of making necessary or convenient repairs, or to show the premises to prospective tenants, purchasers, or mortgagees.

INDEMNIFICATION: Owner shall not be liable for any damage or injury to Tenant, or any other person, or to any property, occurring on the premises, or any part thereof, or in common areas thereof, unless such damage is the proximate result of the negligence or intentional act of Owner, his agents, or his employees. Tenant agrees to hold Owner harmless from any claims for damages or injuries, including reasonable attorneys' fees, which may be asserted against Owner by any third party.

POSSESSION: If Owner is unable to deliver possession of the premises at the commencement hereof, Owner shall not be liable for any damage caused thereby, nor shall this agreement be void or voidable, but Tenant shall not be liable for the premises if such premises are not delivered. Tenant may terminate this agreement if possession is not delivered within _____ days of the commencement of the term hereof.

DEFAULT: If Tenant shall fail to pay rent when due, or perform any term hereof, after not less than three (3) days written notice of such default given in the manner required by law, the Owner, at his election, may terminate this agreement, without refund, and, within said time, shall give such notice. If Tenant abandons or vacates the property, while in default of the payment of rent, Owner may consider any property left on the premises to be abandoned and may dispose of the same in any manner allowed by law. In the event the Owner reasonably believes that such abandoned property has no value, it may be discarded. All property on the premises is hereby subject to a lien in favor of Owner for the payment of all sums due hereunder, to the maximum extent allowed by law.

In the event of a default by Tenant, Owner may elect to (a) continue the lease in effect and enforce all his rights and remedies hereunder, including the right to recover the rent as it becomes due, (b) at any time, terminate all of Tenant's rights hereunder, and recover from Tenant all damages he may incur by reason of the breach of the lease, including the cost of recovering the premises, and including the cost of such termination, or at the end of all events it shall be practiced to enforce this provision, of the amount by which the unpaid rent for the balance of the term exceeds the amount of such rental loss, which the Tenant provides could be reasonably avoided.

SECURITY: The security deposit set forth, if any, shall secure the performance of Tenant's obligations hereunder. Owner may, but shall not be obligated to, apply all or portions of said deposit on account of Tenant's obligations hereunder. Any balance remaining upon termination shall be returned to Tenant. Tenant shall not have the right to apply the Security Deposit in payment of the last month's rent.

DEPOSIT REFUNDS: The balance of all deposits shall be refunded within two weeks from date possession is delivered to Owner or his Authorized Agent, together with a statement showing any charges made against such deposits by Owner.

ATTORNEY'S FEES: In any legal action brought by either party to enforce the terms hereof or relating to the demised premises, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

WAIVER: No failure of Owner to enforce any term hereof shall be deemed a waiver of the right to enforce any other term hereof, nor shall any acceptance of a partial payment of rent be deemed a waiver of Owner's right to the full amount thereof.

NOTICES: Any notice which either party may give or is required to give, may be given by mailing the same, postage prepaid, to Tenant at the premises or to Owner at the address shown below or at such other place as may be designated by the parties from time to time.

HOLDING OVER: Any holding over after expiration hereof, with the consent of Owner, shall be continued as a month-to-month tenancy in accordance with the terms hereof, as applicable, until either party shall terminate the same by giving the other party _____ days written notice delivered by certified mail.

TIME: Time is of the essence of this agreement.

ADDITIONAL TERMS AND CONDITIONS:

D) SPECIAL DISCOUNT -> JULY 2018 THRU DEC 2018 RENT REDUCED \$500/MO TO \$1999/MO. EFF. 1/1/19 RENT GOES BACK TO NORMAL \$2500/MO.

ENTIRE AGREEMENT: The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this agreement before the parties' execution hereof:

The undersigned Tenant hereby acknowledges receipt of a copy hereof. DATED: 1/22/19

Real Estate Company _____ Tenant

Address/Phone _____

By _____ Owner

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We still didn't have the lease and FT2 amount for our unit from Sherry, that's why we emailed her at 8:30 a.m., that we will go to complain at Sheriff's office and suggest her to bring the lease there, and she answered that there is "another copy of your lease".

Sherry emailed us the scans of first page of the lease starting 12/22/17 and ending 12/31/18 without our signatures (black-white), not signed projected rental calculations (black-white), permission for photo and video recording (black-white) and not signed projected rental calculations (colorful), all 4 pages as one PDF document.

On the top of all 4 scanned pages is the sign of the printer defects (stripes). Please, take attention, that colored page 4 from her email have no signatures of any of us. She sent us a blank copy of a document, we already signed with her.

This page is a same, as she probably provides for other Abode workers. It happened, in my guess, because she already gets aware of facing the court and investigation, and don't intend to pay lawyer alone and be responsible alone too. And it is how she make Katie doing mistake, for became in a same level.

Sherry named her email as a "Lease".

At 11:53 a.m. she has sent email that she will not be working with us because she has been transferred.

We start to demand the lease from landlord Glenn Wong, because Sherry didn't send us the full lease. It was not so easy, few times Glenn promised but postponed; but on January 19th, 2018 he gave us copy of two pages of the real lease we signed starting 12/22/17 and ending 12/31/18, and the copy of real projected rental calculations we signed. All copies were black/white without stripes printer defect on the top of the pages He said he is giving us everything received from Abode staff.

On January 26th, 2016

Sherry came on the 924 Hill Street for "inspection", after our complaints, with a paper from a doctor, that Feliks and baby have allergy. Sherry was doing video recording of water vacuum cleaner and accusing our family of intentionally produces allergic mold grow. Sherry reject to make notes about fungus/termite signs in apartment. Alena asked her why she sent not complete lease and didn't tell FT2 amount. Sherry answered that she could send complete lease and that she will not give an answer about FT2, because she is not working in Abode anymore. Than Sherry asked Alena to give her our court claim for lease termination. When Alena tried to give her papers for small claims court and started to video record her too, Sherry became very scared and nervous and run away, screaming: "you did harass me". Later inspection proves, that causes of allergy were dry rot, termites and fungus.

Special note about corruption of environmental health department. We called inspection from them and one guy, his name Stephen Low came and say: "I talked with Glenn Wong and everything good, you have no termites no fungus". Than we complained to his

supervisor, Waymond Wong, and he also says that nothing wrong with a Glenn Wong's apartment building. Later, this person, Waymond Wong clearly shows us that he involved in the same side with Human Resources supervisor Jennifer Rogers.

On February 2nd, 2018

Katie Fantin, Sherry's supervisor in the office of Abode Services (643 Bair Island Road, suite 209, Redwood City, CA 94063), provide us projected rental calculations in a black-white color, with forged in blue color on the printer signatures of Rebekah Dennison (Abode staff) and Alena Gavrilenko.

Person, who did forgery of signatures, print the wrong first signature, because the client of the program is Feliks Kubin, and he must to sign all the docs with Abode. Alena is not in the case, but she is the member of the family and her signature might be only with signature of Feliks Kubin but after his signature.

Felon who make her signature, miss it with signature of a Felix Kubin. On the top of the page was stripes printer defect. We are not sure if signature of Rebecca Dennison is forged too, because Katie or other staff can ask her to sign it again, if only she still works in Abode and not afraid of investigation, but she must know that Felix Kubin signature looks different, and probably she can say that didn't sign this document.

Same day, Katie gave us the copy of lease agreement with forged in blue color on the printer signatures of Alena and Feliks, with the same printer defect as in papers Sherry sent in emails, and all the other papers were forged by Abode. Original forged lease we file to a District court.

Dates of lease on the first page of Katie's version starting 12/22/17 and ending 12/31/18 (true dates). On the second page with our forged signatures, it's starting 12/22/17 and ending 1/31/19, with no sign of correction. We never get unsigned lease with this date before. If we already get unsigned copy of lease, we can sign it and sent to Peter Huynh, to demand money for relocation.

We never signed the lease with the date 1/31/19. On the top of both pages was stripes printer defect. It is hard to say, why Katie Fantin provide us these two pages with a forged signature. One logical explanation is she did them different intentionally. Most probably, in spite of the lease signed for 12 months, Abode will report to government it was signed for 13 months. If they broke their own statistics, they probably can get difficulties with financing, and lost a huge amount of money, they expect every year. But in case if investigator or somebody point at the different dates, it is possible say it was a mistake. If the same mistake repeated two times, it cannot be counted as a mistake at all. For different occasion Abode can use/show one or another end date. But same time they did one forged signature under the rent calculations, and it was not necessary at all, except for show they get a complete set of a paperwork.

And here can be another explanation. Sherry feels

unsafe and have no warranties that she will be protected in court by good lawyer. So, when get papers signed, she didn't bring them to the office and keep for herself, informed Katie that we sign lease with no date correction. Katie can take first page from the email, because it was a Sherry's working email, and didn't noticed there is a correction on a first page, and then Katie can take the unsigned draft of the lease and place at the second page our forged signatures, taken from the other document. Hope, expertise can show it easy to notice signature of a Feliks Kubin looks a bit chopped around edges. Here is a copy of original paper from a court case, it is easy to see the same stripes, printer defect, but black in white, original in court is color, forged signatures are blue, but here is a copy from court, black and white, original we get in hands:

We made conclusions that Abode Services PROVIDES OVERPRICED APARTMENTS ALWAYS. Abode reporting larger amount of FT2 in every apartment they provide and report better conditions. Their reports to grant giving funds and to government are all fake. Once, Abode pushing us to the basement in Daly City with less than 300 FT2, and rental price \$2400 monthly. Reading review on Yelp- voucher holder get "help" from Abode Services, submarket awful apartment, and "The rent is inflated". More squarer footage reported-the larger amount of money received from government and from clients. It happened on a constant basis. Extra money might be divided between landlord and Abode workers. Landlord allow to report larger FT2 amount than real, than extra money divided between them and Abode Services staff in San Mateo County, who prepare and submit forged and fraudulent documentation. Landlords could help to make a contract for more than 12 months, and probably commit a lot more other fraud, because any time they can point to Abode workers and say: "they prepare the paperwork". Abode Services staff forge leases without landlord's permission for statistic improvement purposes. In our case, when we start to say how much we dissatisfied, Abode start to say: "this lease is between you and Glenn, address him all your concerns".

When Sherry, Glenn and Katie understood that we will demand investigation, they became every person on his own side.

Glenn gave us copies of docks received from Sherry but didn't gave them to Katie and refused to tell her how these docks looks like. Also, he didn't tell Katie that he provided us the lease.

Later Glenn said that he doesn't know sf amount of his unit and that he didn't say to Sherry 585 FT2 amount.

Profit of a forged signatures was to show for us and for government, they get all properly filed papers, but based on everything we analyzed, they probably intentionally let be a mistake in a corrected date, different in first and second page of the lease. They can say correction in one place is mistake, depending on a situation. If correction will be done in both pages, Abode workers never can say it just mistake.

Or, probably, they report to a government they get lease for 13 months, and first page will be replaced with uncorrected one. Reading Abode Rules and procedures, it allowed to provide families more than one-year subsidies, so, probably they request money for additional month. Or, it was critically important, to show statistics of 80% families, who continued to stay in apartments rented by Abode mediation (Most of apartments Abode deal with, belong to

landlords who involved in their dirty schemes and know about everything. They all submarket and hardly can be found habitable by standard definitions).

We asked Katie why the real amount of FT2 is 421, but Sherry reported to government 585 FT2, and condition is “Great”, this way Abode demand from a government to pay more than a real market price. Katie answered that Glenn said to Sherry that in his unit is 585 FT2. We said that most of apartment provided by Abode is overpriced, Katie said that they not too much overpriced, and nobody from Abode never did violations or wrong statistics and she always check lease agreements, everything good and clear.

We explained to Katie, for Jennifer and for others, that 42 U.S. code §1437f says:

42 U.S. Code § 1437f - Low-income housing assistance

“The maximum monthly rent shall not exceed by more than 10 per centum the fair market rental established by the Secretary periodically but not less than annually for existing or newly constructed rental dwelling units of various sizes and types in the market area suitable for occupancy by persons assisted under this section, except that the maximum monthly rent may exceed the fair market rental (A) by more than 10 but not more than 20 per centum where the Secretary determines that special circumstances warrant such higher maximum rent or that such higher rent is necessary to the implementation of a housing strategy as defined in section 12705 of this title, or (B) by such higher amount as may be requested by a tenant and approved by the public housing agency in accordance with paragraph (3)(B).”

“Each fair market rental in effect under this subsection shall be adjusted to be effective on October 1 of each year to reflect changes, based on the most recent available data trended so the rentals will be current for the year to which they apply, of rents for existing or newly constructed rental dwelling units, as the case may be, of various sizes and types in the market area suitable for occupancy by persons assisted under this section.”

“If units assisted under this section are exempt from local rent control while they are so assisted or otherwise, the maximum monthly rent for such units shall be reasonable in comparison with other units in the market area that are exempt from local rent control.”

“The Secretary shall establish such modified annual adjustment factor on the basis of the results of a study conducted by the Secretary of the rents charged, and any change in such rents over the previous year, for assisted units and unassisted units of similar quality, type, and age in the smaller market area. “

“Where the Secretary determines that such modified annual adjustment factor cannot be established or that such factor when applied to a particular project would result in material differences between the rents charged for assisted units and unassisted units of similar quality, type, and age in the same market area, the Secretary may apply an alternative methodology for conducting comparability studies in order to establish rents that are not materially different from rents charged for comparable unassisted units.”

Person, who spoke as advocate for Katie Fantin, she is Human Services manager of San Mateo, Jennifer Rogers, says that 585 FT2 is a very much approximate to 421 FT2. In spite of her job title and highest level of salary, she ignores mathematical rule of "approximation", which says 585 approximate to 590 or by hundreds to 600, and 421 is approximate to 420 or for 400. There is a question, if Sherry referred to Glenn that he told her 560 FT2 there, how she can say 585Ft2? Is it what Jennifer called “approximation”? Glenn Wong provide us with receipt from a carpet company “B.R. Flooring”, where it said that carpeted area is 33.66 square yards, in FT2

it's equal to 302. Size of both rooms, carpeted storage area and a hall is more than two times bigger than all the rest of apartment. It means that "Lewis Carpet" measurement that all apartment area is 421FT² is very correct.

Site of a city of Belmont provide standard size to be considered a one-bedroom apartment- it's a 600FT². Here is 421FT²- it is a studio size, and not allowed to be rent to a family of 3 people. Glenn and Abode did a violation of a Belmont code.

Later, Jennifer suggest us a bribe in exchange of we stop court claims and contacting investigators, police etc. Bribe means we get a move-to-work program with no honest lottery. She told me: "I can put you in move-to-work program (section 8) and waiting list for your family will be a very short." We were pretty much wonder when we realize that Katie and Jennifer on the same board. But much more I became surprised, when at the next morning after our second talk with Jennifer.

I became suspicious, that police officer and environmental health supervisor involved in a conspiracy with Jennifer Rogers, who are Human Resources manager. After we get second talk with Jennifer and I asked her if it serious she suggested us voucher for section 8, she said that I need to be more collaborative. So, next morning I get two same messages from police officer and from environmental health supervisor, short message of both headline says: "talk to Glenn". Than we meet director of Abode and she said: "let's communicate through mediator ". Of course, this is not a direct proof of corruption, but those two people send me a message at a same time, in a hint: "talk to Glenn", right after my phone conversation with Jennifer about settlement.

It was a big surprise for us, that Jennifer and Katie get a business in common, and Jennifer Rogers get influence to police and environmental health agency. All the events make a clear picture of a public corruption, conspiracy against government with attributes of a False Claim act.

03.14.2018 we demand from a judge in a small claim court, to postpone court session, in hope that district investigator Wilson can bring attention of a Public Corruption Unit, and they start investigation, not only about forged signatures, but about all the connections and conspiracy (Public Corruption). Recently, we were informed, that investigation is started, but we still didn't talk with investigators. So, for me it looks like nobody still start this investigation. Let me show the list of this connections and a fact of corruption:

1. Commander from a Belmont police Troy Adams, probably did police misconduct, providing us with a wrong information, probably on purpose, that Glenn Wong have right to rent the property with such a terrible condition for as high price as he like. When we show him a law, that subsidized apartments must be rent for the equal to market price or below, he sent us to corrupted people from Environmental Health agency, telling us that they can help to fix our concern.
2. Stephen Law from Environmental Health agency, said before he came inside the apartment, that he "talk with Glenn and everything fine, no violations". Waymond Wong his supervisor, covered what the Stephen Low did. He said that Stephen Low not corrupted. I make him question, why the Stephen ignores fake square feet, fungus, dry rot and termites, and he still

didn't assume fault of Stephen Low. Lead test in a property shows positive. We can't trust inspection by Stephen Low, because he rejects to take samples of a dry rot, fungus, termite feces etc.

3. Code enforcement officer from the police of Belmont Kirck Buchman. He rejects to provide us any papers from his visit. He points to walls and hard floor and said it's good and fit for standards. We are not sure if there is misconduct or corruption.

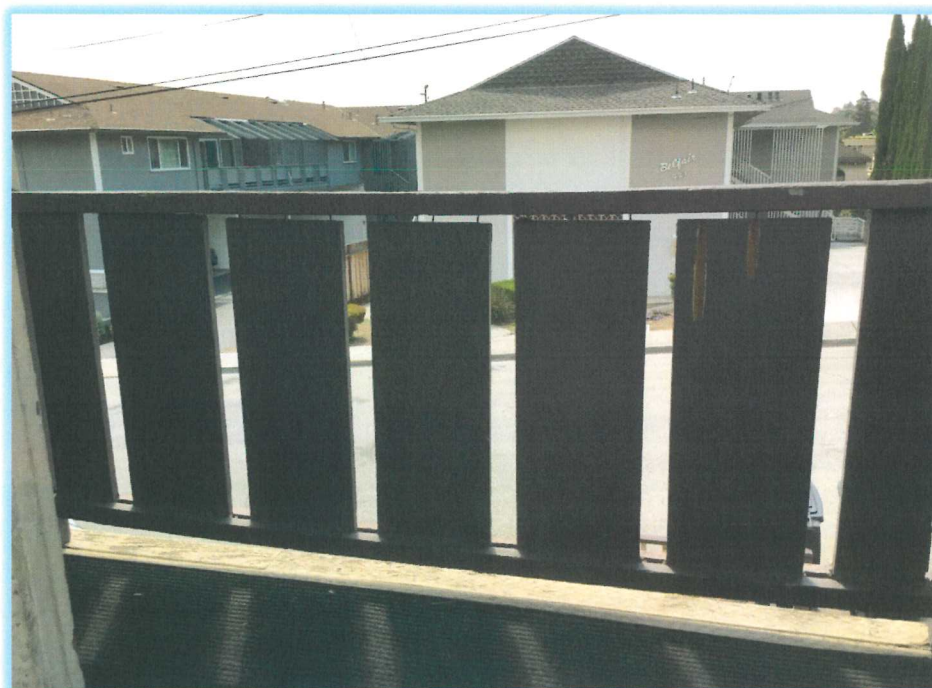
Many times, he repeats that building is old and that time it passes inspection. We show him a rule that now all buildings must be compare with a present building code, he ignores.

4. Seems like somebody makes pressure to Mark Nolfi, former building inspector, who did inspection and confirm termite infestation. I am suspicious, that officials involved in conspiracy against government, making him lost his employment in a city of Belmont. He gave a notice to Glenn Wong about necessary repair in a house.

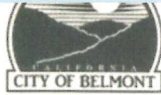
Shaking balcony due to dry rot damage, is a very strict and dangerous violation in all California. I put a video on YouTube, that few months already passed, and repair never have been started. Here is link:

<https://www.youtube.com/watch?v=-rjG4ylqZsY>

This is a name of this video for make search online: "920 Hill street, Belmont. Owner Glenn Wong didn't take care. Shaking balcony is a Public Nuisance."



5. Ryan Keehn, police officer from Belmont, he is probably corrupted, or maybe just not enough competent for his responsibilities (I am not sure about this). His "investigation" of forged signatures you can see from his email (above). He "spoke to Glenn Wong" and "not been able to contact Abode services". And he said he "was unable to find any fraud or forgery". He sent me email at the next morning I spoke to Jennifer Rogers, exactly at the same time with a Waymond Wong:



Permit Center
Building, Planning, & Public Works
One Twin Pines Lane, Suite 110
(650) 595-7422

March 1, 2018

Glen Wong
P.O. Box 851
Belmont, CA 94002

RE: 920-924 Hill Street; Wood Decay

Dear Wong:

Thank you for allowing the City access to the site and to unit 924. In the course of that inspection we observed wood decay due to pest infestation in the subfloor and hardwood flooring at unit 924; it is unclear if the infestation is active, but the damage is present nonetheless. You must abate this condition.

Pursuant to Belmont City Code, Section 7-401(2)(a)¹ the wood decay is a Public Nuisance. Please effect the repairs by **Friday, March 16, 2018** and arrange for a site inspection by this office.

You can reach me directly at (650) 595-7450 if you should have any questions. Thank you in advance for your cooperation in this matter.

Sincerely,

Mark A. Nolfi, CBO, CASp
Chief Building Official

Ryan Keehn

Feb 28 (7 days ago)

to me ▾

Good Evening,

At this time I have not been able to contact Abode Services. I spoke to Glenn Wong and after looking through the paperwork I have been given, I was unable to find any fraud or forgery. As far as rent control and other things pertaining to the apartment, those are civil matters.

In regards to an email I received from Alena, I am not able to suggest any lawyers that could handle the civil portion of your complaints. Please feel free to email me with any questions.

Thank you,
Ofc Keehn

From: Felix Kubin [mailto:yarpresley@gmail.com]

Sent: Monday, February 26, 2018 5:55 PM

To: Ryan Keehn <rkeehn@belmont.gov>

Subject: Re: Good day . I get a question regarding case number 18020121

Waymond Wong

Feb 28 (7 days ago)

to me ▾

Mr. Kubin,

I received a copy of your termite inspection report. Have you forwarded a copy of the report to the property owner? He either needs to see the report or order his own investigation. Please let me know if you've already sent the report to Glenn Wong.

Waymond Wong, REHS
Environmental Health Program Supervisor
San Mateo County Environmental Health
[2000 Alameda de las Pulgas, Suite 100](#)
[San Mateo, CA 94403](#)

Office: [650-372-6248](tel:650-372-6248)
Mobile: [650-464-7322](tel:650-464-7322)
wwong@smcgov.org

6. Corrupted Agricultural Commissioner Jennifer Cossett and her supervisor Maria Mastrangelo, who cannot tell why nobody did actual inspection inside the apartment. They REJECT TO TAKE SAMPLES!

We still get a piece of carpet under the shelf, with a gray powder, probably consist of pesticides, and we need this sample to be laboratory tested.

As I know, Brian Hughes, Special Investigator, from Department of Pesticide Regulation, Enforcement Branch, 916-445-3894, sent request for inspection about improper use of pesticides to Jennifer Gossett.

She answered that she “spoke with a Glenn Wong and Waymond Wong, and unable to find any previous uses of pesticides on this address, because there are no any signs of termites either.” Maria Mastrangelo provide us with verbal answer that investigation of improperly used pesticides will take probably a few months. Here is video of our talk:

https://www.youtube.com/watch?v=rLy2_ddovOo

7. Corrupted Human Services supervisor Jennifer Rogers, who sent reports to governmental agencies about perfectly working programs, with an 80% of permanently housed families, who trying to suggest me section 8 program with no lottery, with “no long waiting line”, and start to reject this fact now. She connected to police and environmental Health and able to send him an order.

8. New building inspector Dino Francesconi. When I showed him a video with a shaking balcony, he makes a new request about inspection. I showed him two-month-old request by Mark Nolfi, that Glenn Wong didn't repair, and balcony is the same Public Nuisance, it's a strict building code violation. When I came a few days later, Dino said that he talked with Glenn and decide not to force him to fix balcony, because: “he already doing repair at another his building, and second it's not any of my business”. I sent him written request but still get no answer.

Here is my request, Dino Francesconi left unattended:

Written request to Dino L. FRANCESCONI, Chief Building Official of the city of Belmont.

You need to consent a new code. There is a no way to say: "this building have built back in 1950".

In this case, a place we live now can't be considered a one-bedroom unit. This place can be rent only as a studio apartment.

In the second attachment I show you the paper Glenn bring to court.

All carpeted area 33.66 square yards, its 302 FT². Carpeted area. Uncarpeted area is a kitchen and bathroom.

They both no more that 1/3 part of carpeted area. Altogether, even if count walls inside apartment, cannot exceed 460 FT². As I told you before, we called to County records office, and they say it's a responsibility of building inspector of the city of Belmont, to make correction of FT².

belmont.gov

structural areas contain a usable floor area of not less than 150 square feet for each dwelling unit.

- (c) The proposed improvement of all required open lot area (garden patios) or roof decks, balconies, lanais or other structural areas intended for outdoor living shall be shown on plans submitted with applications for building permits, and upon the approval of such plans shall be considered a required part of the site and structure improvements.

4.4.6 DWELLING STANDARDS - Every multiple-family or apartment building hereafter erected or established in any R-3 District, Multiple-Family, shall provide a minimum floor area for each dwelling or apartment unit in compliance with the following:

Bachelor or studio-type dwelling units	420 sq. ft.
One bedroom dwelling units	600 sq. ft.
Two bedroom dwelling units	780 sq. ft.

CITY OF BELMONT

Permit Center
Building, Planning, and Public Work
One Twin Pines Lane, Suite 110
595-7422

April 20, 2018

Glenn Wong
P.O. Box 851
Belmont, CA 94002

Re: 920 Hill Street

Dear Mr. Wong:

We have received a complaint regarding a failing guardrail at the second floor walkway located at the front of 920 Hill Street, which you own. If this is the case you are in violation of the California Building Code, Section 101.4.4, that references the International Property Maintenance Code Section 108, covering unsafe structures.

I am requesting that you contact me at 650-595-4750 and arrange for a site inspection by April 27, 2018. Your cooperation in this matter is appreciated.

Sincerely,



Dino L. Francesconi
Building Official, CASp

B.R. FLOORING 38507 CHERRY ST. #E NEWARK, CA. 94560 800-555-7859 TEL. 510-797-2158 FAX CA LICENSE #799594						In	
PAID 08/08/2017						DATE 8/2/2017	
BILL TO Glen Wong P.O. Box 851 Belmont, Ca 94002						SHIP TO 924 Hill St. Belmont, California, 94002 1 Bedroom Apt. (carpet)	
P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.		
	Due on receipt	TL	8/2/2017				
QUANTITY	ITEM CODE	DESCRIPTION				PRICE EACH	
36.333	Eco Elegance Wh	Mill. Shaw Style Eco-Elegance Color: Wheatfield				8.75	
36.333	8 pound pad FX1	Supply new 8 pound padding				2.50	
36.333	Labor Apts.	Install new carpet and padding includes demo and removal of existing				4.00	
36.333	CA CRPT. STEW.	CA CARPET STEWARDSHIP ASSESSMENT (REQUIRED BY LAW) Law AB-2398 Law changed as of 4.1.2016 to 25 cents per yard please call with any questions this is unfortunately or California legislation at work and we have to add this and put on each invoice.				0.25	

9. Stacy Larsen, Human Services manager. He refers us to HSP CalWORKs program. He was involved in intimidation, providing false information, supporting and covering criminal activities of Abode workers. For me it seems like governmental company commissioned some of its duties/responsibilities to suspicious private agency. Then, when people from Abode services, private non-profit agency, doing fraud, forged signatures, forget reports to a government, misuse governmental funds- Stacy is the first line of defense for them. Here is a list of felons from Abode:

- a) Rebekah Dennison.
- b) Noelia Vasquez.
- c) Katie Fantin.
- d) Sherry Galahan.

This people make pressure on low-income families, force them to accept their proposal of housing, for twice overpriced slum, often with uninhabitable conditions, intimidate families that their kids will be taken to Foster care, because "Abode services", by their own words: "get connections with Child Protective services and will report families as doing sabotage and became homeless purposely, rejecting apartments provided by Abode". Abode get a few types of apartments- from absolutely terrible (in basement, with 300FT² for 2400\$/month), then like ours, and higher level, like 700FT² for 2200\$/month. Better ones they showed for inspectors, and worst probably make people evicted fast and never report it to government but continued get governmental money as a support for families, sharing this money with a landlords and CalWORKs felons, like Jennifer Rogers and Stacy Larsen.

10. Somebody, probably Glenn Wong, make a hard pressure to inspector Pui Kwong, who make inspection and found termites, dry rot and fungus in apartment at 924 Hill street, Belmont. Pui Kwong sent as 4 mails shows that he was accused of destroying hard floor. His report to Pest Board confirmed:

CA.gov Structural Pest Control Board

Home About Us Consumer Info License Lookup Forms & Publications Exams Continuing Education Contact Us

CONSUMERS HOW DO I...

- verify a **LICENSE**?
- search for **TERMITE INSPECTION INFORMATION**?
- file a **COMPLAINT** with the Board?
- view past **DISCIPLINARY ACTIONS**?
- obtain **RESEARCH INFORMATION**?

PEST CONTROL INDUSTRY HOW DO I...

- become **LICENSED**?
- LIVESCAN/FINGERPRINT**?
- start a **COMPANY**?
- file **WDO** reports online?
- RENEW** my license?
- UPDATE** my license information?
- view the Board's **LAWS & REGULATIONS**?

SPCB - Wood Destroying Organism System
Address Search Results

Using the criteria listed at the bottom of this page, the following 1 result was found:

Date	Building Number
02/24/2018	924

Search Criteria Entered

Building Number: 924
Street: Hill Street
City: Belmont - Contains
Zip Code: 94002

This is a rental calculation project from Sherry's email (above). All forged docs get the same two lines at the top, it means wear of the printer shaft, and probably the same printer still in their office. There are no our forged signatures here, but still the same blue colored stripes at the top. These rent calculations are incorrect, according to contract between county and Abode.

Could be guessed that people don't want to stay in small and expensive properties when the subsidy is over because don't like size, condition and prices of units and sign leases for 12 subsidized months only. Abode Services staff forge leases for 13 months because they need proofs that families stay in properties after subsidized period is over. Than report 80% of clients are permanently housed.

Why our signatures were forged by Abode? Sherry knew that Abode Services regularly does square footage frauds and leases forgery and didn't want to be responsible for our case alone. She preferred to involve in our case all the office. If Abode Services will be sued as a company, Sherry can get a lawyer, paid by Abode. She emailed us scans of only first page of the lease without signatures and colored projected rent calculations with printer stripes defects on the top of pages, because she knew that the printer used by Abode for forgeries has this defect.



CalWorks HSP

Housing Services Coordinator:

Rebekah Dennison ^50-381-4605

Client: Felix Kubin

Housing Specialist:

Sherry Galahan 650-385-9298

Projected Rental Calculations

Unit Rent \$2,500 6 month special \$1,999.00	Phase 1 (Month 1-3) Jan-March 100% Rent	Phase 2 (Month 4-6) April-June 70% Rent	Phase 3 (Month 7-9) July-September 50% Rent	Phase 4 (Month 10-12) October-December 30% Rent
Abode Portion	\$2,500	\$1,750.00	\$1,000	\$600.00
Client Portion	\$0	\$750.00	\$1,000	\$1,399

Client Signature _____ Date _____

USP Signature

Date

Another version why Katie print lease with a forged signature: Sherry didn't give to Katie originals, signed by us, and was lying to her that we signed the lease agreement with dates correction only on the first page, and that on the second page with signatures dates remained by mistake not corrected. Katie prepared forged lease agreement accordingly to wrongful instructions of Sherry on the printer which produces pages with stripes defects on the top of the pages. Sherry printed papers scans of which she emailed us and named "Lease" on the same printer because defects were the same.

I am pick up original docs with a forged signature from Oakland Federal building and can provide this evidence to investigators.

We know a few other families who ready to tell about their experience with Abode. There is a more victims, but not all of them ready to share because they afraid, feel unsafe or just not ready. Below is description of words of other witnesses:

1.) *Thalia Alcantar (650)-6305313, by phone and by person told us: "I was moved to Sacramento by Abode Services agency. Abode gave me a copy of the lease agreement saying that is the copy of one I signed. But it was different one, not what I signed. Lease had my and landlords signature.*

Landlord said that the lease he signed was different one"

Thalia is busy and upset with her kids and housing problems and cannot find a time for legal issues, but if serious investigation will be started, she is ready to cooperate.

2.) *Marci (650)-5217923, by phone and in-person meeting: "I have an apartment from Abode. I am a housing voucher holder and my rent is inflated, but apartment conditions are not healthy. My 1-bedroom apartment is much smaller than yours, it will be 300 or 350 sf. The rent is \$2200/ monthly. Much larger units, even 2 bedrooms in the same place in San Bruno accepting the same voucher. Abode Services placed me in the small unit with not reasonable rent, termites and not fixed windows I always have a cold. I requested from Abode Services my rent reasonableness form and FT2 information for my unit, they told that they are not obliged to give me that". Marci is ready to cooperate, but she needs warranties that serious investigation will be started, and Abode will be powerless to make provocations and unlawful incrimination against her. She is scared that Abode can do that, because she encountered unjust incrimination because of corruption in her life.*

3.) *Sandra (510)-4678005 by person: "I was in the shelter with 3 kids and signed the lease agreement with Abode. Abode staff said they received money from government and gave to landlord \$4000 deposit. I was exited from the shelter because they said I have a lease and apartment to stay. And I was placed on the streets by Abode. I contacted Abode staff and landlord, asked for my lease and for information where is a deposit and my apartment. Abode said they exited me from the program, but didn't explain why, didn't gave me program termination notice, my lease and explanations where my deposit disappeared.*

Right on the next day Abode person, who worked with me, bought a new car. "Sandra is ready to cooperate. She tried to proceed legal actions, but she doesn't have proofs because Abode is not giving her papers. She has only papers that she was enrolled in program.

4.) *Caroll Shatara (415) 980-0648. She said us that she was threatened and intimidated with Rebekah Dennison the same way. Rebekah told her that she need agree with their services if she don't like her kids will be taken away from her. Caroll get a good apartment, but she said that weren't informed of death of a previous tenant. Caroll also face the CalWORKs "investigation", when she was threatened to do a benefit fraud, because "it's suspicious how she can afford 1200\$ monthly payment with her SSI payment of 1400\$."*

All 4 witnesses were working with Abode Services Director Katie Fantin and staff under her supervision. I visited the main Abode Services office in Fremont and asked to control forgery and frauds committed by Katie Fantin. They said they cannot help me and I must work only with Katie.

We are not satisfied with actions of the Belmont police department regarding our case, and demand investigation, if it just mistakes or action on purpose, because:

- 1) We didn't get an answer who forged the lease agreement, it is document provided by Abode to government as money request. No any documents inspections were done. Abode Services attempted to submit or submitted forged lease agreement for 13 months to government with targets to improve statistics, show that program works and get more funds or in the last moment when we will be ready to move out after 12 months tell us that exists 13th month in the lease, make us not able to pay and divide deposit \$5000 between landlord and Abode staff.
- 2) We have got an answer that in San Mateo county is no rent control. Troy Adams from police of Belmont, says following: "we got explanations that here is no rent control, and landlord who has a property with \$1200/month market price, can charge the government \$3000/month, because landlord, for example, don't like low income tenants and can request \$1800 monthly additionally for difficulties related to governmental payments and additional paperwork. This is not true, because, accordingly to federal law, Abode Services "in regions, exempted from rent control, must provide assisted units with the same rent as for unassisted of the same FT2 size, age, conditions in the same area. "
- 3) Forgery crime is related to stealing of governmental money and it happens in Abode Services agency on the regular basis (ask witnesses). So big amount of misused money and of forged papers will be discovered during investigation. Especially printed on the colorful printer with stripes defects because these defects appeared when printer is in use for a long time.

Probably we would ask for witness protection program. Large amount of people involved in this case, some of them governmental workers, police, environmental health inspector, Human Services supervisor etc., our lives can be in danger. Sherry Galahan in a black glove already tried to put something in our belongings making video recording and avoiding presence of her fingerprints. She can put large number of drugs, illegal gun, false money or something else and make unjust incrimination and arrest of us.

Glenn Wong (landlord) threatened us, he said: "instead of research FT2 difference, better take care of your health", "my handyman who knew about carpet and termites repair, died and cannot talk to you". Once Glenn Wong parked his car in front of our window, opened back of the car and demonstrated us the box looks like the box for gun. No doubt he did it in a manner

of hinted at the threat. Glenn Wong never provide us any notice before came to apartment. He never sent any SMS except "Call me". He didn't provide us with his email address. He is stalking us in front of the building. When he saw we went out, same time he appeared from nowhere and start to talk, asking us what we inform to investigators. We said him many times that we didn't answer calls from "no caller id", but he continuously call from "no caller", sometimes 12 times at just one day, last his calls happened around 11pm.

Last few weeks he suggests us 17500\$ for dismissal of small claim court, and this looks unfair offer, because when we directly said that we are: "Agree to take this 17500\$ as a money for relocation", his lawyer sent us email that they stop this offer.

We are afraid, that he will use unlawful methods to enter apartment, broke the door, and then delete all the evidence (remove the traces of a pesticides). We demand criminal division representatives to collect samples of a gray-blue powder from under the carpet and between hard floor. His illegal use of pesticides can be classified as Negligent Homicide attempt.

Glenn Wong know, that we always ready to leave, but we need our deposit back, penalties from landlord for demand rent when he didn't do repair, amount for relocation due to uninhabitable conditions, penalties for illegal use of pesticides in a living apartment, or at least start of criminal investigation about this. If Glenn Wong didn't pay this money before we move out, he never will do it later, because he filed fake bankruptcies, didn't pay mortgage for most of his buildings, pretend to be low income and also didn't pay his family health insurance. All this information opens for public on his bankruptcies cases online.

Somebody called doorbell after 10.30 PM and demand us to leave apartment.

Baby start crying and didn't sleep all night long after visit of night guests. 10-month baby became frightened. I want police and court found who was this people and why they want to enter our apartment at 10.30 PM.

Thinking of how many governmental workers involved in this corrupted scheme, I can't say for sure, if our family can feel safe. I doubt if situation perfectly safe for our family.

Very bad and dangerous for our family is corruption in the office of District Attorney of San Mateo county. No investigation, in spite they get all materials on case.

County officials start simply ignoring our requests about improper pesticides use, about violation of a city code for square feet- for one bedroom or studio size apartment, county supervisor avoid any discussion. Couple month we have no anyone written answer for all our emails and personal requests.

It happened because all these officials know, they violate the US LAW, doing so terrible, obvious corruption, by fact, conspiracy against government. Abode Services involved in stealing governmental money, this is the reason why this case is fit for False Claim act.



City Council



VALLE VERDE AND HERITAGE HOUSE CONTINUUM OF HOUSING PROJECT

PL17-0114

February 4, 2020

1

Project Components

- Certification of EIR/EA/FONSI
- Use Permit for Heritage House SROs
- Design Review
- Development Concessions

Separate Action

- Right-of-way Abandonment
- Lot Merger



2

Recommended Actions

- Conduct a public hearing on the EIR and project;
- Adopt a resolution to certify the Final Environmental Impact Report/ Environmental Assessment/Finding of No Significant Impact;
- Indicate whether Council is in support of the project;
- Continue the public hearing on the project entitlements to February 18.



3

Project Location



4

Proposed Project

- Valle Verde Apartments
 - New three-story apartment building
 - 24 units (12 one bedroom, 6 two-bedroom and 6-three-bedroom apartments)
 - Heritage House
 - Remodel Sunrise Assisted Living from 74 bedrooms to 66 apartments
 - 58 Single Room Occupancy (SROs)
 - 8 one-bedroom accessible apartments
- 33 of the Heritage House apartments proposed as supportive housing



5

Development Concessions

- Increase in SRO maximum size
 - In order to meet ADA requirements 8 units would be 600 sq ft instead of 450 sq ft
- Distance from Public Transit
 - Increase in distance from SROs to transit by 360 feet
- Exemption from Covered Parking
 - Due to underground utility easements no covered parking is proposed



6

Operations

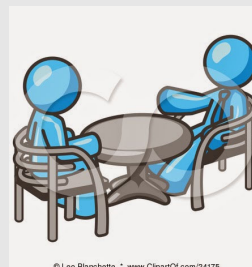
- Community rules, leases, screening, on-site staff, maintenance, community spaces, secure design features
- Heritage House Management Plan:
 - Full-time onsite manager and other personnel
 - Additional staffing to assist residents
 - Supportive services for residents



7

Supportive Services

- Case management to support residents' well-being
- Vocational and employment assistance
- Health and dental services
 - Mental health, substance abuse recovery, counseling
- Transportation
- Community Activities



8

State Affordable Housing Laws

Restrict a city's discretion over the approval of affordable housing projects, including supportive housing.

- Government Code Section 65008 prohibits discrimination
- Government Code Section 65583 prohibits a city from treating supportive housing differently than other multi-family housing.
- The Housing Accountability Act (California Government Code Section 65589.5), prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households, including supportive housing



9

Environmental Review

- Joint Environmental Impact Report/Environmental Assessment
- Planning Commission received a letter from Gagen McCoy
- It raises no new environmental impacts
- A copy of responses is part of the City Council Packet



10

Planning Commission Comments

- Increase transit services to the site
- Provide a permeable fence
- Provide for neighborhood meetings with the Project management team
- No sunset of the provisions of the Management Plan
- To the extent possible, save the oak trees along the multi-use path



11

Planning Commission Recommendation

Planning Commission recommended approval of:

- Certification of EIR/EA/FONSI
- Use Permit for Heritage House SROs
- Design Review
- Development Concessions



12

Approval Actions

- Adopt a resolution to certify the Final Environmental Impact Report/ Environmental Assessment/Finding of No Significant Impact;
- Adopt a resolution approving a Use Permit for SROs on the Heritage House parcel, approving three Density Bonus Concessions, and approving Design Review Permits for Heritage House and the Valle Verde Apartments.



13

Recommended Actions

- Adopt a resolution to certify the Final Environmental Impact Report/ Environmental Assessment/Finding of No Significant Impact;
- Indicate whether Council is in support of the project;
- Continue the public hearing on the project entitlements to February 18 at 6:30 PM to consider final action on the Use Permit, Design Review Permits, and Density Bonus Concessions



14

City Council Meeting
2/4/2020
Supplemental I - 14.A.
From: Applicant Gasser Foundation



VALLE VERDE & HERITAGE HOUSE

City of Napa City Council Meeting
February 4, 2020

Partners

GASSER FOUNDATION

Property Owner



BURBANK HOUSING and ABODE SERVICES

Developer

Property Management

Resident Services

Supportive Services Provider

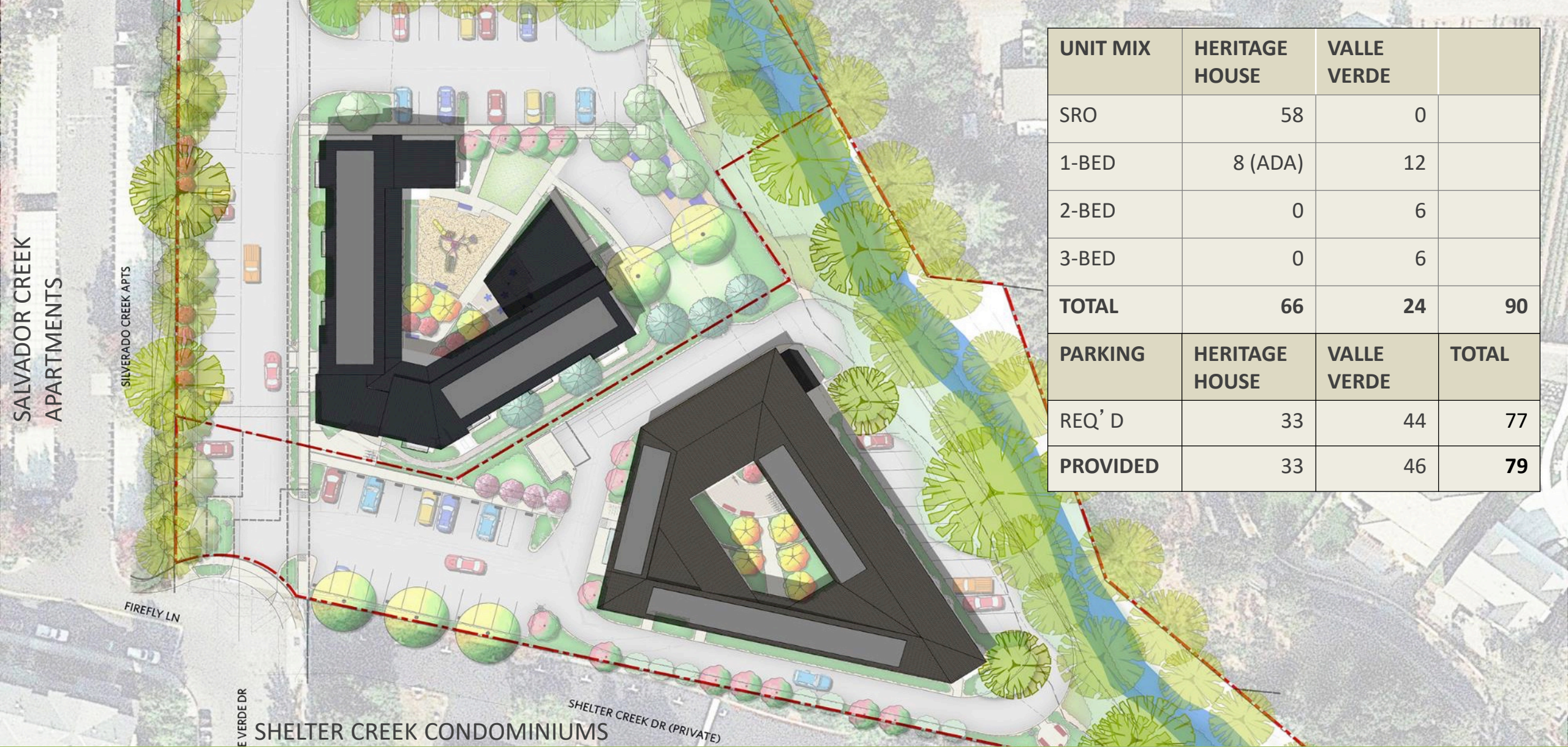


Design – Site Location



Architectural Design – Bird's Eye View from Valle Verde Drive





UNIT MIX	HERITAGE HOUSE	VALLE VERDE	
SRO	58	0	
1-BED	8 (ADA)	12	
2-BED	0	6	
3-BED	0	6	
TOTAL	66	24	90
PARKING	HERITAGE HOUSE	VALLE VERDE	TOTAL
REQ' D	33	44	77
PROVIDED	33	46	79

Design – Site Plan





Valle Verde Affordable Family Housing



- **Development:** 24 multi-family apartments consisting of 1 BR, 2 BR, and 3BR units
- **Income Limit** (family of 4): \$30,120–\$60,240/year
- **Rental Range** (based on household income level and unit type): \$522–\$1489/month
- **Amenities:** Community room, laundry facilities, bicycle parking, playground, outdoor recreation space for families to gather and play
- **Resident Services:** Afterschool enrichment, adult education, and health and wellness programs



Valle Verde Our Families



Salary \$32,600
\$15.67/HR

Receptionists,
Food Service
Workers

Maintenance
Workers,
Housekeepers

Teacher Asst,
Home Health Care
Aides

Farm Workers,
Landscapers

Salary \$46,550
\$25.37/HR

Bookkeepers –
Postal Workers

Pharmacy &
Doctor's Office

Truckers,
Shipping,
Machinists,

Painters,
Warehouse,
Mechanics



Heritage House Supportive and Affordable Housing



- **Development:** Rehabilitation of vacant building into 66 apartments consisting of 1 BR and studio units – 33 units of supportive housing
- **Income Limit** (1–2 person household): **\$14,060–\$40,200/year**
- **Rental Range** (based on household income level and unit type): **\$522–\$1489/month**
- **Amenities:** Community room with kitchen, laundry facilities, bicycle parking, outdoor courtyard, and admin offices and case management offices.
- **On-Site Supportive services:** Case management, mental health services, life skills training, recovery support, job counseling and placement, and financial literacy courses.



Heritage House – Our Residents

- **Who will live in Heritage House?** Napans who have experienced homelessness and may have a disability, mental illness, substance abuse issue, and very low income individuals.
- **Federal funding at Heritage House means:**
 - **No** registered sexual offenders
 - **No** residents who have committed recent violent crimes or drug-related crimes



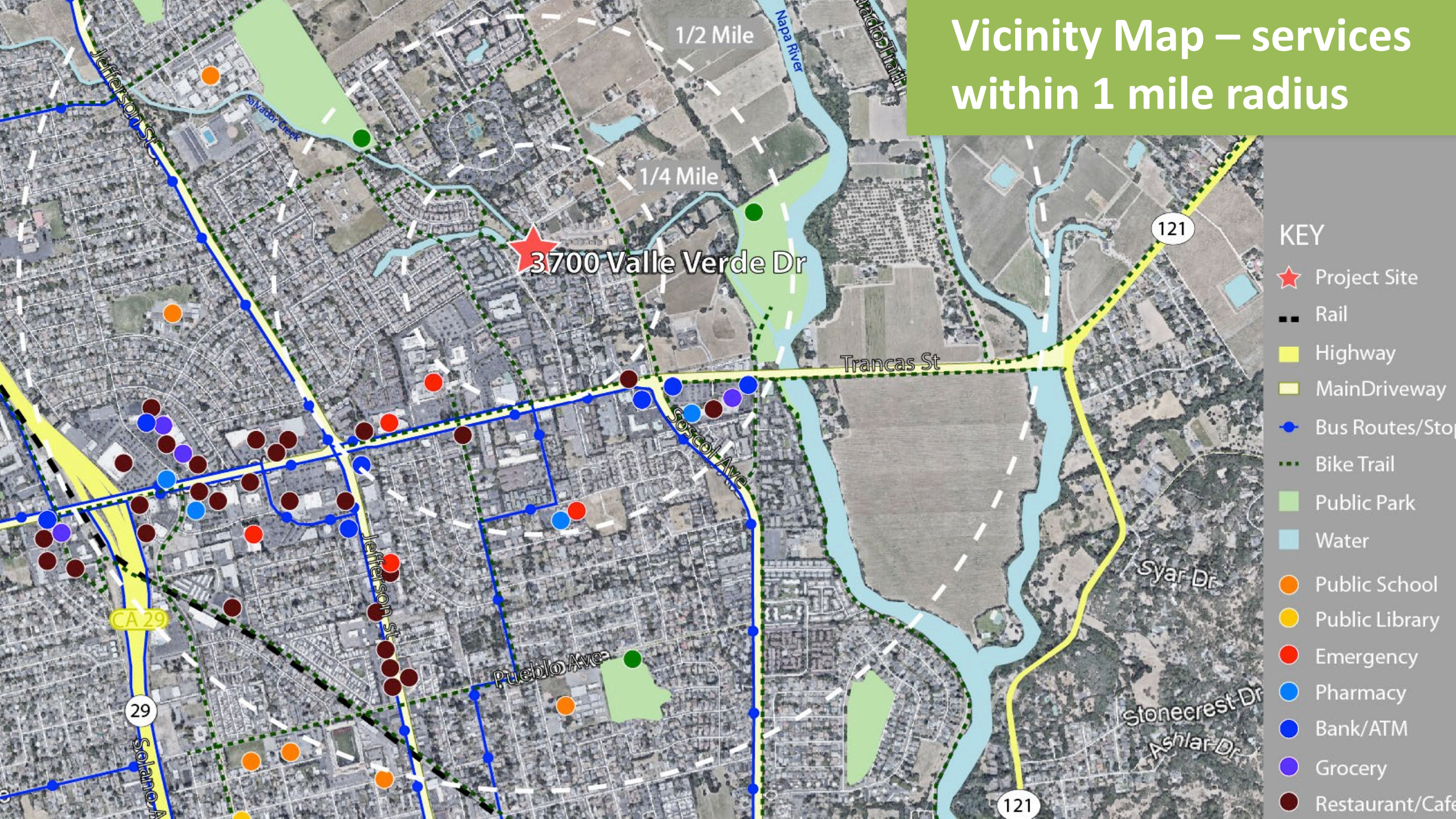
Heritage House

11 Funding Sources to Keep Rents Low for 55 years

Confirmed and Anticipated Sources:

1. Partnership HealthPlan of California
2. City of Napa Housing Trust Fund
3. County of Napa Housing Trust Fund
4. California Housing and Community Development No Place Like Home (NPLH)
5. Gasser Foundation Land Donation
6. Burbank Developer Fee Contribution
7. California Department of Health Care Services Whole Person Care
8. California Tax Credit Allocation Committee
9. California Housing and Community Development Multi-Family Housing Program (MHP)
10. City of Napa Housing Authority Project Based Vouchers

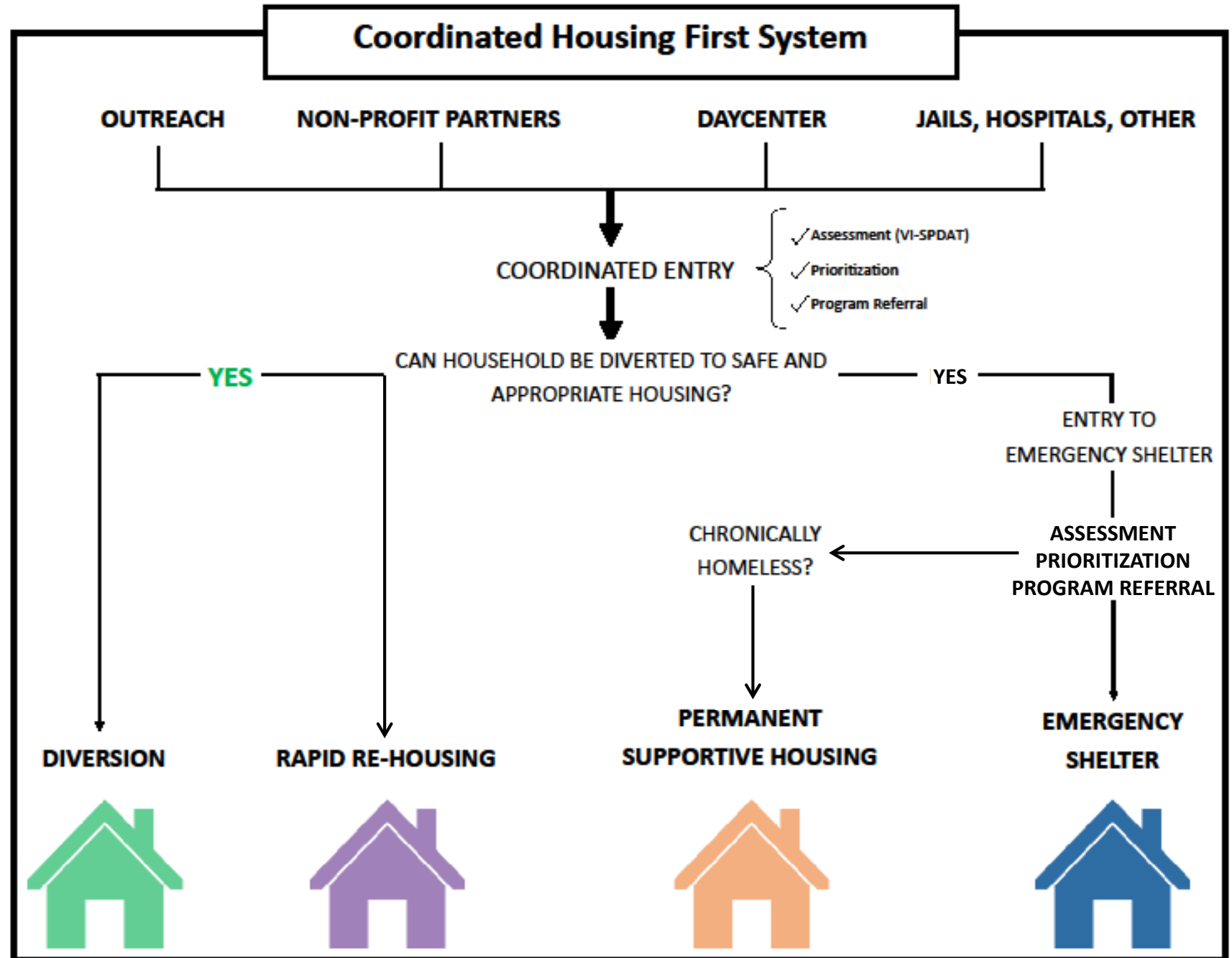
Vicinity Map – services within 1 mile radius



Overview of Supportive Housing in Napa

- **2016** – County developed **Housing First Model** with National Alliance to End Homelessness and Corporation for Supportive Housing after receiving input from the City, law enforcement, non-profit organizations, and members of the community.
- **2017** – County implemented **Housing First Model**
- **2018** – County adopted **Plan to End Homelessness**
 - Goal 3.3 – Create supportive housing units for the most vulnerable homeless individuals and families.
- **2017-2020 –Heritage House and Valle Verde** planning application for the development of supportive and low-income housing in Napa.
- **2020** – Governor Newsom’s 2020 Budget allocates additional Funding for Affordable Housing, and recent actions require Housing Mandates, and new Approval Processes.

Napa's Coordinated Entry System – to House Homeless Residents



Napa's Coordinated Entry System – to House Homeless Residents

Formerly Homelessness Residents Housed:

- Since 7/2017 – over **180 homeless** individuals were housed in Napa County.
- **18 individuals went into permanent supportive housing** in various locations.
- New projects with formerly homeless residents: Valley View in American Canyon; Stoddard West and Napa Courtyards in Napa.
- Since 2004 funding for homeless housing through Mental Health Services Act. In 2019 new funding through No Place Like Home for supportive housing with on-site wrap around services.

Heritage House Resident Selection Process

- The **County's Coordinated Entry System (CES)** assesses individuals to determine their housing needs and identifies available resources to match those needs, including supportive housing.
- CES will refer individuals to Heritage House. Burbank Housing will screen potential residents, consistent with the policies of State and Federal funding sources, to determine eligibility based on the following criteria: income level, credit report, rental history, and criminal background.
- As a part of the final eligibility process, Burbank Housing will evaluate each applicant suitability for housing at Heritage House.
- **Burbank Housing will deny admission to applicants who may reasonably be expected to have a detrimental effect on the operations of the project, the health and safety of other residents, or quality of life for the residents and the community.**

There are 323 homeless individuals in Napa County.

- 151 were unsheltered (*living outside*)
- 172 were sheltered (*uninhabitable housing, car, coach, etc.*)
- 66% are male, 33% are female
- 45% have been homeless in Napa for 10 years
- 30% have been homeless in Napa for 20 years
- 10% are under the age of 17
- 8% are ages 18–24
- 32% are ages 25–44
- 40% are ages 45–64
- 4% are over the age of 65

Based on self-reporting data, 50% of the homeless have substance abuse disorders, 50% have serious mental illness, 30% have a physical disability, 4% are veterans, and 10% are domestic violence survivors.

Source: Napa County Point in Time Count January 2019



Profile of the Homeless in Napa



How will Heritage House be Managed?

Management Plan Components

- **Property Management** – Day-to-day management procedures
- **Services Plan**– Comprehensive on-site services for residents
- **Tenant Selection** – Criteria for tenancy and selection process
- **Community Rules** – Each resident must accept and follow rules
- **Eviction Policy** – If a resident violates the lease or community rules
- **Security Plan** – 24/7 on-site personnel, key card entry, cameras, evening security patrols, and regular meetings with neighbors
- **Parking Policy** – Assigned parking spaces for licensed and operable vehicles

ON-SITE ACTIVITIES

- Health Evaluations
- Monthly Schedule of Activities for Residents
- Life Skills Training Programs
- Job Counseling and Placement
- Counseling Sessions and Recovery Support
- Education and Financial Literacy Courses

OFF-SITE ACTIVITIES

- Employment – Working
- School and Work Training Programs
- Grocery Shopping and Errands
- Medical Treatments
- Day Programs and Other Leisure Activities

Day in the Life of a Heritage House Resident

Community and Neighborhood Outreach

- **April 24, 2018:** Meeting with neighbors at Gasser Foundation offices
- **May 22, 2018:** Public neighborhood meeting at nearby Silverado Creek Apartments
- **June 15, 2018:** Public neighborhood meeting at nearby Shelter Creek Condominiums
- **August 15, 2018:** EIR Scoping Meeting
- **April 23, 2019:** Meeting with neighbors at Gasser Foundation
- **June 27, 2019:** Site Visit for public officials to Abode's supportive housing communities in Fremont
- **August 21, 2019:** Planning Commission Meeting – Draft EIR Comments
- **October 21, 2019:** Public meeting hosted by City of Napa
- **November 5 and November 15, 2019:** Site Visits for neighbors to Abode's supportive housing supportive communities in Fremont.
- **November 27, 2019:** Site Visit for public officials to Abode's supportive housing.
- **December 5, 2019:** Planning Commission Meeting
- **January 27, 2020:** Site Visit for neighbors to Abode's supportive housing.

Heritage House Will Provide:



Transportation Available to Residents

- **Taxi script** for seniors and disabled,
- **VineGo Paratransit** for seniors and disabled
- **NVRTA Shared Vehicle Van** for individual and group transit needs
- Bus, bicycle, car, car pool, and walking
- Grocery carts provided for shopping
- ***Emergency transit as needed for residents***

Heritage House Will Provide:



Neighborhood Safety

- **24/7 on-site staffing** through a combination of property management, supportive services staff.
- **Night security patrol** during start-up and thereafter as determined necessary by City.
- **24/7 hotline** for complaints
- **Neighborhood Committee** - Regular meetings with neighbors to address any issues.

Parking

- Meets City of Napa Parking Standards and provide 2 additional parking spaces.

Valle Verde & Heritage House Neighborhood Benefits:



Salvador Creek Improvements

- **Remove Zerba Bridge** to reduce flooding upstream of the project site.
- **Restore Salvador Creek** along the project site to stop bank erosion in partnership with the Flood Control District.
- **Construct Stitch Pile Wall** to protect building in case of future bank erosion.

Access to Open Space

- Provide a new handicap accessible bicycle and pedestrian trail.

Trancas Street Pedestrian Crossing

- Contribute funding for pedestrian safety crossing at the intersection of Valle Verde and Trancas Street.



The Napa Community is healthier and more vital when everyone is housed.

90 Units of Low Income Housing makes a difference!

- Heritage House provides 33 units of supportive housing and 33 units for very low-income individuals
- Valle Verde provides 24 units for low-income families





Thank you! Questions?



**City Council Meeting
2/4/2020
Supplemental I - 14.A. (Redlined Version)
From: City Staff**

ATTACHMENT 2

RESOLUTION R2020-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING A USE PERMIT AND DESIGN REVIEW PERMIT TO REMODEL AN EXISTING BUILDING TO CREATE 66 SINGLE ROOM OCCUPANCY (SROS) UNITS, INCLUDING 33 UNITS OF PERMANENT SUPPORTIVE HOUSING, (HERITAGE HOUSE), AND A DESIGN REVIEW PERMIT FOR THE CONSTRUCTION OF A 24-UNIT AFFORDABLE APARTMENT COMPLEX (VALLE VERDE) AND THREE DENSITY BONUS CONCESSIONS (TWO FOR HERITAGE HOUSE AND ONE FOR VALLE VERDE) ON A 2.88 ACRE PROPERTY LOCATED AT 3700, 3710 & 3720 VALLE VERDE DRIVE (APNS 038-170-042, 043 & 046), AND DETERMINING THAT THE ACTIONS AUTHORIZED BY THIS RESOLUTION WERE ADEQUATELY ANALYZED BY A PREVIOUS CEQA ACTION

WHEREAS, on July 25, 2017 the Gasser Foundation ("Applicant") submitted an application for a use permit pursuant to Napa Municipal Code ("NMC") Chapter 17.60 ("Use Permit") to authorize redevelopment of the vacant Sunrise Senior Living Facility into 66 single room occupancy units (SROs), including 33 permanent supportive housing units; a design review permit pursuant to NMC Chapter 17.62 ("Design Review Permit") for the remodel of the Sunrise Senior Living Facility to accommodate the SROs ("Heritage House") and a Design Review Permit to construct a new three-story multi-family apartment building with 24-affordable units ("Valle Verde"); a request to abandon a portion of the terminus of Valle Verde Drive, three development concessions pursuant to State density bonus law ("Density Bonus Concessions") and a Lot Line Adjustment/Lot Merger to combine three parcels owned by the Applicant and the portion of Valle Verde Drive requested to be abandoned into two parcels, located at 3700, 3710 & 3720 Valle Verde Drive ("Site") (038-170-042, 043 & 046) (collectively, the "Valle Verde and Heritage House Continuum of Housing Project" or the "Project"); and

WHEREAS, the City of Napa determined that the Project application required the preparation of an Environmental Impact Report/Environmental Assessment (EIR/EA) to comply with the California Environmental Quality Act and the National Environmental Policy Act (NEPA). NEPA compliance is required, because the Project is a 100 percent affordable Project and may be eligible for federal funds and therefore, the City prepared a joint EIR/EA/Finding of No Significant Impact (FONSI) (collectively, "Environmental Review"), for the "Project" (State Clearinghouse No. 2018082019; the "EIR/EA"); and

WHEREAS, on December 5, 2019 the Planning Commission considered the EIR/EA and the application for the Use Permit, Design Review Permits and three Density Bonus Concessions, all written and oral testimony submitted to them at a noticed public hearing, at which time the Planning Commission heard a presentation by staff and took public testimony, and thereafter closed the public hearing and subsequently recommended that the City Council certify the EIR/EA and approve the application for the Use Permit, Design Review Permits, and three requested Density Bonus Concessions; and

WHEREAS, the City Council has considered all information related to the Use Permit, Design Review Permits, and Density Bonus Concessions, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

ATTACHMENT 2

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. The City Council hereby determines that the potential environmental effects of the Project were adequately examined by the Final EIR/EA for the Project which was certified by a resolution of the City Council adopted on February 4, 2020 in conformance with the applicable provisions of the California Environmental Quality Act ("CEQA") and its implementing regulations.

Section 3. The City Council hereby approves the Use Permit for Heritage House and makes the following findings in support of the approval:

The proposed use is in accord with the General Plan, applicable specific plans, the objectives of the Zoning Ordinance, and the purposes of the district and overlay district in which the site is located.

The Site is designated *Multi-Family Residential* (MFR-33H) in the City of Napa General Plan (Envision Napa 2020, adopted in 1998), which is intended to develop or redevelop into a high intensity predominantly attached residential 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).

The Site is also located within the Vintage Planning Area. The MFR-33H designation allows for a minimum of 18.5 dwelling units per acre and up to 25 dwelling units per acre. However, for SROs, the City's Zoning Ordinance provides that a factor of two shall be applied to the permitted General Plan density range. Therefore, the MFR-33H designation allows for a density range of 37 to 50 SRO units per acre. On the 1.6-acre Heritage House Site, between 59 to 80 SRO units are allowed within this density range. The Project proposes 66 SRO units on the Heritage House Site, including eight one-bedroom units. Therefore, the proposed Heritage House is consistent with the permitted density range for SRO projects.

The Project site is designated in the City's Housing Element 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 Association of Bay Area Governments (ABAG/MTC) is responsible for developing the RHNA and assigning the region's share of the statewide housing need to the cities and counties within the region. It designates overall need and, within the overall need, housing needs for various income levels in the city.

Recent state planning laws require the City to show how it is meeting its production targets for its share of the RHNA. This Project will allow the City to meet or exceed its targets by providing ninety (90) 100% affordable residential units on the site.

The Project Site is within the boundaries of the Big Ranch Specific Plan (BRSP). The Project is consistent with the applicable policies of the BRSP as discussed in detail in Attachment 6 to the Staff Report.

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Consistent with City Council Resolution No. 1995-2 which requires a Management Plan for SRO use, a Management Plan has been prepared that addresses management, occupancy and maintenance and site security.

The proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the City.

The Project's EIR/EA documents that the Project would result in potentially significant impacts associated with the Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise and Transportation and Circulation, which would be significant without the implementation of mitigation measures, but would be reduced to a less than significant level with the implementation of the recommended mitigation measures. The EIR/EA documents that the Project would not result in any other significant or potentially significant impacts. As such, with implementation of the adopted mitigation measures, the proposed Project would not result in any significant impacts.

The Heritage House SROs meet the City's development standards and approval of the Use Permit will not cause any health, safety and/or general welfare hardship to the community.

The proposed use complies with each of the applicable provisions of the Zoning Ordinance.

The Project is located in the RM Multi-family Residential zoning designation and the Floodplain Management Overlay District. Group residential, including SROs are permitted in the RM District with a use permit pursuant to NMC Section 17.08.050. All lots comply with the minimum lot size, coverage height, and setbacks of their respective zoning district. Both structures meet the minimum required setback 20-feet or greater from the banks of water courses (NMC Section 17.52.110 b.1).

The existing Sunrise building (Heritage House) is legal non-conforming for the 50-foot riparian setback and because a small portion of the corner of the building is within the floodplain. With removal of the Zerba Bridge as a condition of approval, the building will be above the floodplain. Valle Verde meets the riparian setback requirement.

The Project meets the parking requirements. Parking for SRO units is allowed to be reduced to .50 space per unit when it meets the following:

- a. Development is within ¼ mile of a food market and regularly schedule 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.

The Heritage House portion of the Project generally meets all of the four requirements (a-d). Development is close to ¼ mile from services, all units will be available to low income households, tenant vehicles will be restricted/managed, and an agreement is being provided.

While the Project is slightly over the ¼ mile requirement, the site is within 1,560 feet of services and is requesting a concession to allow a slightly greater distance. A management plan is being provided for the supportive services component of Heritage House which meets the requirement for a development agreement. With the management plan (implemented by Abode), onsite

ATTACHMENT 2

managers will ensure that parking is managed by parking permit and vehicles onsite are operational.

The Project provides a total of 79 uncovered parking spaces which exceeds the minimum requirement by two spaces. Normally 24 covered spaces would be required for the Valle Verde Apartments but posts for carports would not be allowed because of existing underground utilities and easements. Therefore, consistent with density bonus law, the elimination of the requirement for carports is the second of the three concessions the Applicant is requesting.

Section 4. The City Council hereby approves the Design Review Permits for Heritage House and Valle Verde and makes the following findings in support of the approval:

The project design is in accord with the General Plan and any applicable Specific Plan design policies.

The Valle Verde site is 1.3 acres, which allows for a permitted density of 23 to 33 units. The Project proposes 24 multifamily units on the Valle Verde site, which is within the allowed density range. Therefore, both the Valle Verde Apartments and the Heritage House would be consistent with the General Plan density allowance.

The Project which would provide 90 very low income residential units is consistent with the General Plan Housing Element which identifies the site as a housing opportunity site for 57 low income residential units needed by the City of Napa to meet its Regional Housing Needs Allocation, and the prescribed General Plan density. The Project is also consistent with General Plan policies regarding neighborhood compatibility as the multi-family use and lot sizes are similar to other existing uses in the vicinity on Valle Verde Drive. The Project is also consistent with the BRSP.

The project design is consistent with applicable Design Review guidelines adopted by the City Council.

The proposed design, site layout and architecture as revised by the conditions of approval set forth herein are consistent with the goals, policies and recommendations outlined in within the Residential Design Guidelines. The Project's lot orientation and building sizes are compatible with the existing neighborhood. The proposed architecture is consistent with the policies outlined in the Residential Design Guidelines. A mix of details, and materials are proposed on both buildings, consistent with the design principles for multifamily homes.

The Design Review Permit is in accord with provisions of this Title and will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

The Design Review permits for both the redevelopment of the former Sunrise Senior Living facility to accommodate the Heritage House, and the new construction of a 24-unit Valle Verde apartment complex are consistent with NMC Title 17 (Zoning Ordinance), and the Project's EIR/EA documents that all potentially significant impacts would be reduced to a less than significant level with the implementation of recommended mitigation measures, so approval of the Project would not result in any significant impacts. The design of the proposed Project does not result in adverse impacts to adjacent properties or to the general health, safety, and welfare of the community.

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Section 5. The City Council hereby approves the following three development concessions under State Density Bonus Law:

1. An increase in the maximum size of eight-SRO units in Heritage House from 450 square feet to 650 square feet to provide Americans with Disabilities Act (ADA) accessible units.
2. An increase in the maximum distance of an SRO project to public transit under Napa Municipal Code Section 17.52.460(B)(2)(d) from 1,200 feet to 1,560 feet for Heritage House.
3. An exemption from the covered parking requirement for the Valle Verde Project due to underground utility and easement constraints. Normally 24 covered parking spaces would be required.

The City Council's approval of the development concessions are subject to the Applicant's compliance with State Density Bonus Law and NMC Chapter 17.52.130.

Section 6. The City Council's approval of the Use Permit and Design Review Permits, and each of them, is subject to the following conditions:

Community Development Department - Planning Division

1. This Design Review and Use Permit for Heritage House authorizes redevelopment of Sunrise Napa Assisted Living Facility building at 3700 Valle Verde to accommodate 66-single room occupancy units (SROs) including 33 permanent supportive housing units and eight Americans with Disabilities Act (ADA) accessible one-bedroom units (Heritage House) and associated driveways, parking areas, and landscaping in accordance with the plans prepared by RSA Civil (received December 17, 2018, submitted with the application and as approved by the City Council, and as amended by these conditions of approval). This Design Review Permit for Valle Verde approves the construction of a three-story multi-family apartment building with 24 affordable units at 3710 and 3720 Valle Verde Drive, and associated driveways, parking areas, and landscaping in accordance with the plans prepared by RSA Civil (received December 17, 2018, submitted with the application and as approved by the City Council, and as amended by these conditions of approval). Parking for Heritage House and Valle Verde is provided for 79 vehicles in the parking area surrounding both buildings. This Resolution also approves the following Density Bonus Concessions in accordance with state Density Bonus Law: An increase in the maximum size of eight SRO units in Heritage House from 450 square feet to 650 square feet to provide Americans with Disabilities Act (ADA) accessible units; an increase in the distance of SRO projects to public transit required by NMC Section 17.52.460(B)(2)(d) from 1,200 feet to 1,560 feet; and an exemption from the covered parking requirement for Valle Verde due to underground utility and easement constraints.
2. The plans submitted for building permits shall conform substantially to the plans and representations submitted with the application and as reviewed and approved by the City Council, and as amended by these conditions of approval.
3. The Applicant shall develop and implement a Management Plan for Heritage House as required by City Council Resolution No. 1995-2 that addresses general operations, onsite

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staffing, case management follow through, and security for the operation and maintenance of Heritage House. The plan shall include, among other things, the following components:

- a. Operational Security. Operational security measures shall be sufficient to provide a safe environment.
 - b. Parking Management. Resident vehicles shall be registered and operational as provided for in the Property Management Plan.
4. The Management Plan is subject to the approval of the Community Development Director and the Police Chief. The Plan shall be reviewed with City staff six months after the use commences operation, one year after the use commences operation, and then annually every year thereafter as determined to be necessary by the Community Development Director.
 5. Representatives of Burbank Housing shall meet with City staff and neighbors of the Project monthly beginning in the first month that Heritage House is operational and every month thereafter for the first 6 months and then quarterly for two additional years for the purpose of: (1) maintaining a clear channel of communication between neighbors of the Project and the management of the Project; (2) discussing issues of concern from the neighbors or the Project Manager; (3) informing the City of these issues; and (4) discussing ideas for adjustments to the operations of the Project that are consistent with the purpose of the Project and these conditions of approval.
 6. Colors and materials selection shall be carried out in substantial conformity with the colors and materials submitted and retained in the file, or as amended by the conditions of approval. Any changes to the selection of colors and materials shall require prior approval by the Planning Manager.
 7. All Project signage shall be subject to a separate review and approval. Consistent with the City's Sign Ordinance, no portable (e.g. A-frame, portable rotating, flashing, animated, moving or having the appearance of moving, inflatable) signs are permitted. Temporary signs may be permitted in accordance with NMC 17.55.120.
 8. Final landscape plans shall identify outdoor furniture and/or play equipment for the two open space areas.
 9. The Applicant shall comply with all mitigation measures identified in the Valle Verde and Heritage House Continuum of Housing Project Final Environmental Impact Report/Environmental Assessment certified by the City Council on February 4, 2020, and the Mitigation Monitoring and Reporting Program attached thereto and incorporated therein, which is incorporated herein by reference.
 10. All exterior lighting on the Site shall be properly shielded and directed downward to preclude glare conditions that might impact nearby residential uses or Salvador Creek.
 11. The plans submitted for the building permit shall include a final landscape and irrigation plan designed and signed by a licensed landscape architect or landscape contractor. The final landscape plans shall specify that: (1) all plant materials be certified by the Napa County Agricultural Commissioner inspection program for freedom from the glassy winged sharpshooter or other pests identified by the Agricultural Commissioner, and (2) the Agricultural Commissioner's Office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County so that inspection can be arranged.
 12. No building permit shall be issued until the Planning Manager approves the landscape and irrigation plan. Prior to occupancy, the licensed professional who signed the final landscape and irrigation plan shall certify in writing to the Planning Manager that he/she has inspected and approved the installation of landscaping and irrigation and has found them to be

ATTACHMENT 2

consistent with the approved plans including, but not limited to, the certifications and inspections by the Agricultural Commissioner as well as that the systems are in working order. A substitution of an alternate licensed professional may be allowed by the Planning Manager upon a showing of good cause.

13. A Final Fencing Plan for the Project shall be reviewed and approved by the Planning Manager prior to issuance of a building permit. This plan shall include fencing between the Site and adjacent neighbor properties. Fences between the Site and adjacent neighbors' properties shall be installed prior to occupancy. The Applicant shall construct a new fence between the Site and the neighboring property to the south. Should the neighboring property owner choose not to allow the Applicant to reconstruct the fence at their property line, the Applicant shall construct a new fence beyond the existing neighbor's fence on the Project side.
14. All proposed and required fencing shall be installed in compliance with the approved landscape and fencing plan prior to the issuance of a Certificate of Occupancy.
15. A permit shall be obtained from the Parks and Recreation Department prior to removal of any street trees from the City right of way. Trees shall be replaced consistent with the mitigation identified in the Valle Verde and Heritage House Continuum of Housing Project Environmental Impact Report.
16. Prior to issuance of a building permit the Applicant shall provide evidence to the Planning and Code Enforcement Manager that it has paid the Notice of Determination and California Department of Fish and Wildlife fees to the Clerk of the County Board of Supervisors. The California Environmental Quality Act (CEQA) requires that an environmental determination be prepared for this project. City staff completed an Environmental Impact Report/Environmental Assessment (EIR/EA) for this project and properly circulated it for review. The EIR/EA represents the independent judgment of the City acting as lead agency for the Project. The Project will not have a significant adverse impact on the environment with the implementation of all the required conditions of approval and mitigation measures. The EIR/EA has been issued indicating that all identified impacts were found to be mitigated below a level of significance. A Notice of Determination (NOD) of this finding is required to be filed with a fee (currently \$50). The California Department of Fish and Wildlife (CDFW) requires that an additional fee (currently \$3271.00) be paid with the NOD filing. The combined fees are required to be paid to the Clerk of the Board with the NOD filing.
17. Prior to the issuance of a grading permit, the Applicant shall retain a qualified consultant to conduct soil sampling to test shallow soils on the site for organochlorine pesticides and pesticide-based metals (e.g. lead and arsenic). The qualified consultant shall prepare documentation to outline the soil sample data and testing. If the residual contaminants are not detected and/or are found to be below the residential environmental screening levels (ESLs) for public health and the environment in accordance with the California Department of Toxic Substances Control (DTSC) requirements, no further mitigation is required. If residual contaminants are found and are above residential ESLs, the Applicant shall implement appropriate management procedures under regulatory oversight from the DTSC, such as removal of the contaminated soil and/or capping the contaminated soil under clean soil or hardscape. Copies of all environmental investigations shall be submitted to the City's Community Development Department Planning Division prior to issuance of any grading permits.
18. Any past water wells shall be removed and/or closed subject to the requirements of County Environmental Health.

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19. The Community Development Director or designee is authorized to determine whether the Applicant is in substantial compliance with the conditions and requirements of these approvals.
20. Prior to issuance of a building permit, the Applicant shall provide written clearance from the Engineering Division of the Napa Sanitation District confirming that the Applicant has complied with all Napa Sanitation District requirements applicable to the Project. The Napa Sanitation District has described the applicable requirements in a letter to the Planning Division dated August 29, 2019, attached hereto and incorporated herein as Exhibit A.
21. Erosion control measures shall be utilized throughout all phases of operation where sediment runoff from exposed slopes threatens to enter aquatic natural communities. At no time shall silt laden runoff be allowed to enter Salvador Creek or its riparian corridor or directed to where it may enter any of these areas. Erosion control structures shall be monitored for effectiveness and required or replaced as needed. Appropriate erosion control measures shall be installed around any stockpile of soil or other materials which could be mobilized by rainfall or runoff.
22. No fueling, cleaning or maintenance of vehicles or equipment shall take place within any areas where an accidental discharge to Salvador Creek may occur.
23. All equipment including excavator, truck, hand tools, etc. that may have come into contact with invasive plants or the seeds of these plants, shall be carefully cleaned before arriving on the Site and also carefully cleaned before removal from the Site to prevent spread of these plants.
24. Construction disturbance or removal of riparian vegetation shall be restricted to the minimum footprint necessary to complete the work. The work area shall be delineated where necessary with construction fencing to minimize impacts to habitat beyond the work area limit.
25. Staging and storage areas for equipment, materials, fuels, lubricants and solvents, shall be located outside of the stream channel banks.
26. Stationary equipment such as motors, pumps and generators, located adjacent to aquatic features shall be positioned over drip pans. Stationary heavy equipment shall have suitable containment to handle a spill or leak. All activities performed near aquatic features shall have absorbent materials designated for spill containment and cleanup activities onsite for use in an accidental spill.
27. Any equipment or vehicles operated adjacent to aquatic features shall be checked and maintained daily to prevent leaks of materials that could be deleterious to wildlife or habitat.
28. Stockpiles of soil or other materials that can be blown by wind shall be covered when not in active use. All trucks hauling soil, sand, and other loose materials shall be covered.
29. No other debris, rubbish, creosote-treated wood, soil, silt, sand, cement, concrete or washings thereof, or other construction-related materials or wastes shall be allowed to enter into or be placed where they may be washed by rainfall or runoff into the aquatic features. All such waste shall be picked-up daily and properly disposed of at an appropriate facility.
30. An environmental awareness training program shall be conducted for all crews working on the Site to include education on sensitive resources such as protected wildlife with the potential to occur within the study area, water quality and environmental protection measures.
31. All temporary flagging, fencing and/or barriers shall be removed upon completion of Project construction.
32. The conditions of approval and mitigation measures outlined in the Mitigation Monitoring and Reporting Plan shall be shown on all civil drawings at the time of building permit.
33. Residents of the Project shall be provided a notice that that runs with the land, notifying residents they may be subject to occasional helicopter flights associated with the operations of the Queen of the Valley Medical Center.
34. Prior to issuance of a building permit for Heritage House or the Valle Verde Apartments, the Applicant shall execute an affordable housing agreement with the City in accordance with NMC Section 15.94.080, which shall ensure the continued affordability of all units in the

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Project, except for one manager's unit in the Heritage House and one manager's unit in the Valle Verde Apartments, for a minimum of 55 years, with rents set at an affordable rent as defined in California Health and Safety Code Section 50053. The Applicant shall provide the City with two executed affordable housing agreements (one for Heritage House and one for the Valle Verde Apartments) that are acceptable to the Community Development Director and the City Attorney, which shall be recorded against the Heritage House property and the Valle Verde Apartments property, as applicable.

Police Department

35. Plant material under windows and around doorways, entrances and pathways should be no higher than two feet. Foliage on trees should be maintained a minimum of six feet in height to allow for natural surveillance at the pedestrian level.
36. The Applicant shall utilize hostile vegetation in areas that are off limits to the public.
37. The Applicant shall utilize anti-rest style benches with anti-laying arm rests incorporated into the design, in those areas where outdoor benches may be utilized.
38. The Applicant shall utilize anti-climb fencing in areas where fencing may be used.
39. Adequate off-street lighting shall be provided to provide adequate visibility in parking areas and the Project Site by residents, law enforcement, and those passing by during nighttime hours. Light shall be white light full cutoff design, constructed of damage resistant material. Light shall be positioned in a manner which does not create dark shadow areas and does not spill light onto neighboring properties.
40. Pedestrian walkways shall have adequate pedestrian lighting illuminating the pathway.

Public Works Department

41. The Project shall be subject to the requirements of (and all improvements shall be constructed in accordance with) the Napa Municipal Code, the Public Works Department Standard Specifications and Standard Plans, and the City's "Post-Construction Storm Water Pollution Prevention Design Standards".
42. The Applicant shall construct all on and offsite improvements in accordance with improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed and approved by the Public Works Department (PW) Development Engineering Division. The improvement plans shall be prepared in conformance with the Valle Verde – Heritage House Design Review plans prepared by RSA+ dated 12/07/2018 as modified herein by these Conditions of Approval. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control, stormwater, and paving. The plans and calculations must be approved by the City Engineer prior to the issuance of any building permit.
43. The improvement plans shall be prepared in accordance with (and submittals shall be accompanied by) the "Initial Submittal Checklist", and the "Improvement Plan Checklist". The checklists are available on the City of Napa Website (www.cityofnapa.org) under the Public Works Department Development Engineering Division Forms and Handouts menu.
44. The Applicant shall pay a \$5,000 initial cash deposit and shall maintain a minimum monthly balance of \$1,500 for city plan check services.
45. IMPROVEMENT PLANS – The following items shall be shown on the improvement plans prior to approval of the plans:

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a. Valle Verde Dr./Firefly Lane Intersection:

- i. Applicant shall modify the existing intersection at Valle Verde Dr. and Firefly Lane to accommodate the construction of a new "L" intersection knuckle as shown on the Valle Verde – Heritage House Design Review plans.
- ii. Applicant shall remove the necessary curb and gutter, landscape strip, and sidewalk along both streets to accommodate the construction of the new "L" intersection knuckle.
- iii. Applicant shall install a new commercial driveway approach along the newly created "L" intersection knuckle. The commercial driveway approach shall have a minimum 20-foot wide curb opening and shall meet Fire and Materials Diversion equipment truck turning templates.
- iv. The entire street curb frontage of the new "L" intersection knuckle shall be painted red and posted with "No Parking" and "No Stopping Fire Lane" (R26F - No Stopping Fire Lane).
- v. Applicant shall replace all the existing street signs along the Project frontage.
- vi. Applicant shall replace the existing curb ramp located on the southwest corner of the existing intersection.
- vii. Applicant shall resurface the entire Project frontage along the intersection from lip of gutter to lip of gutter and extend the sufficient length to the west and south of the intersection to provide smooth conforms. The resurface shall be a 2-inch grind and overlay. The resurface limits shall extend at a minimum to the limits of sidewalk saw cutting and shall be determined and approved by the Development Engineering Division.
- viii. Applicant shall remove the existing City streetlights along existing Valle Verde Dr in the segment to be abandoned and return them to the City and install new streetlights at locations approved by the Public Works Director.
- ix. Applicant shall construct a Class I multi-use path that extends from the northwest corner of the Firefly Lane/Valle Verde Dr intersection to the existing Salvador Creek Trail north of the Site. This path shall replace the existing 4-foot wide sidewalk located west of the Site. This path shall be constructed as shown on the plans with a paved width of 10-feet and 1-foot wide shoulders on either side.

b. Trancas Street/Valle Verde intersection:

Concurrently with the issuance of the first building permit for the Project, the Applicant shall contribute \$50,000 towards the design and construction of pedestrian crossing improvements at the intersection of Trancas Street and Valle Verde Drive. These improvements will include 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 intersection; yield markings on Trancas Street; and removal of existing crosswalk striping on the eastern leg of the intersection ("Intersection Improvements"). The City will deposit the funds into a separate account for the sole and exclusive purpose of designing and constructing the Intersection Improvements. The City shall return the contribution to the Applicant if construction of the Intersection Improvements has not commenced within five (5) years of the date the contribution is received by the City.

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~~c. e-e.~~ The Applicant shall partially remove, or cause the partial removal of, the existing Zerba bridge over Salvador Creek in order to comply with Policy PF/S-5d of the Big Ranch Road Specific Plan. The Applicant is responsible for coordinating the work of partial removal, and any creek bank restoration that might be required, with each of the regulatory agencies, Napa County Flood Control and Water Conservation District (NCFCWCD), and any utility companies with utilities on the bridge. A partial bridge removal plan shall be prepared by a licensed engineer and submitted for review by the Public Works Director prior to submittal to the regulatory agencies for approval. The extent of the partial removal shall be consistent with the extent analyzed in the Final EIR. Partial removal shall include removal of the bridge deck, tops of piers and the western abutment. The partial bridge removal shall be performed in compliance with all applicable regulatory requirements, including but not limited to requirements of the U.S. Army Corps of Engineers, the U.S. Fish & Wildlife Service, the California Department of Fish & Wildlife, the Regional Water Quality Control Board, and the NCFCWCD, and in such a manner as to ensure that there are no significant adverse impacts on Salvador Creek channel, as determined by the applicable regulatory agencies. If it is determined by the applicable regulatory agencies that the bridge removal plan will have adverse impacts outside of the environmental review limits of the Project EIR certified by the City Council on February 4, 2020 further environmental review by the lead regulatory agency to address the potential impacts will be required. The Applicant shall have the right to enter into an agreement with the NCFCWCD that provides for completion of the required work consistent with this condition of approval.

The Applicant shall complete removal of the bridge prior to the issuance of a building permit for the construction of Valle Verde unless the deadline is extended by the Public Works Director to no later than issuance of a certificate of occupancy for the first unit in the Valle Verde project upon a determination of all of the following:

- (1) the completion of the removal is delayed by the work schedule of the NCFCWCD, or the actions of the regulatory agencies, and such delay is not caused by the acts or omissions of the Applicant;
- (2) a delay in the issuance of a building permit will jeopardize the state-approved financing for the Valle Verde project;
- (3) the Applicant has provided the City with adequate security to ensure completion of the removal; and
- (4) the Applicant has provided evidence satisfactory to the Public Works Director that construction, including any construction operational phasing, of Valle Verde will cause no more than a 0.3 foot rise in the water surface elevation at the location of finished structures located in the geographic area upstream of the Site ~~(approximately 1,880 feet to Garfield Lane Bridge) and downstream of the Site (approximately 1,100 feet to Big Ranch Road Bridge).~~

~~e-d.~~ The Applicant shall show on the improvement plans the datum and benchmark used for the topographic survey.

~~e-e.~~ The Applicant shall prepare an exhibit showing all the easements that are going to be abandoned and reserved as part of the abandonment of the existing Valle Verde Dr. The Applicant shall show on the improvement plans the reserved easements and any new easements required to construct the Project.

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- ~~e-f.~~ All required public frontage and street improvements shall be designed and built in accordance with City of Napa ordinances and the Public Works Department Standard Specifications. Street improvements shall include curbs, gutter, standard 4' sidewalk, 6' planter strip, street paving, streetlights, street type driveway approaches, drainage facilities, and street trees. Final design and location of public frontage improvements shall be subject to the approval of the Public Works Director.
- ~~f-g.~~ Any additional right-of-way necessary to accommodate these improvements shall be dedicated to the City prior to improvement plan approval. Please note that a 10-foot P.U.E. might be required along the new "L" intersection knuckle to accommodate the construction of all the utilities.
- ~~g-h.~~ The Applicant shall provide red curb within 20 feet of the curb return at the street intersection.
- ~~h-i.~~ Curb return pedestrian ramps meeting current ADA and City Public Works Standards shall be installed at the Project driveways along the new "L" intersection knuckle.
- ~~i-j.~~ All public street pavements structural section installations shall include a minimum of 3 inches of Asphalt Concrete over 10 inches of Class 2 Aggregate Base material. Refer to Table 3.1 Street Design Criteria for minimal structural sections. (Revised 8/23/2018).
- ~~j-k.~~ Public street access points and street corners shall be designed to satisfy the City of Napa Visibility and Fencing Standard (Std. Detail S-25). The sight distance and visibility triangle lines shall be shown on the grading and drainage plans. The visibility height limits are measured from the top of curb of the fronting street to the top elevation of the obstruction.
- ~~k-l.~~ The Applicant shall provide an accessible (ADA compliant) route of travel from the fronting sidewalk to the buildings. The Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible Site facilities and the accessible entrance to the Site per UBC 1127B. All proposed accessible routes of travel shall be identified on the improvement plans.
- ~~l-m.~~ The improvement plans shall include an Erosion Control Plan.
- ~~m-n.~~ The improvement plans shall include a Joint Trench Plan.
- ~~n-o.~~ The improvement plans shall include a Construction Traffic Control Plan.
- ~~o-p.~~ The improvement plans shall include all the existing utilities including overhead and underground utilities.
- ~~p-q.~~ The improvement plans shall include a Public Street Repair Plan (showing the repair details and limits of repair) for all improvement installations that will result in the cutting, demolition, destruction, etc. of any existing improvements within the public right of way including but not limited to the installation of curb, gutter, sidewalk, utilities (water, sewer, storm drain, electrical, cable TV, telephone, etc.). This plan shall be updated during the construction process as necessary to reflect any unanticipated street repairs. Associated with said plan are the following requirements:

 - i. The Applicant shall resurface the existing street pavement whenever a street is cut, either by a longitudinal or transverse cut, for utility or other improvement installations. The resurfacing shall extend a sufficient distance beyond any cut

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to ensure a smooth transition and shall consist of either a 2-inch asphalt concrete overlay, or geotextile material with a minimum 2-inch asphalt concrete overlay, depending upon the extent of the proposed pavement cuts and the condition of the existing pavement section, as determined by the City Engineer. The Applicant shall also provide digouts and reconstruction of any potholed and/or alligatored areas. Installation of street paving by the Applicant shall include reconstruction of the existing pavement section as required to provide adequate conforms. The limits of such reconstruction shall be reviewed by the Public Works Department Development Engineering Division and approved by the Public Works Director as part of the construction plan review.

- ii. The Applicant shall repair all pavement, curb, gutter and sidewalk that are damaged by the construction process in accordance with the Public Works Department Standard Specifications and Standard Plans.
- iii. Any unanticipated street cuts or other street repair items that become evident following improvement plan approval shall be included by way of revisions to the Street Repair Plan.

~~4-f.~~ For trenching within existing roadway areas, the Applicant's engineer shall pothole or otherwise physically determine the actual horizontal location and vertical depth of all underground utility systems throughout the proposed area of work and at all utility connection points. The Applicant shall provide at the first improvement plan submittal all the pothole information and the design of all new utility installations required to serve the Project including a schedule for implementation of such work as to prevent disrupting of utility service to adjacent properties.

~~4-s.~~ The Applicant shall underground all new utilities to serve the Project from the existing point of connection to the Project. The Applicant is responsible for all coordination with utility companies and the design of all utility service installations that are required to serve the project, including utility layout, design and costs associated with any necessary facilities upgrades, revisions, relocations and/or extensions. The Applicant shall relocate or underground any overhead utilities that conflict with the new improvements.

46. ON-SITE ACCESS AND CIRCULATION - The following items related to on-site access and circulation shall be shown on the improvement plans prior to approval of the plans:

- a. Curb, gutter, planter strip, 4-foot sidewalk, street paving, driveway approaches modified to meet ADA standards, and drainage facilities shall be installed on the Project's private street frontage/parking lot as shown on the development plans.
- b. All curb frontage intended for no parking shall be painted red and posted with signs (R26F - No Stopping Fire Lane).
- c. The Applicant shall pave all required onsite parking areas and drive aisles thereto in conformance with the minimum City of Napa standard structural section standard (equivalent to a minimum 3 inches of Asphalt Concrete over 10 inches of Class II aggregate Base material) and the Project's geotechnical reports recommendations, whichever is larger.
- d. Per City of Napa Public Works Standard Specification 3.02.02 bullet 6, when forward entry and exit is required a minimum 25-foot backup turn-around street or drive aisle width shall be provided behind all required parking spaces, including tandem spaces.

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- e. Per City of Napa Public Works Standard Specification 3.02.02 bullet 8, to avoid congestion at the entrance from the street to parking lots, no on-site parking space shall be allowed within the initial 20-feet of the driveway, where it connects to the public street measured from the back of sidewalk of the fronting street or from the ultimate right-of-way line in areas without sidewalks.
 - f. Wheel stops shall be provided for all on-site parking spaces that are adjacent to pedestrian walkways.
 - g. If the 1.5 foot parking overhang proposed for the 26 vehicle spaces along the drive aisle north of the existing Valle Verde Drive cannot be accommodated due to the slope west of the parking spaces leading to the raised walkway, then the Applicant shall construct a retaining wall (concrete) to accommodate the new 10-foot wide bike trail. The maximum slope allowed is 2:1.
47. DRAINAGE AND GRADING - The following items related to grading and drainage shall be shown on the improvement plans prior to approval of the plans:
- a. All existing storm drains, drainage inlets, storm drain manholes, etc. shall be shown in the plans along with all the relevant information describing each item such as inverts, sizes, slopes, etc.
 - b. If applicable the Applicant shall replace any existing non-standard drainage inlets, such as Type S-110, with a City Standard drainage inlet, such as Type D-2.
 - c. Lot grading and drainage system improvements shall be installed by the Applicant as part of the Project improvements. Constructed lot pad elevations shall not deviate more than 0.5 feet from the pad elevations shown on Project Plans.
 - d. The grading plans provided by the Applicant for review shall include the existing topography shown with contour line labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or a sufficient distance to indicate impacts on adjacent properties.
 - e. Detention improvements shall be incorporated into the Project storm drain system design as necessary to maintain post development 10-year, 25-year and 100-year runoff from the Site at pre-development levels. The Applicant shall provide storm drain inlets with enough capacity to ensure 100-year storm water flow enters the detention system. Supporting calculations shall be submitted to the Public Works Department for review and approval.
 - f. The grading and drainage plan shall include a design that allows for a 100-year overland release with all finish floor and garage slab elevations a minimum of one foot above the 100-year overland release elevation.
 - g. On-site storm drains, outside of City right-of-way, shall be made of SDR-35 plastic or reinforced concrete pipe.
 - h. The plans show proposed storm drain lines connecting to existing City of Napa storm drain lines using "Insert Tee" connections. Blind connections are not allowed by the City of Napa. Proposed storm drain lines shall connect to existing storm drain lines using storm drain manholes as per City of Napa Standard Plans and Specifications.
 - i. The plans indicate on plan sheet C5.0 on the southeast corner of the Heritage House parcel that the catch basin and outfall might be replaced as part of the driveway repair. If the outfall needs to be replaced, the Applicant shall obtain all the required regulatory

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agency permits (Regional Water Quality Control Board etc.), needed to complete the work.

- j. Per City of Napa Standard Plans and Specifications, any storm drainpipes within the City of Napa right-of-way shall be a minimum of 18-inches in diameter.
- k. Any retaining walls which are greater than one foot in height, which are adjacent to a property line, shall be masonry or concrete. Wood retaining walls shall not be installed adjacent to property lines.
- l. It is the City's policy to require all new parcels to be graded to drain independently from adjoining parcels. If surface drainage is currently passing from adjoining properties onto the Site, the grading plan for the Project shall be designed to continue to accept such drainage and easements shall be established to allow such drainage patterns to continue. All surface drainage must be collected and conveyed to a public street, storm drain or approved outfall.
- m. Applicant to follow and comply with City of Napa Municipal Code Chapter 8.36 Stormwater Quality Ordinance.
- n. The Applicant shall provide an Erosion and Sediment Control Plan (ESCP) and a schedule for implementation of approved measures to the Public Works Department Development Engineering Division for review and approval with the first improvement plans submitted for review. A grading permit shall not be issued until the erosion and sediment control plan is approved.
- o. CONSTRUCTION WATER QUALITY MEASURES – In accordance with the NPDES Construction General Permit, the property owner shall insure that the Applicant and the contractor incorporate storm water quality Best Management Practices (BMP's) outlined in the Draft Environmental Impact Report/Environment Assessment (page 132) into the project construction process.
 - i. **Project > 1 acre of disturbance:** Provide an Erosion and Sediment Control Plan (ESCP) and/or a State Stormwater Pollution Prevention Plan (project disturbance >1 acre), as required per the States Construction General Permit. A copy of the Stormwater Pollution Prevention Plans (SWPPP) along with waste discharge identification number (WDID) will need to be provided to the Public Works – Stormwater Program prior to grading permits. http://www.swrcb.ca.gov/water_issues/programs/stormwater/constpermits.shtml
 - ii. The construction BMP's shall be shown on the project Erosion and Sediment Control Plan (ESCP).
 - iii. The project property owner shall insure that the contractor manages all construction activities; and handles, stores and disposes of all hazardous and non-hazardous waste in a manner that eliminates or minimizes (to the maximum extent practicable) the discharge of pollutants (e.g. motor oil, fuels, paints/stains and solvents, asphalt products, concrete, herbicides and pesticides, etc.) to the storm drains, ground water, and/or waterways

PLEASE NOTE: Item above does not require a separate Erosion and Sediment Control Plan (ESCP). The ESCP is a part or element of these plans; however, the SWPPP must address all elements of the required ESCP. See ESCP template at: <http://www.cityofnapa.org/574/Stormwater-Quality>

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- iv. The project property owner shall insure that the contractor incorporates spill prevention and cleanup measures into the construction operation. All discarded materials shall be removed from the site and disposed of at an approved disposal facility.
- v. The project property owner shall pay all cleanup, testing, disposal and City administrative costs associated with the discharge of pollutants into the storm drains and/or waterways as a result of the project construction activity.
- p. POST CONSTRUCTION WATER QUALITY MEASURES - In accordance with the City of Napa, "BASMAA Post-Construction Manual prepared by the Bay Area Stormwater Management Agencies Associated (BASMAA) Phase II Committee, dated July 14, 2014" the Applicant shall incorporate post Development measures (BEST MANAGEMENT PRACTICES (BMP'S)) into the project design to mitigate project impacts to water quality. <http://www.cityofnapa.org/574/Stormwater-Quality> Under "Documents"
 - i. The post-construction BMP's shall be shown on the project improvement plans and in the required Storm Water Control Plan (SCP).
 - ii. All designated projects – The Applicant shall prepare and submit a SCP per "BASMAA Post-Construction Manual, dated July 14, 2014," standards and an Erosion and Sediment Control Plan.
 - iii. The Landscape plans shall be submitted to the Development Engineering Division with the submittal of the first (1st) Improvement Plans submittal. Landscape Plans shall illustrate all LID post construction measures and include the required plant species as specified in the BASMAA Post-Construction Manual.
 - iv. The post construction BMP measures shall be installed by the Applicant and designed and sized by a registered civil engineer in accordance with the City's adopted BASMAA Post-Construction Manual and an accepted design method such as that which is outlined in the "California Storm Water Quality Association BMP (CASQA-BMP) Handbook". The design and calculations are to be reviewed and approved by the Development Engineering Division.
 - v. The project post-construction BMP's shall include but not be limited to the applicable items listed in the City Council adopted Stormwater Quality Control Standards, BASMAA Post-Construction Manual and accepted design review Stormwater Control Plan prepared by RSA+ dated December 7, 2018.
- q. The Applicant shall submit storm drain system design calculations that are prepared by a registered civil engineer for review and approval by the Development Engineering Division. Storm drain system design flows shall be calculated based on the requirements listed in the City of Napa Public Works Department Standard Specifications and Standard Plans. The calculations shall include a drainage basin map showing basin limits and area in acres, hydrology, and system hydraulic calculations, pipe size calculations, inlet capacity calculations, stormwater quality treatment and other information necessary to support the proposed design. Storm drains will be sized to carry the flows generated by the design storm per City of Napa Standards. The storm drain system design calculations shall show that the pipes have a self-cleaning minimum velocity of three feet (3') per second when flowing half full.
- r. Install drainage facilities, including detention pipe(s), metering boxes, and other appurtenances to collect and convey all surface drainage to an approved outfall.

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- s. Easements (or deed restrictions requiring the reservation of easements upon property transfer) shall be established for piped, V-ditched and overland (sheet and channeled) drainage between the parcels. Drainage easements shall be provided for the drainage facilities shown on the plans in accordance with the City of Napa Public Works Department Standard Specifications and Standard Plans. Easements shall have a minimum width of 10-feet. Pipes exceeding 24-inches in diameter or deeper than 5-feet will require wider easements as required by the Public Works Director. All drainage easements must be shown on the improvement plans. Easement documents shall be reviewed and approved by the Public Works Department Engineering Division as to substance and by the City Attorney as to form and recorded prior to occupancy.
- t. Low Impact Development (LID), Bio-retention areas, underground treatment systems, and all other treatment based BMP systems are to be sized in accordance with calculations that conform to the City's BASMAA Post-Construction Manual dated July 14, 2014 and the State MS4 General Permit E.12 provisions and are to be reviewed and approved by the Development Engineering Division.
- u. The Applicant shall install full trash capture device(s) on the Valle Verde building in accordance with the State Water Boards Trash Provisions Water Code section 13383. . Full trash capture systems shall be designed to:
 - i. Trap all particles 5mm or greater
 - ii. Be sized to treat the 1-year, 1-hour storm event
 - iii. Device(s) shall be chosen from State Water Board list of certified devices.
 - iv. Device(s) shall be maintained at a frequency that ensures captured trash does not reduce device efficiency or create flooding, a minimum of once annually.
- v. The property owner shall enter into a long term maintenance agreement with the City of Napa approved by the City Attorney and approved as to substance by the City Engineer for long term maintenance, financing and monitoring for the post construction storm water best management practices that are incorporated as part of the project and as called out in the Approved Stormwater Control Plan.
 - i. The agreement shall include a detailed outline of responsible parties, inspections, maintenance procedures, monitoring documentation and annual reporting to the City Public Works Department, and procedures for administration and oversight.
 - ii. The agreement shall be recorded prior to approval of the Improvement Plans. The agreement must provide for the perpetual maintenance and replacement of the improvement as well as appropriate provisions relating to enforcement options, the right of the City to access the property to perform work, the right of the City to recover its costs, indemnification and enforcement provisions, as well as any other provisions deemed necessary or convenient to accomplish the City's objectives.
 - iii. Updated information, including contact information, must be provided to the municipality whenever a property is sold and whenever designated individuals or contractors change.
 - iv. Appropriate easements or other arrangements satisfactory in substance to the City Engineer and in form to the City Attorney and necessary or convenient to ensure the feasibility of the scheme and fulfillment of maintenance

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responsibilities shall be secured and recorded prior to improvement plan approval.

- v. All development projects must be planned, designed and constructed consistent with the post construction standards in the city's NPDES permit and in accordance with the post construction storm water management requirements established by the city, including but not limited to, the current version of the Bay Area Stormwater Management Agencies Association Post-Construction Manual or an updated version of that manual or other post-construction storm water management standards as adopted by Council resolution..
 - vi. The owner of the real property shall provide a written document, deed, agreement or similar writing acceptable to the Director, obligating the project proponent, their successors in control of the project and successors in fee title to the underlying real property (or premises), to assume responsibility for the operation and maintenance of all installed treatment systems and hydromodification controls, if any, for the project.
 - vii. The owner or operator of any installed treatment system or hydromodification control shall provide the Director with information and physical access necessary to assess compliance with this chapter, with the city's NPDES permit, and with any writing establishing operation and maintenance responsibilities and shall pay the city an annual fee for inspection and maintenance services in accordance with the latest Master Fee Schedule adopted by the City Council. (O2014-15, 11/18/14)
48. NOTES - The following notes shall be shown on the improvement plans prior to approval of the plans. The Applicant and the construction contractor shall satisfy the requirements stated in the following notes. The Applicant's engineer shall include the following notes on the improvement plans prior to approval of the plans by the Public Works Department Development Engineering Division:
- a. No grading and/or excavation shall be performed except in accordance with the approved erosion control plan and schedule. The contractor shall have all erosion control measures on site during the course of the work and installed in accordance with the approved erosion control plan schedule.
 - b. During the course of the Project construction (including non-working hours), the contractor is to provide appropriate signage, flashers, and barricades for open trenches that are approved by the Public Works Department Construction Division Inspector to warn oncoming motorists, bicyclists, and pedestrians of potential safety hazards.
 - c. Any existing pedestrian access through and/or adjacent to the Site shall remain unobstructed during the Project construction or an alternate route shall be established as approved by the Police Chief and City Engineer.
 - d. During the course of the Project construction, all Project-related grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the City of Napa Public Works Department Standard Specifications.
 - e. All construction activities shall meet the Uniform Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.).
 - f. Grading and construction equipment shall be shut down when not in use.
 - g. For all construction activity, the contractor shall control dust in accordance with the requirements of the City of Napa Public Works Department Standard Specifications and

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Standard Plans (Part II – General Provisions – Dust Control); the National Pollution Discharge Elimination System requirements; and the California Department of Transportation Construction Manual (Chapter 4 – Construction Details – Section 10 Dust Control). Use of any City of Napa water for this purpose shall be from a metered source that is approved by the City of Napa Water Division and shall be requested in writing by the Contractor.

- h. During the construction/demolition/renovation period of the Project, the contractor shall use the franchised garbage hauler for the service area in which the Project is located to remove all wastes generated during Project development, unless contractor transports Project waste. If the contractor transports the Project's waste, the contractor must use the appropriate landfill for the service area in which the Project is located.
 - i. The contractor shall provide for the source separation of wood waste for recycling. The contractor shall use the franchised garbage hauler for the service area in which located for collection of such wood waste, unless the contractor transports such wood waste to a location where wood waste is recycled.
49. WATER FACILITIES - The following items related to water facilities shall be shown on the improvement plans or completed prior to approval of the plans. The Water Division shall review and approve these items:
- a. The size of all the existing water service(s) to the Site and adjacent parcel(s).
 - b. The existing water main(s) and applicable tie-in locations, details, etc.
 - c. The abandonment of any existing unused water service(s).
 - d. Installation of a single water service for each lot with approved backflow devices.
 - e. The size and location of all proposed water services (residential, fire, irrigation, etc.) and tie-in locations, details, surrounding utilities, etc. Domestic water shall be supplied by a master meter placed in the public right-of-way with private service laterals thereafter.
 - f. The size and location of appropriately sized water services with backflow devices (commercial, fire, irrigation, etc.) with tie-in locations, surrounding utilities, etc.
 - g. All existing service laterals to the Site shall be used prior to the installation of new services from the City water main.
 - h. Any unused service shall be abandoned at the City water main.
 - i. Installation of a sufficient number of water main valves as directed by City of Napa Water Division at City-approved locations.
 - j. Approved backflow prevention devices shall be installed on all new and existing domestic, irrigation, and fire water services.
 - k. Installation of a sufficient number of fire hydrants on all public water facilities as directed by the Fire Marshal at City approved locations.
 - l. Designate applicable on-Site fire hydrants as private.
 - m. Relocation of any affected water facilities and/or appurtenances (e.g. private fire hydrants, backflow devices, meters, etc.).

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- n. Water services may not be shared across property boundaries per NMC Section 13.04.230. Each parcel shall be served by a separate water meter with approved backflow devices.
 - o. Installation of a sufficient number of water quality monitoring/sampling stations at City-approved locations.
 - p. If existing services (including public hydrants) conflict with the proposed project design, the conflicting services shall be abandoned at the main. If a public hydrant is removed due to a conflict with the Project plans, a new hydrant shall be installed at a location approved by both the City of Napa Water Division and Fire Prevention Division. Extending existing hydrant laterals to avoid conflicts shall not be permitted.
 - q. Contact the City of Napa Fire Department to determine fire sprinkler requirements.
50. MISCELLANEOUS - The following items shall be shown on the improvement plans prior to approval of the improvement plans:
- a. The Applicant shall connect the Project to the Napa Sanitation District for sanitary sewer service. Sewer services shall be shown on the improvement plans and shall be installed in accordance with Napa Sanitation District standards and reviewed and approved by the Napa Sanitation District.
 - b. The Site (both parcels) is located in a Special Flood Hazard Area "Zone AE" as designated on the Flood Insurance Rate Map (FIRM), 06055C0508F effective September 29, 2010 and revised per LOMR 11-09-3313P effective 2/20/2012. As such the requirements of NMC Chapter 17.38 Floodplain Management apply to all new construction and substantial improvement within the Special Flood Hazard Area. These include but are not limited to:
 - i. The Project Site plan shall indicate the floodplain limits and Base Flood Elevation (BFE) of the Floodplain for each parcel (building) as delineated in the current FEMA FIS and FIRM prepared for the County of Napa. All elevations should be based on NAD88 datum and so noted on the site plan.
 - ii. The Valle Verde building shall be elevated to at least one foot above the base flood elevation. No floodproofing is allowed for residential building.
 - iii. If applicable, indicate on plans water resistant materials for all construction below BFE plus one foot per FEMA Technical Bulletin 2-93.
 - iv. If applicable, indicate on plans that electrical, heating, ventilation, plumbing, air conditioning equipment (including ductwork) and other services are located a minimum of one foot above BFE or flood proofed to one foot above the BFE.
 - v. Provide a letter prepared by a Licensed Surveyor (or Civil Engineer authorized to perform surveying by the State) verifying the correct elevation of the lowest floor relative to the FEMA identified Base Flood Elevation. All referenced elevations shall be based on NAD88 datum and the current FEMA FIS and FIRM prepared for the County of Napa.
 - vi. All new and existing sanitary sewer manholes that are within the floodplain limits shall be floodproof.
 - vii. The proposed bioretention/detention facility as shown on the plans is entirely within the Special Flood Hazard Area Zone AE, the Applicant shall provide

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details on the improvement plans showing how the bioretention facility will be protected during flood events.

- c. The Applicant shall install fence along the north property line. Fence type shall be determined by the Planning Division.
- d. Landscape fence details (i.e. connection to existing and or new retaining walls, etc.) shall be prepared by a design professional and shall be submitted to Public Works in the first improvement plan submittal as part of the improvement plans or landscape plans. Fences shall be constructed of redwood material and shall be at a minimum 6-feet tall, unless otherwise specified.
- e. This Project is subject to the requirements in NMC Chapter 5.6 Garbage Collection and Disposal regarding use of containers, sanitation of enclosure(s), etc.
- f. For the proposed Valle Verde building, a turnaround dimensioned to accommodate the trash/recycling trucks which have a curb to curb turning radius of 36-feet 0-inches shall be provided at the north end of the private drive (which is currently Valle Verde Drive City public right-of-way). This area shall be striped with "No Parking" stenciled on the pavement, and a "No Parking" sign shall be erected adjacent to the right-of-way. The drive aisle from Valle Verde up to and including the turnaround area (both city property and onsite private parking area to be used for turnaround) shall be constructed such that it is able to withstand trucks weighing up to 56,000 lbs. Gross Vehicle Weight (GVW).
- g. For the existing 38,770 sq. ft. Heritage House building, an 8-foot by 17-foot [minimum] enclosure is required that complies with the city's approved Solid Waste, Recyclable Materials & Compostable Enclosures Standards. The drive aisle to be used by the solid waste/recycling collection contractor to access this enclosure shall be constructed such that it is able to withstand trucks weighing up to 56,000 lbs. Gross Vehicle Weight (GVW).
- h. For the new 29,600 sq. ft. Valle Verde building, an 8-foot by 17-foot [minimum] area/room inside the building is required that complies with the city's approved Solid Waste, Recyclable Materials & Compostable Enclosures Standards. This area/room shall service the entire building with chutes from the upper floors connected to the solid waste/recycling receptacles (which shall be limited to carts only) on the main floor. The walkway in front of the doors shall be paved equal to the width of the room and shall be kept clear at all times from the door to the street. The curbing in front of the walkway shall be painted red in order to facilitate unimpeded access for solid waste/recycling collection by the City's contractor.
- i. Only solid waste, recyclable material, and compostable carts shall be stored in the enclosures. The enclosures are strictly for the storage of containers and cannot be used for general storage of any kind.
- j. This project is subject to City Ordinance O2010 18 which requires projects that exceed \$100,000 in building valuation; or (b) exceed 5,000 sq. ft. of new, improved, or remodeled areas; to file a Waste Reduction and Recycling Plan (WRRP) with the building permit application (which will be forwarded by Building Division staff to the C&DD Compliance Official/Materials Diversions staff). The WRRP form is provided by the City. No building permit shall be issued for any project until the Compliance Official has approved the WRRP. The plan shall document that recyclable materials shall be site separated for recycling in order to meet the requirement of the City's construction and demolition debris ordinance—recycling mandatory recyclables and exceeding overall 50% diversion. Official weight receipts for each load shall be obtained.

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- k. The Valle Verde apartment complex shall be required to comply with the State Mandated (AB 1826) Organics Recycling program with participation in the City of Napa greenwaste program which requires source separation of greenwaste from solid waste and recycling in multifamily dwellings of 5 units or more beginning April 1, 2016. The complex shall source separate green waste from other waste and subscribe to a service that includes collection and recycling of green waste.
 - l. Install all new underground utilities required to serve the Project underground including but not limited to water, sewer, electricity, gas, telecommunications, etc.
 - m. The Applicant is responsible for all coordination with utility companies and the design of all utility service installations that are required to serve the Project, including utility layout, design and costs associated with any necessary facilities upgrades, revisions, relocations and/or extensions. The Applicant shall relocate and underground any overhead utilities that conflict with the new improvements.
51. PRIOR TO APPROVAL OF IMPROVEMENT PLANS - The Applicant shall submit documentation to the Public Works Development Engineering Division for review and approval that indicates that the following items have been addressed:
- a. The Applicant shall submit all required water connection fees to the Public Works Department Development Engineering Division at 1600 First Street, Napa CA. 94559. No inspections or water service from the Water Division will be initiated until all connection fees for the project have been paid.
 - b. The Applicant shall pay off all current account balances based on the rate in effect at the time of the permit issuance.
 - c. The Applicant shall complete the lot merger and lot line adjustment process between the four parcels (3700, 3710 & 3720 Valle Verde Drive and the abandoned portion of Valle Verde Drive) in accordance with NMC Section 16.12.040.
 - i. Furnish proof of the payment of the mapping service fee as required by Napa County Board of Supervisors Resolution No. 92-119.
 - d. The Applicant shall comply with the conditions of the abandonment of Valle Verde Drive set forth in the City Council resolution adopted on February 18, 2020 approving the abandonment of a portion of Valle Verde Drive.
 - e. The Applicant shall pay a \$5,000 deposit and a minimum monthly balance of \$1,500 for inspection fees for Public Improvements.
 - f. Any entry onto neighboring properties to perform work for the Project shall be done in accordance with temporary construction easements from the impacted neighbor(s). The easements shall be obtained with copies submitted to the Public Works Development Engineering Division for review prior to the approval of the improvement plans.
 - g. The Applicant shall furnish proof satisfactory in form to the City Attorney of the acquisition of all rights of entry, permits, easements, etc., necessary to construct the Project or to satisfy required Project mitigation measures and/or conditions prior to the issuance of a building permit.
 - h. The Applicant shall execute a reciprocal access and maintenance agreement for all parcels, which share use of private access, drives, etc. The agreement shall be approved as to substance by the Public Works Director and approved as to form by the City Attorney and shall be recorded prior to the approval of the improvement plans.

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- i. The Applicant shall submit to the Public Works Department Development Engineering Division a Soils Investigation/Geotechnical Report in accordance with NMC Section 16.36.200 with the first improvement plan submittal. The improvement plans shall incorporate all design and construction criteria specified in the report. The geotechnical engineer shall sign the improvement plans and approve them as conforming to their recommendations prior to improvement plan approval. The geotechnical engineer shall also assume responsibility for inspection of the work and prior to acceptance of the work shall certify to the City that the work performed is adequate and complies with their recommendations. Additional soils information may be required by the Chief Building Inspector during the plan check of building plans in accordance with NMC Title 15.
 - j. Provide acknowledgement by the District Engineer that the design of the sanitary sewer system design is approved by the Napa Sanitation District.
 - k. A State Department Fish and Game 1601 Streambed Alteration Agreement, a Regional Water Quality Control Board 401 permit, and/or a Corps of Engineer 404 permit may be required for work done on rivers, creeks, and other waterways. The Applicant shall provide copies of these agreements or permits to the Public Works Department Development Engineering Division prior to approval of the improvement plans.
 - l. The Applicant shall furnish proof satisfactory to the Development Engineering Division that all regulatory agency permits (including without limitation California Department of Fish and Wildlife, U.S. Army Corps of Engineers, Regional Water Quality Control Board) have been acquired to remove the existing bridge (deck, piers, and western abutment) and any Salvador Creek bank restoration that might be required. If the Applicant reaches an agreement with the Napa County Flood Control and Water Conservation District (NCFWCWD) for the District to remove the bridge (deck, piers, and western abutment) and perform any Salvador Creek Riparian corridor repairs then that agreement shall be submitted to the Development Engineering Division.
 - m. The Applicant shall submit a design exception for review and approval to lessen the 2-foot wide shoulder of the Class 1 multi-use path requirement to 1-foot wide shoulders.
52. PRIOR TO COMMENCING ANY ACTIVITIES ON-SITE – Prior to commencing any ground disturbing activities on-Site, the Applicant shall:
- a. Submit a copy of the Notice of Intent (NOI) for coverage under the State Water Resources Control Board's General Construction Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Order 2009-0009-DWQ).
 - b. Conduct a pre-construction meeting with representatives of the City whereby the Applicant and their Contractor provides the following:
 - i. (6) full-size bond copies of the approved Improvement Plans for the City's use.
 - ii. (1) job-site copy of the latest edition of the City of Napa Public Works Department Standard Specifications and Standard Plans for their use.
 - iii. (1) job-site copy of the approved SWPPP for their use.
 - c. The Applicant shall have obtained approval of the Improvement Plans from Public Works Development Engineering Division.
 - d. The Applicant shall have obtained the City Council's approval of the requested abandonment of a portion of Valle Verde Drive.
53. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR REMODEL OF HERITAGE HOUSE BUILDING - Prior to issuance of the building permit for the remodel of the Heritage House

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building the Applicant shall submit documentation to the Building Division for review and approval that indicates that the following items have been addressed:

- a. The Applicant shall furnish proof satisfactory to the City Attorney of the acquisition of all rights of entry, permits, easements, etc., necessary to construct the Project or to satisfy required Project mitigation measures and/or conditions prior to issuance of a building permit.
- b. Submit any remaining water fees to the City of Napa Utilities Department, Water Division.
- c. **STREET IMPROVEMENT FEE** - In accordance with NMC Chapter 15.84 and implementing resolutions to pay for the traffic improvements identified therein the Applicant shall pay the Street Improvement Fee prior to issuance of any building permit for the Project. The fee is required to mitigate the cumulative impact of the traffic generated by the Project on the City's arterial and collector street system. Such fee shall be payable at the rate in effect at the time of payment. The findings set forth in the ordinance and implementing resolutions are incorporated herein. The City further finds that the calculation of the fees in accordance with the trip generation capacity of the Project demonstrates there is a reasonable relationship between the amount of the fees imposed and the cost of the street improvements attributable to this Project.

Per the Master Schedule of City Fees, Fines and Charges effective January 1, 2020 (Policy Resolution 16), the current rates for the Street Improvement Fee for this Project are as follows:

	Land Use	Dwelling Unit (DU)	Street Component Rate	Utility Underground Rate	Street Component Fee	Utility Underground Fee
New Use	Apartment	66	\$1,042/DU	\$1,529/DU	\$68,772	\$100,914
Existing Use (credit)	Congregate Care Facility	74	\$352/DU	\$518/DU	\$26,048	\$38,332
					\$42,724	\$62,582

- d. The Applicant shall pay Big Ranch Specific Plan Area Development Impact Fees in accordance with Policy Resolution 16.

Fee Type	Dwelling Unit (DU)	Fee Rate	Fee
Multi-Family Residential	66	\$6,136/DU	\$404,976

- e. The above fee amounts are provided based on the current rates. See Condition 52.f. below.

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- f. City fee amounts are updated periodically. The Applicant shall pay the fees based on the rate in effect at the time of payment.
 - g. This Project is subject to City Ordinance O2010 18 which requires projects that exceed \$100,000 in building valuation; or (b) exceed 5,000 sq. ft. of new, improved, or remodeled areas; to file a Waste Reduction and Recycling Plan (WRRP) with the building permit application (which will be forwarded by Building Division staff to the C&DD Compliance Official/Materials Diversions staff). The WRRP form is provided by the City. No building permit shall be issued for any project until the Compliance Official has approved the WRRP. The plan shall document that recyclable materials shall be site separated for recycling in order to meet the requirement of the City's construction and demolition debris ordinance—recycling mandatory recyclables and exceeding overall 50% diversion. Official weight receipts for each load shall be obtained.
 - h. The Heritage House apartment complex shall be required to comply with the State Mandated (AB 1826) Organics Recycling program with participation in the City of Napa greenwaste program which requires source separation of greenwaste from solid waste and recycling in multifamily dwellings of 5 units or more beginning April 1, 2016. The complex shall source separate green waste from other waste and subscribe to a service that includes collection and recycling of green waste.
54. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE VALLE VERDE BUILDING - Prior to issuance of the building permit for the Valle Verde project the Applicant shall submit documentation to the Building Division for review and approval that indicates that the following items have been addressed:
- a. The existing bridge over Salvador Creek shall be removed consistent with Condition of Approval No. 45 (c) and any creek bank restoration that might be required to Salvador Creek riparian corridor shall be completed
 - b. The Applicant shall furnish proof satisfactory in form to the City Attorney of the acquisition of all rights of entry, permits, easements, etc., necessary to construct the Project or to satisfy required Project mitigation measures and/or conditions prior to issuance of a building permit.
 - c. Submit any remaining water fees to the City of Napa Utilities Department, Water Division.
 - d. STREET IMPROVEMENT FEE - In accordance with NMC Chapter 15.84 and implementing resolutions to pay for the traffic improvements identified therein the Applicant shall pay the Street Improvement Fee prior to issuance of any building permit for the project. The fee is required to mitigate the cumulative impact of the traffic generated by the Project on the City's arterial and collector street system. Such fee shall be payable at the rate in effect at the time of payment. The findings set forth in the ordinance and implementing resolutions are incorporated herein. The City further finds that the calculation of the fees in accordance with the trip generation capacity of the Project demonstrates there is a reasonable relationship between the amount of the fees imposed and the cost of the street improvements attributable to this Project.

Per the Master Fee Schedule effective November 1, 2019 (Policy Resolution 16), the current rates for the Street Improvement Fee for this project are as follow:

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	Land Use	Dwelling Unit (DU)	Street Component Rate	Utility Underground Rate	Street Component Fee	Utility Underground Fee
New Use	Apartment	24	\$1,042/DU	\$1,529/DU	\$25,008	\$36,696
					\$25,008	\$36,696

- e. The Developer shall pay Big Ranch Specific Plan Area Development Impact Fees in accordance with Policy Resolution 16.

Fee Type	Dwelling Unit (DU)	Fee Rate	Fee
Multi-Family Residential	24	\$6,136/DU	\$147,264

- f. The above fee amounts are provided based on the current rates. See Condition 54.g. below.
- g. City fee amounts are updated periodically. The Applicant shall pay the fees based on the rate in effect at the time of payment.
- h. This Project is subject to City Ordinance O2010 18 which requires projects that exceed \$100,000 in building valuation; or (b) exceed 5,000 sq. ft. of new, improved, or remodeled areas; to file a Waste Reduction and Recycling Plan (WRRP) with the building permit application (which will be forwarded by Building Division staff to the C&DD Compliance Official/Materials Diversions staff). The WRRP form is provided by the City. No building permit shall be issued for any project until the Compliance Official has approved the WRRP. The plan shall document that recyclable materials shall be site separated for recycling in order to meet the requirement of the City's construction and demolition debris ordinance—recycling mandatory recyclables and exceeding overall 50% diversion. Official weight receipts for each load shall be obtained.
- i. The Valle Verde apartment complex shall be required to comply with the State Mandated (AB 1826) Organics Recycling program with participation in the City of Napa greenwaste program which requires source separation of greenwaste from solid waste and recycling in multifamily dwellings of 5 units or more beginning April 1, 2016. The complex shall source separate green waste from other waste and subscribe to a service that includes collection and recycling of green waste.
55. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY OF THE FIRST UNIT FOR THE HERITAGE HOUSE BUILDING - Prior to issuance of a certificate of occupancy for the first unit of the Heritage House building, the Applicant shall submit documentation to the Building Division for review and approval that indicates that the following items have been completed as reviewed and approved by the Public Works Department Development Engineering Division:

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- a. Construct all the improvements (public and private) as shown in Phase 1 of the Valle Verde – Heritage House Phasing Plan.
- b. Construct a Class 1 multi-use path that extends from the northwest corner of the Firefly Lane/Valle Verde Dr. intersection to the existing Salvador Creek Trail north of the project site. This path shall replace the existing 4-foot wide sidewalk located west of the project site. This path shall have a minimum paved width of 10-feet with 1-foot wide shoulders on either side.
- c. Construct all water improvements as shown on the approved improvement plans, the City of Napa Public Works Department Standard Specifications and the special conditions listed above.
- d. Submit certification that all backflow devices have been installed and tested by an AWWA certified tester (a list of testers is provided by the City of Napa) to the City of Napa Water Division. The test results shall be submitted by the Applicant to the City of Napa Public Works Department Water Division.
- e. Submit a record drawing outlining as-built conditions of the completed water system improvements in both electronic and print copy formats.
- f. The Applicant shall complete the water demand mitigation requirements of this Project as specified by the City of Napa Water Division. The Applicant will be contacted by the City of Napa Water Division after obtaining a building permit specifying the requirements for the proposed project.
- g. Submit any remaining meter set and/or hot-tap fees to the Utilities Department, Water Division.
- h. The improvements identified on the Public Street Repair Plan shall be completed.
- i. All road surfaces shall be restored to pre-Project conditions after completion of any Project-related pipeline installation activities.
- j. The Applicant shall replace any damaged curb and gutter along street frontages in accordance with Public Works Department Standard Specifications prior to occupancy.
- k. All onsite and offsite improvements shall be installed to the satisfaction of the City Engineer prior to occupancy.
- l. Submit an inspector's punch list indicating that all of the "Public & Private Improvements" are constructed to the satisfaction of the City Engineer.
- m. Submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
- n. Submit a certification by the Engineer of Record that all work has been completed in substantial conformance with the approved Improvement Plans and Stormwater Control Plan.
- o. The Applicant shall complete the Final Stormwater Inspection Sign Off form as specified in the Stormwater Control Plan and include the contractor's and engineer of record's signature verifying all post-construction bmp's have been installed and inspected as designed per the approved plans. A copy of the form may be requested from the Public Works Development Engineering Division – Stormwater Program.

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- p. Identify all on-site post-construction stormwater quality bmp's and along the Project frontage with the appropriate street address (addresses to be provided by City) and GIS coordinates.
 - q. Prior to Final SW Sign off, all disturbed areas shall be installed with final permanent stabilization measures to insure no sediment laden water discharges from the Site.
 - r. Installation of street paving by the Applicant shall be completed and shall include reconstruction of the existing pavement section as required to provide adequate conforms. The limits of such reconstruction shall be reviewed by the Public Works Development Engineering Division and approved by the City Engineer as part of the construction plan review. Any necessary pavement conforms shall be installed prior to occupancy.
 - s. For the existing 38,770 sq. ft. Heritage House building, an 8-foot by 17-foot [minimum] enclosure is required that complies with the city's approved Solid Waste, Recyclable Materials & Compostable Enclosures Standards. The drive aisle to be used by the solid waste/recycling collection contractor to access this enclosure shall be constructed such that it is able to withstand trucks weighing up to 56,000 lbs. Gross Vehicle Weight (GVW).
 - t. Within sixty (60) days of the final inspection, the Applicant shall submit documentation (weight tags for the project debris), signed and certified under penalty of perjury, to the Compliance Official that the diversion requirement for the project per the approved WRRP has been met. Sign-off from Materials Diversion for a certificate of occupancy shall not occur until the weight tag documentation is approved. Non-compliance with the plan and City requirements may result in a fine.
 - u. The Applicant shall submit to the Public Works Department Development Engineering Division all improvement plans in digital auto-cad format, compatible with the City's current version, and tied to the City's coordinate system for all storm drain facilities, water lines, lot lines, sanitary sewer lines, sidewalks and streets. Auto-cad files shall be updated for as-built information and submitted to and approved as complete by the Public Works Department Development Engineering Division prior to occupancy.
56. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR THE FIRST VALLE VERDE BUILDING UNIT - Prior to issuance of a certificate of occupancy for the first unit of the Valle Verde building, the Applicant shall submit documentation to the Building Division for review and approval that indicates that the following items have been completed as reviewed and approved by the Public Works Department Development Engineering Division:
- a. Construct all water improvements as shown on the approved improvement plans, the City of Napa Public Works Department Standard Specifications and the special conditions listed above.
 - b. Submit certification that all backflow devices have been installed and tested by an AWWA certified tester (a list of testers is provided by the City of Napa) to the City of Napa Water Division. The test results shall be submitted by the Applicant to the City of Napa Public Works Department Water Division.
 - c. Submit a record drawing outlining as-built conditions of the completed water system improvements in both electronic and print copy formats.
 - d. The Applicant shall complete the water demand mitigation requirements of this Project as specified by the City of Napa Water Division. The Applicant will be contacted by the

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City of Napa Water Division after obtaining a building permit specifying the requirements for the proposed project.

- e. Submit any remaining meter set and/or hot-tap fees to the Utilities Department Water Division.
- f. The Applicant shall replace any damaged curb and gutter along street frontages in accordance with Public Works Department Standard Specifications prior to occupancy.
- g. All onsite improvements shall be installed to the satisfaction of the City Engineer prior to occupancy.
- h. Submit an inspector's punch list indicating that all of the "Public & Private Improvements" are constructed to the satisfaction of the City Engineer.
- i. Submit a certification by the Geotechnical Engineer of Record that all the work has been completed in substantial conformance with the recommendations in Soils Investigation/Geotechnical Report.
- j. Submit a certification by the Engineer of Record that all work has been completed in substantial conformance with the approved Improvement Plans and Stormwater Control Plan.
- k. The Applicant shall complete the Final Stormwater Inspection Sign Off form as specified in the Stormwater Control Plan and include the contractor's and engineer of record's signature verifying all post-construction bmp's have been installed and inspected as designed per the approved plans. A copy of the form may be requested from the Public Works Development Engineering Division – Stormwater Program.
- l. Identify all on-site post-construction stormwater quality bmp's and along the Project frontage with the appropriate street address (addresses to be provided by City) and GIS coordinates.
- m. Prior to Final SW Sign off, all disturbed areas shall be installed with final permanent stabilization measures to insure no sediment laden water discharges from the Site.
- n. The Applicant shall install full trash capture device(s) on the Valle Verde building in accordance with the State Water Boards Trash Provisions Water Code section 13383.
- o. The Applicant shall submit a FEMA Elevation Certificate based on Finished Construction.
- p. For the new 29,600 sq. ft. Valle Verde building, an 8-foot by 17-foot [minimum] area/room inside the building is required that complies with the city's approved Solid Waste, Recyclable Materials & Compostable Enclosures Standards. This area/room shall service the entire building with chutes from the upper floors connected to the solid waste/recycling receptacles (which shall be limited to carts only) on the main floor. The walkway in front of the doors shall be paved equal to the width of the room and shall be kept clear at all times from the door to the street. The curbing in front of the walkway shall be painted red in order to facilitate unimpeded access for solid waste/recycling collection by the City's contractor.
- q. For the proposed Valle Verde building, a turnaround dimensioned to accommodate the trash/recycling trucks which have a curb to curb turning radius of 36-feet 0-inches shall be provided at the north end of the private drive (which is currently Valle Verde Drive City public right-of-way). This area shall be striped with "No Parking" stenciled on the pavement, and a "No Parking" sign erected adjacent to the right-of-way. The drive aisle from Valle Verde up to and including the turnaround area (both city property and onsite

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private parking area to be used for turnaround) shall be constructed such that it is able to withstand trucks weighing up to 56,000 lbs. Gross Vehicle Weight (GVW).

- r. Within sixty (60) days of the final inspection, the Applicant shall submit documentation (weight tags for the project debris), signed and certified under penalty of perjury, to the Compliance Official that the diversion requirement for the Project per the approved WRRP has been met. Sign-off from Materials Diversion for a certificate of occupancy shall not occur until the weight tag documentation is approved. Non-compliance with the plan and City requirements may result in a fine.
- s. The Applicant shall submit to the Public Works Department Development Engineering Division all improvement plans in digital auto-cad format, compatible with the City's current version, and tied to the City's coordinate system for all storm drain facilities, water lines, lot lines, sanitary sewer lines, sidewalks and streets. Auto-cad files shall be updated for as-built information and submitted to and approved as complete by the Public Works Department Development Engineering Division prior to occupancy.

Building Division

57. Prior to Building permit issuance, the Applicant shall provide to the Building Division the following at time of Building Permit application: Note: Building Division may require additional information or materials at the time of Building Permit application.

- 1. A completed Building Permit application.
- 2. 7 complete sets of plans for construction for review and approval.
- 3. Energy Compliance documentation for review and approval.
- 4. Waste Reduction and Recycling Program form for review and approval, if applicable.
- 5. A Geotechnical Soils investigation report shall be required for this project.
- 6. Fire sprinklers are required for this project. Note: When fire sprinklers and/or fire alarm systems are required, plans shall be submitted under separate cover.

58. Verification of the following shall be required prior to Building permit issuance if applicable:

- a. City of Napa Water Connection fee, (707) 257-9521.
- b. Napa Sanitation District approval, (707) 258-6000.
- c. Napa Valley Unified School District (must show proof of payment from NVUSD), (707) 253-3549.
- d. Public Works Encroachment and/or Grading permit, (707) 257-9520.
- e. Napa County Environmental Health Department approval, (707) 253-6052.
- f. Bay Area Air Quality Management District "Job" number for projects that require demolition of existing buildings on site, (707) 749-4762.

Fire Department

59. In accordance with the standard mitigation measures and conditions of approval set forth by the City of Napa, the Applicant shall pay the Fire Impact Fees (see current Standard Fees and Charges adopted by resolution) prior to the issuance of any building permits.

60. New buildings and additions to existing buildings shall conform to requirements set forth in the currently adopted editions of the California Building Code, California Fire Code, City of Napa standards and Nationally Recognized Standards.

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61. There shall be no deferred submittals for fire protection equipment and related utilities. Fire protection plans shall not be attached to or bound with the building plan submittal package. This includes but is not limited to Automatic Fire Sprinkler, Fire Alarm, Fixed Fire Protection and Civil plans.
62. All Fire related underground piping and fire appurtenances shall be shown on the Civil plan submittal. One (1) plan set under separate cover shall be submitted and routed to the Fire Prevention Division detailing all underground piping and related fire appurtenances including but not limited to underground piping, underground sweep detail, underground trench details showing depth of burial, type of backfill manufacture's specifications of piping, valves joints, fittings and calculated size and locations of thrust blocks, hydrants locations (designate public or private), gate shut-off valves, PIV's, FDC's, fire pumps, fire pump and/or riser rooms.
63. Underground utility contractor, architect and fire sprinkler contractor shall coordinate the location of risers and control valves prior to the issuance of a Building Permit.
64. Fire Department plan review shall be based on the information submitted at the time of permit application. Any changes to the approved/permitted scope of work including additions, alterations, demolition, repair or a change in occupancy/use may impact the project requirements, including but not limited to the installation of additional fire protection systems or components.
65. An approved water supply capable of supplying the required fire flow for fire protection systems shall be provided to all premises upon which facilities or buildings are hereby constructed or moved into or within the City. Required fire flow and hydrant distribution shall be in accordance with Appendix B and C of the California Fire Code and shall be clearly detailed on the Civil Plan submittal. *See sample example below showing how the fire flow information should be detailed on the plan.*

BUILDING FIRE FLOW REQUIREMENTS EXAMPLE:- CFC Tables B105.2 & B105.1 (2)

Table B105.1(2) – Building size = 129,600 square feet
Fire Flow = 5,250 gpm at 20 psi
Duration = 4 hours

Table B105.2- Fire sprinkler allowance = -50%
5,250-2,625 = 2,625 gpm
Fire Flow = = 2,626 gpm @ 20 psi
Duration = =2 hours

66. Fire Protection systems shall be installed in accordance with provisions set forth in the California Fire Code as amended by the City of Napa and the applicable National Fire Protection Association Standard.
67. The fire protection equipment shall be located within an interior room having an approved exterior access door or in an exterior enclosure attached to the building, specifically, for the purpose of housing such equipment. ***Residential fire protection equipment (risers) shall be located within an interior wall (typically in the garage) having an interior access door attached to the building, specifically for the purpose of housing such equipment.***
68. Prior to building permit issuance, the use of AutoTurn or comparable software shall be used to provide a fire department circulation plan using the City's largest apparatus (ladder truck) and demonstrate clear turning movements into and out of the Project. The plan shall include a legend that demonstrates the apparatus specifications used. The final design of fire department access components shall be reviewed and approved by the Fire Marshal prior to installation.

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69. Fire Apparatus Access Roads shall be designed in accordance with provisions set forth in the California Fire Code Chapter 5 and Appendix D as amended by the City of Napa and the applicable Public Works Standard.
70. Fire apparatus access roads shall have an unobstructed minimum width of 20 feet (curb to curb) and a minimum unobstructed vertical clearance of 13' 6". They shall have an all-weather paved surface capable of supporting a GVW of 71,000 pounds.
71. Access roads shall be completed with all-weather surfaces prior to the stockpiling of combustible materials or beginning combustible construction. Fire apparatus access shall be provided to within 150 feet of the most remote portions of all buildings from an approved exterior route. If this cannot be achieved fire apparatus turn arounds will be needed.
72. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Vertical traffic calming in the form of speed pumps, humps or dips are prohibited along fire access roads without prior approval of the fire Code Official. The minimum width and clearances established in Section 503.2.1 shall be maintained at all times.
73. When required by the Fire Chief, fire apparatus access roads shall be designated as Fire Lanes and appropriate signs and/or markings installed in accordance with the California Vehicle Code and approved City standards.
74. Where applicable improvement plan submittals for a permit shall include locations of fire lane red curbing and fire lane signage. Please refer to and include City Public Works Standard FP-2A & 2B with plan submittals for permitting.
75. When fire sprinkler systems are required in buildings of undetermined use, they shall be designed and installed to have a sprinkler density of not less than that required for an Extra Hazard Group II use with a minimum design area of 2,500 square feet. The City of Napa requires that a fire hydrant be in service within 250 feet of the furthest point of construction prior to the stockpiling of combustible materials for the beginning of construction.
76. Fire Department Connections (FDC) shall be located not more than 100 ft. from the nearest fire hydrant.
77. Improvement Plans submitted for a permit shall include City of Napa Fire Department "Underground" standards, detail drawings and the applicable City of Napa Public Works Standard detail (W-7A, B, C or D) for Fire Service double detector check installations. *Also, a separate set of plans shall be submitted detailing all related underground Fire utilities and appurtenances including but not limited to; All underground piping, type, sizes, depth of burial, fittings, thrust blocks, risers, pumps, hydrants, FDC's, etc.*

General Conditions

78. Unless otherwise specifically provided in this resolution, each condition of this approval shall be satisfied prior to the first to occur of: (a) approval of a final map (if this resolution includes the approval of a tentative subdivision map or tentative parcel map), (b) issuance of a building permit, or (c) commencement of any use of land that is authorized by this resolution. An improvement agreement between the City and the Applicant (and landowner, if different) that obligates the Applicant to complete specified conditions of approval will be deemed to be a satisfaction of those specified conditions if: (i) the agreement is accompanied by required security for faithful performance and labor and materials, and (ii) the agreement is approved as to substance by the City Engineer, and approved as to form by the City Attorney.
79. Applicant shall pay all applicable fees and charges at the required time and at the rate in effect at time of payment (in accordance with the City's Master Fee Schedule; see individual departments regarding the timing of fee payment requirements).
80. Applicant shall design and construct all improvements and facilities shown on any approved tentative map, site plan, or other documents submitted for permit approval, including the plans and specifications submitted to and approved by City, in compliance with the General Plan,

ATTACHMENT 2

any applicable Specific Plan, the Napa Municipal Code (NMC), City ordinances and resolutions, the "Standard Specifications" of the Public Works and Fire Departments, and any approved tentative map, site plan or other documents approved by City.

81. The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.
82. To the full extent permitted by law, the Applicant shall indemnify, defend, release and hold City, its agents, officers, and employees harmless from and against any claims, suits, liabilities, actions, damages, penalties or causes of action by any person, including Applicant, for any injury (including death) or damage to person or property or to set aside, attack, void or annul any actions of City, its agents, officers and employees, or from any other cause whatsoever in whole or in part arising out of or in connection with (1) the processing, conditioning or approval of the subject property; (2) any failure to comply with all applicable laws and regulations; or (3) the design, installation or operation of project improvements regardless whether the actions or omissions are alleged to be caused by City or Applicant so long as City promptly notifies Applicant of any such claim, etc., and the City cooperates in the defense of same.
83. If the Applicant is not the owner of the subject property, all agreements required to be executed by the City must be executed by the Owner(s) as well as the Applicant.
84. The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code Section 66020(d)(1), these conditions (and mitigations) constitute written notice of the statement of the amount of such fees and a description of the dedications, reservations, and other exactions. You are hereby notified that the 90-day period in which you may protest those fees, the amount of which has been identified herein, dedications, reservations and other exactions have begun. If you fail to file a protest complying with all the requirements of Section 66020, you will be legally barred from later challenging such exaction.
85. Applicant must comply with all conditions of approval set forth in this Resolution. Violation of any term, condition, mitigation measure or Project description relating to this Resolution is unlawful, prohibited and a violation of the NMC and is grounds for revocation or modification of this approval and/or the institution of civil and/or criminal enforcement and/or abatement proceedings.
86. Project approval would not have been granted but for the applicability and validity of each and every one of the specified mitigations and conditions, and if any one or more of such conditions and mitigations is found to be invalid by a court of law, this project approval would not have been granted without requiring other valid conditions and/or mitigations consistent with achieving the purpose and intent of such approval.
87. Approval of the Use Permit and Design Review Permits shall not become effective unless and until the City Council approves the requested abandonment of a portion of Valle Verde Drive.

Section 7. This Resolution shall take effect immediately upon its adoption.

From: Tiffany Carranza
Sent: Friday, January 31, 2020 4:05 PM
To: Clerk
Subject: FW: Visit Napa Valley - Letter of Support - Heritage House / Valle Verde
Attachments: VNV Support Letter Valle Verde Heritage House City Council Jan 2020.pdf

From: Linsey Gallagher <linsey@visitnapavalley.com>
Sent: Friday, January 31, 2020 3:57 PM
To: Tiffany Carranza <tcarranza@cityofnapa.org>
Subject: Visit Napa Valley - Letter of Support - Heritage House / Valle Verde

[EXTERNAL]

Dear Tiffany,

Attached please find a letter of support from Visit Napa Valley, on behalf of the hospitality industry, for the Valle Verde/Heritage House projects.

Regards,
Linsey

Linsey Gallagher · Visit Napa Valley
President and CEO

1001 Second Street, Suite 330 Napa, CA 94559
Direct: (707) 492-3099 · Mobile: (415) 609-6112
Linsey@VisitNapaValley.com · VisitNapaValley.com
[FACEBOOK](#) · [TWITTER](#) · [INSTAGRAM](#) · [PINTEREST](#) · [BLOG](#)



January 31, 2020

SUBJECT: Valle Verde and Heritage House Support

Dear Napa City Council Members:

Visit Napa Valley (VNV) and its members have been supportive of increasing the supply of housing that is affordable to all residents of our community - particularly for Napa's workforce. In 2018, VNV spearheaded the initiative to add a one percent tax to all lodging overnight stays throughout Napa County to provide a steady funding stream for affordable and workforce housing. While this is an important step, funding is not the only solution.

Our partner businesses continue to pay close attention to what our local government is doing to address the dire housing needs in Napa County. In the past year, we have seen businesses close due to their inability to attract and retain workers who can afford to live and work here -- a trend that, unfortunately, is expected to worsen over time.

The Valle Verde and Heritage House projects are extremely important to filling very important income categories within the continuum of housing needs.

The Valle Verde project will provide 24 homes to families earning at or below 60 percent of the median income -- earnings that do not make ends meet. Yet a large swath of our community -- including teachers, hospitality workers, laborers, farmworkers, and many others -- would meet the requirements for this housing. The development partners, Gasser Foundation and Burbank Housing, have proven track records for building quality housing, as can be seen by the Stoddard West project in south Napa.

The adjacent Heritage House project would provide permanent homes for 33 qualifying members of our homeless population. We are aware that many of Napa's workers have either been homeless at one time or another, or are living paycheck to paycheck, and on the verge of being homeless.

The "housing first" approach seems fundamental to helping to solve the homeless problem in our community. The supportive services and on-site management will go a long way to providing the residents with a strong foundation for success. As we have seen in nearby Bay Area communities, homelessness can grow into an insurmountable problem that affects the entire community. It's time to take a bold step for the betterment of the community at large.

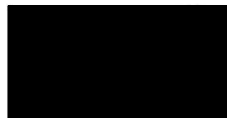
Visit Napa Valley commends the City of Napa for its determination to address the affordable housing problem and the strides it has made over the last few years. The housing crisis requires a multi-tiered approach with private, public, and non-profit sectors all working together, and we hope neighbors will set their fears and resistance aside to be part of the solution.

Please support the Valle Verde and Heritage House development projects.

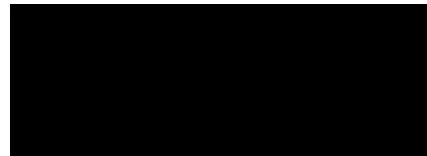
Sincerely,



Erik Burrow
Board Chair



Don Shindle
Past Board Chair



Linsey Gallagher
President & CEO

City Council Meeting 2/4/2020

Supplemental I - 14.A.

From: Randy Gularte

CITY OF NAPA
CITY CLERK

2020 FEB -3 AM 9:21

2/3/20

To Mayor and City Council

Regarding "Heritage House" agenda

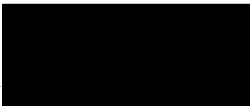
I will be unable to attend. As I stated at the Planning Commission hearing that I support Heritage House but a couple of things need to be addressed.

A flashing crossing light at Valle Verde and Trancas for the protection of pedestrians as they cross Trancas street.

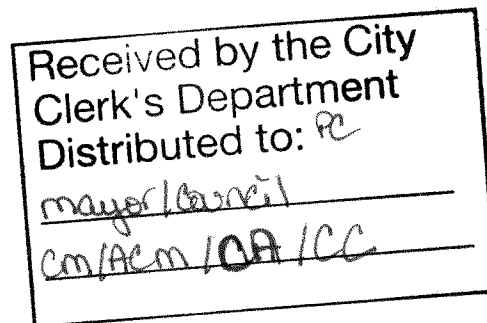
Also, the Shelter Creek Condos have a grassy area along Valle Verde that will only entice the Heritage House tenants to use. It is not for them to use it is private property and the City needs to put in the conditions of approval that heritage House will not allow their occupants to use this area for their recreational pleasure and some kind of fine or penalty should be placed upon Heritage House should this occur. I can see the occupants using this area and then the Shelter Creek Condos having to place a fence around that area to keep the public away from using it. Thus a huge cost and the aesthetics would harm the value of these condos.

That City of Napa makes it a very high priority to complete the Sierra Avenue extension to allow better circulation in this area.

Thanks



Randy Gularte



City Council Meeting 2/4/2020
Supplemental I - 14.A.
From: Mitch Wipperf

CITY OF NAPA
CITY CLERK

2020 FEB -3 AM 11:14

January 29, 2020

The Honorable Jill Techel
Mayor City of Napa
955 School Street
Napa, Ca 94559

Mitch Wipperf

Napa, Ca 94558

Mayor Techel

I am writing to ask that you and your colleagues on the City Council continue your support of efforts to end homelessness in Napa by approving the Heritage House project when it comes before you on February 4, 2020.

As you know, I had the privilege of partnering with the City for a number of years as we worked to refine and increase the impact of the City's and County's efforts to end homelessness. We learned a number of things during that time. We learned that housing is the key and we learned that the number of chronically homeless in Napa is small enough that minimal investments can make a big difference.

Most importantly we learned that by engaging the right partners in the right solutions with the right support we can make long-lasting noticeable differences in the impact of homelessness on individuals experiencing it and on the community at large. None of those lessons could have been learned, nor would those impacts have been seen, without your active support and the support of your colleagues on the City Council.

Heritage House offers Napa an opportunity to implement another solution that will make a meaningful positive impact on the lives of numbers of people in the Community. It is a project that has the combination of partners with the right skill sets, experience and dedication to excellence that ensure that the project will be a success.

Approving this project will be an important action in the City's continues commitment to addressing the needs of our residents who are experiencing a lack of housing. It will give them the opportunity to live as engaged and contributing members of our community.

I realize that this will be a difficult decision and apologize for not being able to be at the City Council meeting to voice my support in person as I will be out of town on business.

Please let me know if there is anything that I can do to help.

Thank you in advance for your support of this important project.

Sincerely,

Mitch Wipperf

From: Steve Potter
Sent: Monday, February 3, 2020 2:11 PM
To: Clerk
Cc: Erin Morris; Lark Ferrell
Subject: Fwd: Heritage House Apartment Project letter
Attachments: image001.png; ATT00001.htm; image003.png; ATT00002.htm; 2330_001.pdf; ATT00003.htm

Sent from my iPhone

Begin forwarded message:

From: "Onorato, Brad" <Brad.Onorato@mail.house.gov>
Date: February 3, 2020 at 12:45:49 PM PST
To: 'Jill Techel' <jtechel@cityofnapa.org>, "'Ssedgley@cityofnapa.org'" <Ssedgley@cityofnapa.org>, "'Lalessio@cityofnapa.org'" <Lalessio@cityofnapa.org>, "'Dgentry@cityofnapa.org'" <Dgentry@cityofnapa.org>, "'MLuros@cityofnapa.org'" <MLuros@cityofnapa.org>, 'Steve Potter' <spotter@cityofnapa.org>, "'jpeatman@gasserfoundation.org'" <jpeatman@gasserfoundation.org>, "'nancy@gasserfoundation.org'" <nancy@gasserfoundation.org>, "'cass@gasserfoundation.org'" <cass@gasserfoundation.org>, 'Cathy Roche' <roche@htralaw.com>
Cc: Larry Florin <LFlorin@burbankhousing.org>, "Krumpen, Tracy" <tracy.krumpen@asm.ca.gov>, "alex.pader@sen.ca.gov" <alex.pader@sen.ca.gov>
Subject: Heritage House Apartment Project letter

[EXTERNAL]

Mayor, Councilmembers, Mr. Potter, Mr. Peatman, Ms. Roche, Ms Watt, Ms. Walker:

Attached via email is a copy of a letter that Congressman Thompson signed this morning in support of the Heritage House Apartment Project.

Thank you in advance for your consideration.

Warm Regards,

BRAD ONORATO

Deputy Chief of Staff to Congressman Mike Thompson

2721 Napa Valley Corporate Drive
Napa, CA 94558
(707) 226-9898-Office
(707) 251-9800-Fax
brad.onorato@mail.house.gov

MIKE THOMPSON

5TH DISTRICT, CALIFORNIA

COMMITTEE ON WAYS AND MEANS

SUBCOMMITTEE ON SELECT REVENUE MEASURES

CHAIRMAN

SUBCOMMITTEE ON HEALTH



**CONGRESS OF THE UNITED STATES
HOUSE OF REPRESENTATIVES
WASHINGTON, DC 20515**

January 31, 2020

DISTRICT OFFICES:
2721 NAPA VALLEY CORPORATE DRIVE
NAPA, CA 94558
(707) 226-9898
420 VIRGINIA STREET, SUITE 1C
VALLEJO, CA 94590
(707) 645-1888
2300 COUNTY CENTER DRIVE, SUITE A100
SANTA ROSA, CA 95403
(707) 542-7182
CAPITOL OFFICE:
406 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3311
WEB: <http://mikethompson.house.gov>

Mayor Jill Techel
Vice Mayor Doris Gentry
Council Members Scott Sedgley, Liz Alessio & Mary Luros
City of Napa
955 School Street
Napa, CA 94559

Dear Mayor Techel and Council Members:

I am writing to express my support of the Heritage House Apartments Project and want to urge the Napa City Council to approve this proposed development when it comes before the council for consideration.

The lack of affordable housing is one of the most pressing challenges we face in Napa County and especially in the City of Napa. In studying the proposal for the Heritage House Apartments project, I have been impressed by the balanced and forward thinking development plan put forth by the Gasser Foundation and its partners to increase the affordable housing stock in the city while also providing shelter for people who previously were homeless.

In addition, the project proponents have worked hard to ensure the safety and compatibility of this development with the surrounding neighborhood.

I believe the Heritage House Apartments project is deserving of the support of the City will be an outstanding addition to the City of Napa.

Thank you for your consideration of my request.

Sincerely,

A handwritten signature in blue ink that reads "Mike".

MIKE THOMPSON
Member of Congress

From: Steve Potter
Sent: Monday, February 3, 2020 2:40 PM
To: Clerk
Cc: Erin Morris; Lark Ferrell
Subject: FW: Heritage House and Valle Verde Apartments: let's approve them!

From: Karen Garcia [REDACTED]
Sent: Monday, February 3, 2020 1:15 PM
To: Karen Garcia [REDACTED]
Subject: Heritage House and Valle Verde Apartments: let's approve them!

[EXTERNAL]

I urge you to approve these two important housing projects.

As a longtime Napa resident who lives on a street where condos, apartment buildings, million-dollar private homes, and an upscale B&B are located, shoulder to shoulder with two affordable housing projects, I can attest to the value (and safety) of diverse neighborhoods. I have never experienced any problem related to those two housing projects.

Our current housing crises lies at the very base of Napa County's economy. Without affordable housing, our schools are suffering; our businesses are suffering; our homeless population remains a critical problem; our young people are forced to leave.

You know all this already.

Please do what's right.

Approve these two important projects.

Karen Garcia

[REDACTED]
Napa, CA
94559
[REDACTED]

--

Karen Garcia



*You want to help.
We make it easy.*

TM

From: Krumpen, Tracy <Tracy.Krumpen@asm.ca.gov>

Sent: Monday, February 3, 2020 2:58 PM

To: Jill Techel <jtechel@cityofnapa.org>; Doris Gentry <dgentry@cityofnapa.org>; Mary Luros <mluros@cityofnapa.org>; Liz Alessio <lalessio@cityofnapa.org>; Scott Sedgley <ssedgley@cityofnapa.org>; Steve Potter <spotter@cityofnapa.org>

Subject: Letter of support

[EXTERNAL]

Mayor Techel and Councilmembers,

Attached is Valle Verde/Heritage House letter of support from Assemblymember Cecilia Aguiar-Curry. Thank you for your dedication and commitment to our city. Please let me know if you have any questions.

Thank you,
Tracy

Tracy Krumpen

District Director

Assemblymember Cecilia Aguiar-Curry, AD4

2721 Napa Valley Corporate Drive

Napa, CA 94558

Phone – 707-224-0440

Fax – 707-224-0430

Assembly California Legislature



CECILIA M. AGUIAR-CURRY
ASSEMBLYMEMBER, FOURTH DISTRICT

COMMITTEES
CHAIR: LOCAL GOVERNMENT
AGRICULTURE
GOVERNMENTAL ORGANIZATION
TRANSPORTATION
JOINT LEGISLATIVE COMMITTEE ON
EMERGENCY MANAGEMENT

January 31, 2020

Mayor Jill Techel
Vice Mayor Doris Gentry
Napa Councilmembers Scott Sedgley, Liz Alessio and Mary Luros
City of Napa
955 School Street
Napa, CA 94559

Mayor Techel and Napa City Councilmembers:

I am writing in support of the Valle Verde/Heritage House apartment complex project.

We are in the midst of a severe housing crisis in California, and especially in Napa where the average market rate rent for a 2-bedroom is \$2490 a month. Valle Verde provides affordable housing to our service industry and work force while Heritage House would allow the City of Napa to provide much needed housing for the formerly homeless while protecting existing residents.

It is my understanding that the prospective tenants will be identified through the County's rigorous "Housing First" screening process and only those deemed capable of living independently will be offered residency at Heritage House. The tenants are full time, sign leases and must follow community rules or risk losing their homes. The resident selection criteria bars admission of those convicted of sexual offenses, as well as felony assault, property destruction, drug activity or gang activity. Heritage House will have on-site staff available 24/7 to assist with resident needs and the tenants will have access to case management and services to assist with mental health, employment counseling and placement.

I am mindful of the neighbors' concerns. It is also my understanding that a Neighborhood Committee will be formed to include representatives from the neighborhood, City Staff and project management staff in order to provide open communication and dialogue between all parties. In addition to the committee, there will be a 24-hour hot-line number for complaints. I applaud the City and the Project Management for implementing these measures.

While there is no one silver bullet that will alleviate our entire housing shortage, but we need every tool in the toolbox to fix this crisis. That is why I support this project. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Cecilia M. Aguiar-Curry".

Cecilia Aguiar-Curry
Assemblymember, Fourth District

From: "Pader, Alex" <Alex.Pader@sen.ca.gov>

Date: February 4, 2020 at 10:07:59 AM PST

To: "jtechel@cityofnapa.org" <jtechel@cityofnapa.org>, Steve Potter <spotter@cityofnapa.org>

Subject: Senator Dodd Letter of Support - Valle Verde – Heritage House project

[EXTERNAL]

Hello Mayor Techel,

I hope this letter finds you well.

Senator Dodd respectfully submits a letter of support for the Valle Verde – Heritage House project. I'll plan on reading tonight during public comment.

Thank you,

Alex

Alex Pader | Senior Field Representative

Senator Bill Dodd, District 3

Phone - (707) 224-1990

alex.pader@sen.ca.gov

[Click Here](#) to Sign-up for Senator Bill Dodd's E-Updates!

STATE CAPITOL
PO BOX 942849
SACRAMENTO, CA 94249
Ph (916) 651-4003
Fax (916) 651-4903



COMMITTEES
GOVERNMENTAL ORGANIZATION
BUSINESS, PROFESSIONS AND
ECONOMIC DEVELOPMENT
TRANSPORTATION AND HOUSING
INSURANCE
ENERGY, UTILITIES AND
COMMUNICATION

CHAIR: SENATE GOVERNMENTAL ORGANIZATION COMMITTEE

February 4th, 2020

Mayor Techel and Napa City Council
Napa City Hall
955 School Street,
Napa, CA 94558

Mayor Techel and Napa City Council:

I am writing in support of the Valle Verde – Heritage House project because housing is a critical need throughout Napa County and throughout the state of California. With a vacancy rate of less than 2.4% in Napa County, our economic vitality is affected by the loss of workers who can no longer afford to live in Napa. That means we all have to suffer with the additional traffic because workers are not able to live close to where they work.

I have heard from many members of the community about their concerns with this project. Particularly with concerns about the safety of the surrounding neighborhoods. I can absolutely respect someone's concerns to keep their families safe. That led me to further research the issue and their concerns with the California Department of Housing and Community Development (HCD). HCD has rigorous standards in place and will provide oversight to ensure that local jurisdictions like the City of Napa, as well as housing operators like Burbank Housing and Abode services will ensure that residents who compromise the health and safety of others, will lose their housing. After a great deal of thought and consideration, I still believe that that the Valle Verde – Heritage House project is in the best interest of our community and addresses the safety concerns for the surrounding neighborhood.

Napa County's "**Housing First**" approach to homelessness emphasizes the importance of preparing clients for housing readiness and rapid exits from homelessness, to permanent supportive housing so they can be successful in addressing other needs like employment and health services. Developers like the Gasser Foundation have been community partners for years, and will ensure that the most vulnerable people in our community have shelter and support. We can count on the Gasser Foundation, Burbank Housing and Abode Services to provide a quality project and guarantee that any issues are addressed in a prompt and appropriate manner. They will ensure that residents of the Heritage House have the support and mental health services so that they can have healthy productive lives and to mitigate any potential negative impacts to the neighborhood.

I support this project, not only as your state Senator and Napa County resident, but also as a neighbor who just moved a few hundred yards away from the proposed project. And I look forward to walking the many of the trails and paths in the neighborhood with all of my grandchildren. Thank you for the opportunity to share my support for the Valle Verde – Heritage House.

Sincerely,

Senator Bill Dodd
3rd District

From: Patricia Baring
Sent: Monday, February 3, 2020 11:30 AM
To: William McGuire
Cc: Clerk
Subject: RE: Heritage House concerns

Good morning Bill,

The Clerk's office is in receipt of your correspondence and will ensure delivery to the City Council.

Have a great week.

Thank you,

Patty Baring

Secretary, Planning Division

Community Development Department, City of Napa

1600 First Street, Napa, CA 94559 · PO Box 660

Phone (707) 257-9360

Email pbaring@cityofnapa.org

Website www.cityofnapa.org

Social www.facebook.com/CityOfNapa · @CityOfNapa



**We deliver professional
and responsive services to improve
the quality of life in our community.**

From: William McGuire <[REDACTED]>
Sent: Monday, February 03, 2020 11:09 AM
To: Patricia Baring <pbaring@cityofnapa.org>
Subject: Heritage House concerns

[EXTERNAL]

To the members of the Napa City Council,

February 3, 2020

Napa City Council Members,

I have serious concerns about the plans by the Gasser Foundation to take advantage of the grant money and requirements of the No Place Like Home (NPLH) program to provide 33 single room units in the Heritage Building for “adults with serious mental illness” including persons “at risk of requiring acute psychiatric inpatient care.”

Section 101 of the NPLH program states that the people qualifying include “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”.

Section 211 requires that, “Sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit, or history of Eviction”.

Those of us in our neighborhood have been told by the Gasser Foundation that these individuals will receive onsite counseling and be required to abide by the rules of the facility in spite of the program’s section Section 212 which states, “Tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment.”

In voting to approve the NPLH plans, one of the Planning Commission members closed his comments by suggesting that we just “give it a chance!” That comment was just repeated in a “Top Story” in the Napa Register regarding the vote by the Planning Commission, “Ultimately, the Commission voted in favor asking dissenters to “give it a chance.” Give it a chance? What kind of recommendation is that? Once it is in place, the potential negative impact on our neighborhood will not be reversible!

This needn’t be. The best way to address the concerns of the neighbors who will be affected by the housing of persons with acute psychotic issues is to not house them in the midst of a quiet and peaceful neighborhood. It is my feeling as well as that of my neighbors that there are other very needy individuals who would benefit greatly by having the Heritage House made available to them and who would not pose a threat. There are far too many recently homeless people who through no fault of their own lost their places of living. There are many veterans who we owe a debt of gratitude to who could benefit from having space made for them in the Heritage House. There are elderly who need a place to live. There are women who are at risk due to not having secure and safe living conditions. And, there are far more than the 33 very low-income people presently slated to find housing there who could fill the building.

This push to approve the inclusion of 33 (potentially more) “adults with serious mental illness” is linked to the Gasser Foundation receiving a grant of 7.8 million dollars to accommodate the chronically homeless people.

When the Gasser Foundation first proposed to the neighborhood its plans for the abandoned Sunrise Building, the project was not dependent upon any grant money. If they could make their plans work before the NPLH grant, they could certainly make it work again while making the rooms available for other needy individuals.

The proposal to include the NPLH defined chronically homeless has caused the neighborhood anxiety about potential uncomfortable encounters with mentally disturbed people exiting from the Heritage House and walking our paths and sidewalks. We have been assured that there will be case workers available for the residents within the building - but only during normal business hours five days a week. Who is going to monitor the residents who can “not be required to maintain sobriety, be tested for substances, or participate in services or treatment” when they are outside the Heritage House property?

There is no question but that there is a nationwide problem with chronically homelessness and Napa certainly has more than we would like. But, to house those “at risk of requiring acute psychiatric inpatient care” is asking too much for a residential neighborhood. There are many non-threatening people who could benefit from being considered for this housing rather than those with serious mental issues.

Please take into consideration the concerns of the neighbors who will impacted by these plans and reject the proposal the fill half the Heritage House with the population stipulated by the NPLH grant.

Thank you,

Bill McGuire

[REDACTED]

From: Mary Luros
Sent: Monday, February 3, 2020 4:30 PM
To: Clerk
Subject: Fwd: Heritage House

Begin forwarded message:

From: Donna [REDACTED]
Subject: Heritage House
Date: February 3, 2020 at 11:02:23 AM PST
Cc: mluros@cityofnapa.org

[EXTERNAL]

Hello all-

Low income or senior housing or veterans housing would work here. This is a residential neighborhood with tons of kids and retirees. They walk the park and around the block from The Springs. With people with mental illness and drug and alcohol issues who don't have someone supervising meds or sobriety, we are going to have serious problems as this unfolds.

You are putting the Gasser Foundation before the citizens of Napa. Health and Safety issues of your citizens should be your first priority - not the \$\$\$ making of the Gasser Foundation. We need new blood to put the citizens first. And who are those people holding the signs for this project. I've never seen them before ! they don't live in this neighborhood!! This is a rigged process and the EIR you have is bogus. How can 2 EIR be so different?

Donna Sullivan

Donna Sullivan
Zephyr Real Estate
[REDACTED]
LIC #01063580
[REDACTED]

From: Mary Luros
Sent: Monday, February 3, 2020 4:56 PM
To: Clerk
Subject: Fwd: Valle Verde & Heritage House Project
Attachments: 20200203110357232.pdf; ATT00001.htm

Mary Luros
MLuros@cityofnapa.org

Begin forwarded message:

From: Charles Kuntz <[REDACTED]>
Date: February 3, 2020 at 4:53:36 PM PST
To: Mary Luros <MLuros@cityofnapa.org>
Subject: RE: Valle Verde & Heritage House Project

[EXTERNAL]

[Thank you for noticing the oversight. See attached.](#)

From: Charles Kuntz
Sent: Monday, February 03, 2020 11:24 AM
To: 'mluros@cityofnapa.org'
Subject: Valle Verde & Heritage House Project

Please see attached letter regarding the Valle Verde & Heritage House Project.
Charles Kuntz

Charles P. Kuntz

[REDACTED]
Napa, CA 94558

Councilperson Mary Luros

955 School Street

City Hall, South Wing

Napa, CA 94559

Re: Valle Verde & Heritage House Housing Project

Dear Mrs. Luros:

This may be a good project. But it is an experiment that bets everything on housing being the fundamental problem of the homeless. Studies do not support a lot of confidence in this bet. That this bet will be taken with over two hundred Napa families as the test subjects is bad policy and is wrong. This project needs to be in a location near what the homeless need, but not near people and things to which the seriously mentally disturbed and those addicted to drugs and alcohol, unrestrained by any required treatment or supervision, can do serious harm.

I live in the Silverado Creek Subdivision and I want to explain the serious security concerns that my family, and other families living in this area have and to express the alarm that we have felt as we have come to realize that the security dangers that will affect us, our neighbors and our families cannot be mitigated because they are embedded in the No Place Like Home Program (NPLH) regulations.

In case you have not visited the area, let me describe the geography, which is important to understanding the special risks to our families created by this project. Silverado Creek (the Creek) is a tributary of Salvador Creek. The entire Creek area, which is overgrown and sparingly maintained, is fenced by the City of Napa, and the Creek and Creek area are the maintenance and security responsibility of the City of Napa. The City fencing is meant to keep residents out of the City controlled Creek area, but it is open wire and is easily climbed or evaded. Children do it often, in order to enjoy "exploring" adventures in the overgrown creek area. My home backs up to Silverado Creek and I have often seen children, sometimes teens but often 8, 10 and 12 year old boys and girls having fun exploring the jungle and creek. I like seeing them

enjoying the Creek. It reminds me of how much I enjoyed exploring creeks and bayous when I was a boy.

The Creek and Creek area are, however, not only attractive to our children, but to the homeless also. It is ideal for an encampment since it is isolated and never policed by the City, unless they are called, and it is overgrown and provides excellent concealment. There are, no public toilets anywhere near, but the creek is there to use as a toilet.

We have, thus far, had only a few isolated problems with apparently homeless persons and I believe at least one encampment in the Creek bed, but not very many, as we are far from the places where the homeless find support services and prefer being.

There are 33 homes in Silverado Creek subdivision that back up to the creek, including mine. There are 102 homes that are directly affected. Silverado Creek Apartments, a low income project, has 102 units. In Summerbrooke Circle there are, by my count, another 62 homes that are affected. About 13 of them back up to, or front Silverado Creek, or the more accessible Salvador Creek. So, just in my neighborhood, over two hundred families are affected, with 46 directly accessible from the Creek area.

Will we suffer adverse effects? It seems almost certain.

Silverado Creek is an attractive nuisance for the homeless and will naturally draw them once they are brought into contact with it. But the population we will see in the proposed Project is not simply "homeless" people. It is that subset of the homeless who have mental disorders such that they lack the capacity to function, or are incapable of maintaining stable adjustment or independent functioning without "treatment, support and rehabilitation for a long or indefinite period of time." Yet the housing cannot in any manner be conditioned on actual treatment. These are people who are incapable of functioning without treatment, but on whose ability to function we must rely to voluntarily undertake "long or indefinite" treatment. Of homeless persons with "Serious Mental Disorder or Seriously Disturbed Children or Adolescents" those specially "targeted" are those "with mental and substance abuse disorder." But the regulations prohibit any consideration or requirement of sobriety or participation in treatment services. And of those, the targeted group is the smaller subset of those just exiting institutions like jails, prisons and mental hospitals. These are people whose underlying mental or substance abuse problems were so great that they committed one or more acts that caused them to be incarcerated.

But, you ask, can we reasonably expect that providing housing will alter any of the behaviors that this group, by definition and by regulation, targeted to live in the Project, is unable to control? It is bad public policy to assume so, and we in the neighborhood complain because the Project will single us out to shoulder all of the social and economic costs of each failure.

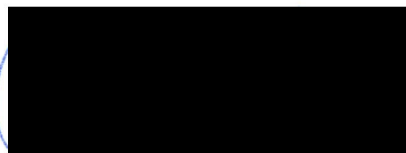
But, you ask, are there studies that should give us confidence that we will not see failures that will do harm in our neighborhood? In short, no, at least none that I have seen. Providing housing to this "targeted" population of homeless, without requiring treatment success or even progress is an experiment, without proven success. A recent review from Harvard of multiple studies pointed out that while the "Housing First" idea has gained much publicity, it hasn't proven to be successful in the manner in which we should want it to be successful. It provides housing for those with bigger problems than homelessness, but does not help them with those underlying problems. Comparative trials have shown that Housing First does not reduce substance abuse. Most studies' measure of "success" for "Housing First" projects is not progress on underlying substance abuse or mental disorder, but merely a satisfactory "retention rate," i.e., how long do they remain tenants. From what I have seen 75% retention rate after one year, 65% after two years and 50% after five years is typical and is considered a "success." If the Valle Verde Project is a "success" using this measure, it means that in the first year, ¼ of the 66 tenants will be released into the neighborhood, but no longer living in the Project. After two years it will be 35%.

This Project is almost surely going to impose very large economic and social costs on a limited population of families in this Napa neighborhood.

The City Council has to decide if it is fair to impose these costs on the families in the neighborhood.

The Valle Verde Project proposes to take these persons who, by definition, cannot function without long or even indefinite treatment, and simply drop them in a neighborhood, distant from downtown or anyplace where they can get what they need, and without any required treatment of any kind or any supervision of any substance.

Yes, it may be a good project under tenancy retention measures, but it will not reduce substance abuse and is an experiment located in the wrong place. The social and economic costs of this mistake will be borne disproportionately, by my neighbors.

A black rectangular box redacting the signature of Charles P. Kuntz.

Charles P. Kuntz

From: Mary Luros
Sent: Monday, February 3, 2020 4:33 PM
To: Clerk
Subject: Fwd: Sunrise/Heritage/Valle Verde/NPLH
Attachments: No Place Like Home Program.docx; CHAPTER 6.docx

Begin forwarded message:

From: S R-H [REDACTED]
Subject: Sunrise/Heritage/Valle Verde/NPLH
Date: February 2, 2020 at 3:21:05 PM PST
To: Liz Alessio <lalessio@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Scott Sedgley <ssedgley@cityofnapa.org>, Doris Gentry <dgentry@cityofnapa.org>, Jill Techel <jtechel@cityofnapa.org>

[EXTERNAL]

Mayor Techel and City Council,

Although it seems that Burbank Housing has done some tremendous work in Sonoma County, there one project in Napa, Redwood Grove (and supported by both the City and County of Napa), is for first-time buyers, and is completely different than the proposed "Project" on Valle Verde in Napa. I have attached the NPLH population to be served and the "Housing First" Chapter so that you might easily skim it and think again about this kind of facility which requires no mental health worker on site, across the street from children.

Thank You,
Susan Rushing-Hart

No Place Like Home Program

Background Information

On July 1, 2016, Governor Brown signed landmark legislation enacting the **No Place Like Home*** program to dedicate up to \$2 billion in bond proceeds to invest in the development of permanent supportive housing for persons who are in need of mental health services and are experiencing homelessness, chronic homelessness, or who are at risk of chronic homelessness. The bonds are repaid by funding from the Mental Health Services Act (MHSA). In November 2018 voters approved Proposition 2, authorizing the sale of up to \$2 billion of revenue bonds and the use of a portion of Proposition 63 taxes for the NPLH program.

Key features of the program include:

- Counties will be eligible applicants (either solely or with a housing development sponsor).
- Funding for permanent supportive housing must utilize low barrier tenant selection practices that prioritize vulnerable populations and offer flexible, voluntary, and individualized supportive services.
- Counties must commit to provide mental health services and help coordinate access to other community-based supportive services.

Purpose

To acquire, design, construct, rehabilitate, or preserve permanent supportive housing for persons who are experiencing homelessness, chronic homelessness or who are at risk of chronic homelessness, and who are in need of mental health services.

Population to be Served

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.

At risk of chronic homelessness includes persons who are at high risk of long-term or intermittent homelessness, including persons with mental illness exiting institutionalized settings with a history of homelessness prior to institutionalization, and transition age youth experiencing homelessness or with significant barriers to housing stability.

***The Sunset building is to be called the Heritage; “No Place Like Home” is the funding source.**

CHAPTER 6.5. Housing First

8255.

For purposes of this chapter:

(a) “Coordinating council” means the Homeless Coordinating and Financing Council established pursuant to Section 8257.

(b) “Core components of Housing First” means all of the following:

(1) Tenant screening and selection practices that promote accepting applicants regardless of their sobriety or use of substances, completion of treatment, or participation in services.

(2) Applicants are not rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, or behaviors that indicate a lack of “housing readiness.”

- (3) Acceptance of referrals directly from shelters, street outreach, drop-in centers, and other parts of crisis response systems frequented by vulnerable people experiencing homelessness.**
- (4) Supportive services that emphasize engagement and problem solving over therapeutic goals and service plans that are highly tenant-driven without predetermined goals.**
- (5) Participation in services or program compliance is not a condition of permanent housing tenancy.**
- (6) Tenants have a lease and all the rights and responsibilities of tenancy, as outlined in California’s Civil, Health and Safety, and Government codes.**
- (7) The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for eviction.**
- (8) In communities with coordinated assessment and entry systems, incentives for funding promote tenant selection plans for supportive housing that prioritize eligible tenants based on criteria other than “first-come-first-serve,” including, but not limited to, the duration or chronicity of homelessness, vulnerability to early mortality, or high utilization of crisis services. Prioritization may include triage tools, developed through local data, to identify high-cost, high-need homeless residents.**
- (9) Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling.**
- (10) Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants’ lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.**
- (11) The project and specific apartment may include special physical features that accommodate disabilities, reduce harm, and promote health and community and independence among tenants.**
- (c) “Homeless” has the same definition as that term is defined in Section 91.5 of Title 24 of the Code of Federal Regulations.**
- (d) (1) “Housing First” means the evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services.**
- (2) (A) “Housing First” includes time-limited rental or services assistance, so long as the housing and service provider assists the recipient in accessing permanent housing and in securing longer-term rental assistance, income assistance, or employment.**

(B) For time-limited, supportive services programs serving homeless youth, programs should use a positive youth development model and be culturally competent to serve unaccompanied youth under 25 years of age. Providers should work with the youth to engage in family reunification efforts, where appropriate and when in the best interest of the youth. In the event of an eviction, programs shall make every effort, which shall be documented, to link tenants to other stable, safe, decent housing options. Exit to homelessness should be extremely rare, and only after a tenant refuses assistance with housing search, location, and move-in assistance.

(e) "State programs" means any programs a California state agency or department funds, implements, or administers for the purpose of providing housing or housing-based services to people experiencing homelessness or at risk of homelessness, with the exception of federally funded programs with requirements inconsistent with this chapter or programs that fund emergency shelters.

(Added by Stats. 2016, Ch. 847, Sec. 2. (SB 1380) Effective January 1, 2017.)

2020 FEB -3 PM 4:50

February 3, 2020

Napa City Council Members,

The attached petition signatures represent a significant opposition to the proposal to house residents meeting the criteria of the No Place Like Home state program in our neighborhood.

Note that, contrary to emails solicited in support of the proposal just prior to the Planning Commission meeting to approve the Gasser Foundation's plans for the Heritage House, all of these signatures are from residents surrounding the Heritage House.

We are the ones who will be affected by this project. Those who support the inclusion of chronically homeless people with serious mental issues do not live in the vicinity of the project.

We believe that the City Council should listen to those neighbors who will be affected rather than out of area people who will not be impacted.

Thank you for taking the time to consider our concerns.

Bill McGuire and concerned neighbors

[REDACTED]

[REDACTED]

We, the undersigned, are opposed to the Gasser Foundation's plans to convert the abandoned Sunrise Assisted Living Building at the end of Valle Verde to a residence for chronically homeless individuals as defined by the state *No Place Like Home* program. We are concerned about our security and the quality of life in our neighborhood.

This program describes the targeted population for this building as "adults with serious mental illness or children with severe emotional disorders" including persons "at risk of requiring acute psychiatric inpatient care".

The program stipulates that the "sponsors shall accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit or history of eviction." The program requirements further state that the "tenants shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment."

Besides our significant concerns fearing confrontations with individuals dealing with chronic and acute psychiatric issues while they are outside the confines of the building and the supervision of the staff, we worry about environmental impacts of this proposal on Salvador Creek, concerns about our safety and enjoyment on the walking path, potential issues dealing with litter (including possibly dealing with needles and drug paraphernalia), noise, parking and bright security lighting.

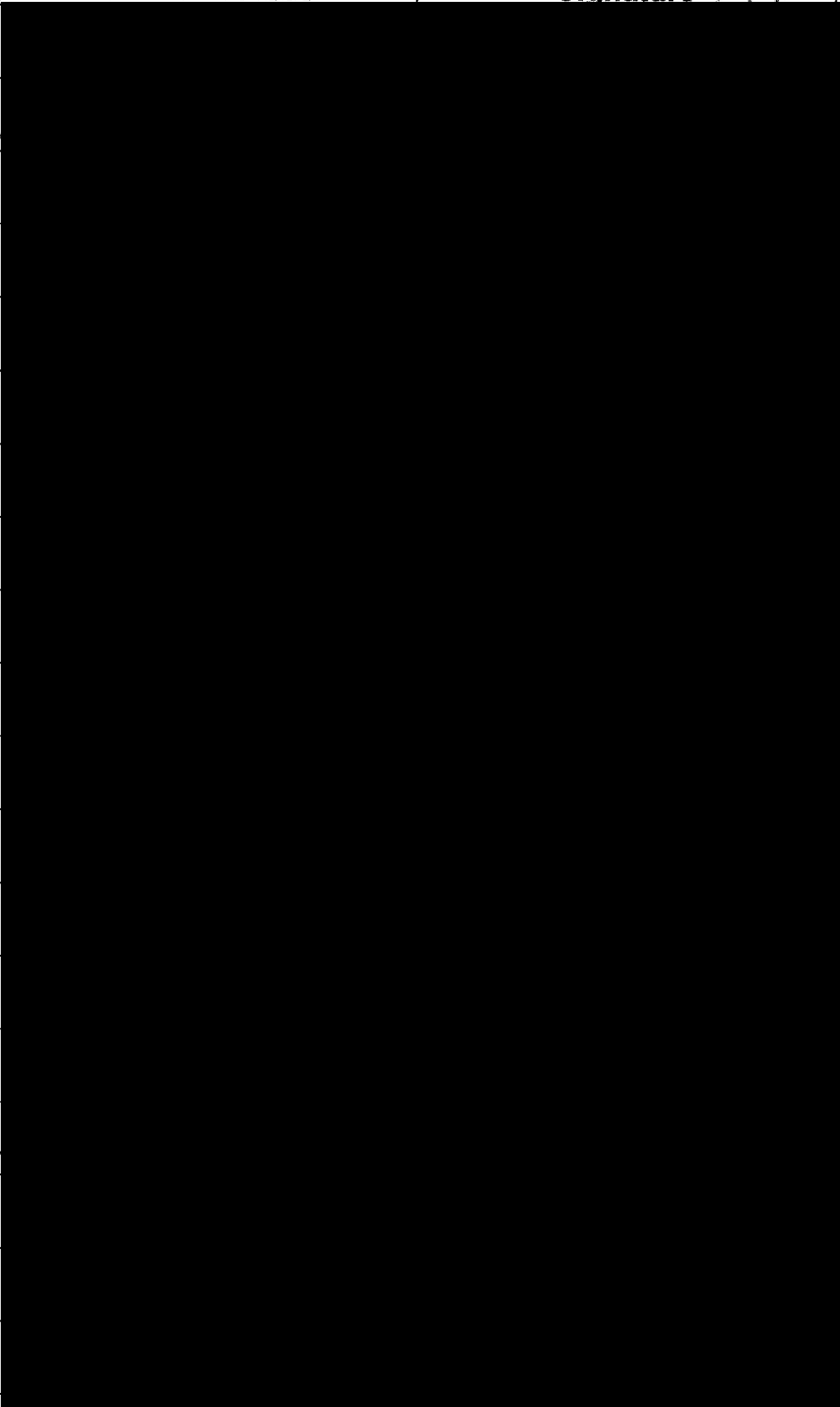

Our neighborhood does not currently have a homeless population. The Gasser Foundation will have to bring in chronically homeless people to our neighborhood creating problems that do not currently exist.

We would rather see the Sunrise Building possibly converted to affordable housing which would serve a vital need in the valley and also address the fears of the neighbors about having a shelter for emotionally challenged homeless people nearby.

We ask the Napa City Council to reject the plans by the Gasser Foundation to convert the Sunrise Assisted Living facility building into a center to house chronically homeless individuals with potentially serious psychiatric issues.

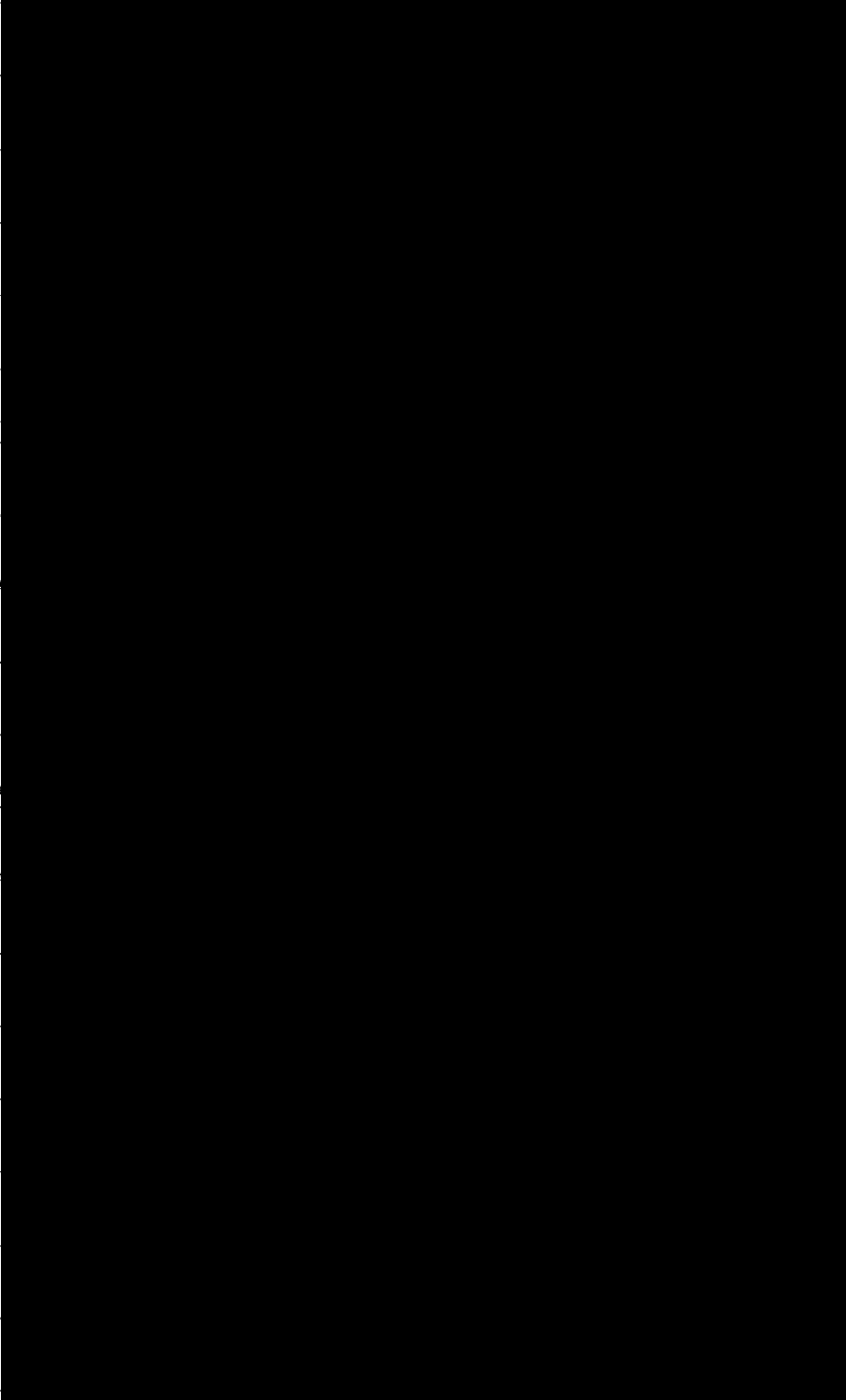
Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
Sean King		
Johannee Sneyd		
BRIAN DEWITT		
Mula DeWitt		
KAI SER SULTANA		
Anika Iftakharuddin		
SARA PRESEN		
Jeanette Rice		
Nancy Mertesdorf		
David Magna		
SCOTT THAYER		
GEORGE LAMBRIX		
SUSAN LAMBRIX		
REGINA BAILEY		
Paul Bailey		
M. H. T. L.		
GERRI MCQUEEN		
Wendy King		
Danielle Gibson		

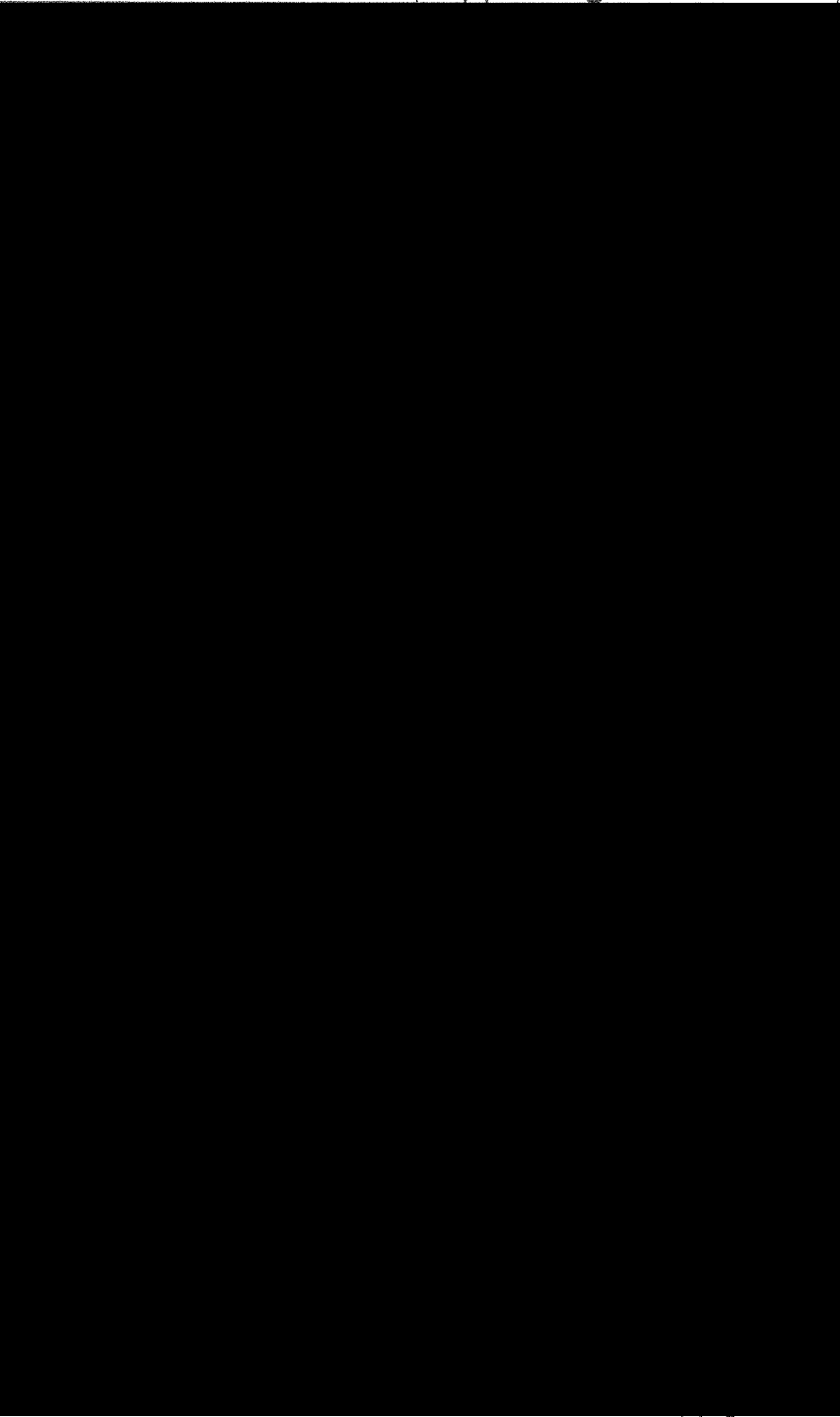
Petition To:

Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name	Street Address	Signature
EARLE CRAIGIE		
BRIZN ROJA		
Alexandro Rojas		
ROSEMARIE VERTULO		
Amy Burkhardt		
Dervyne Floyd		
Matthew Floyd		
Michael McElhara		
Delana Miller		
Mike Bundy		
Richard Rozalski		
Gabriel Carlson		
Krista Jensen		
Alex Gverren		
Julia Oliver		
BRAD CHAMBERS		
ERIC KOFORD		
Holly Koford		
DOUG KOFORD		

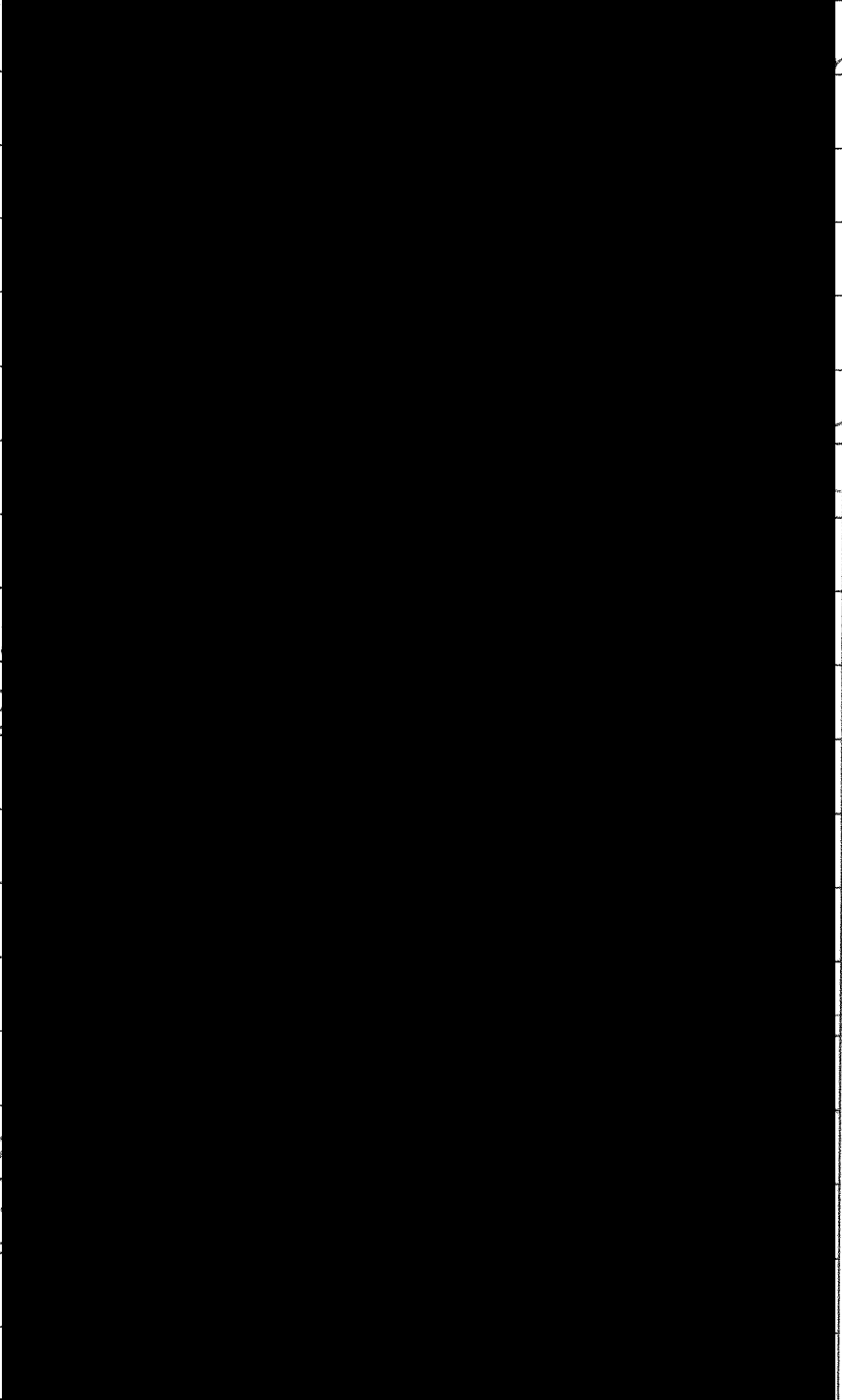

Petition To:

Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name	Street Address	Signature
Amanda Chambers		
Adrienne Koford		
Alison Williams		
Alex Winske		
Sally Weis		
Chris Douglas		
Alex Kajani		
Brian Poughly		
Mike Allen		
Yvonne Simas		
Michelle Thomas		
NICK HICKMAN		
Jeff Parker		
JULIE HENRY		
Sarah Parker		
Roberto Zalvan		
Mike Stevens		
Brett Weis		
Kimberly Schager		

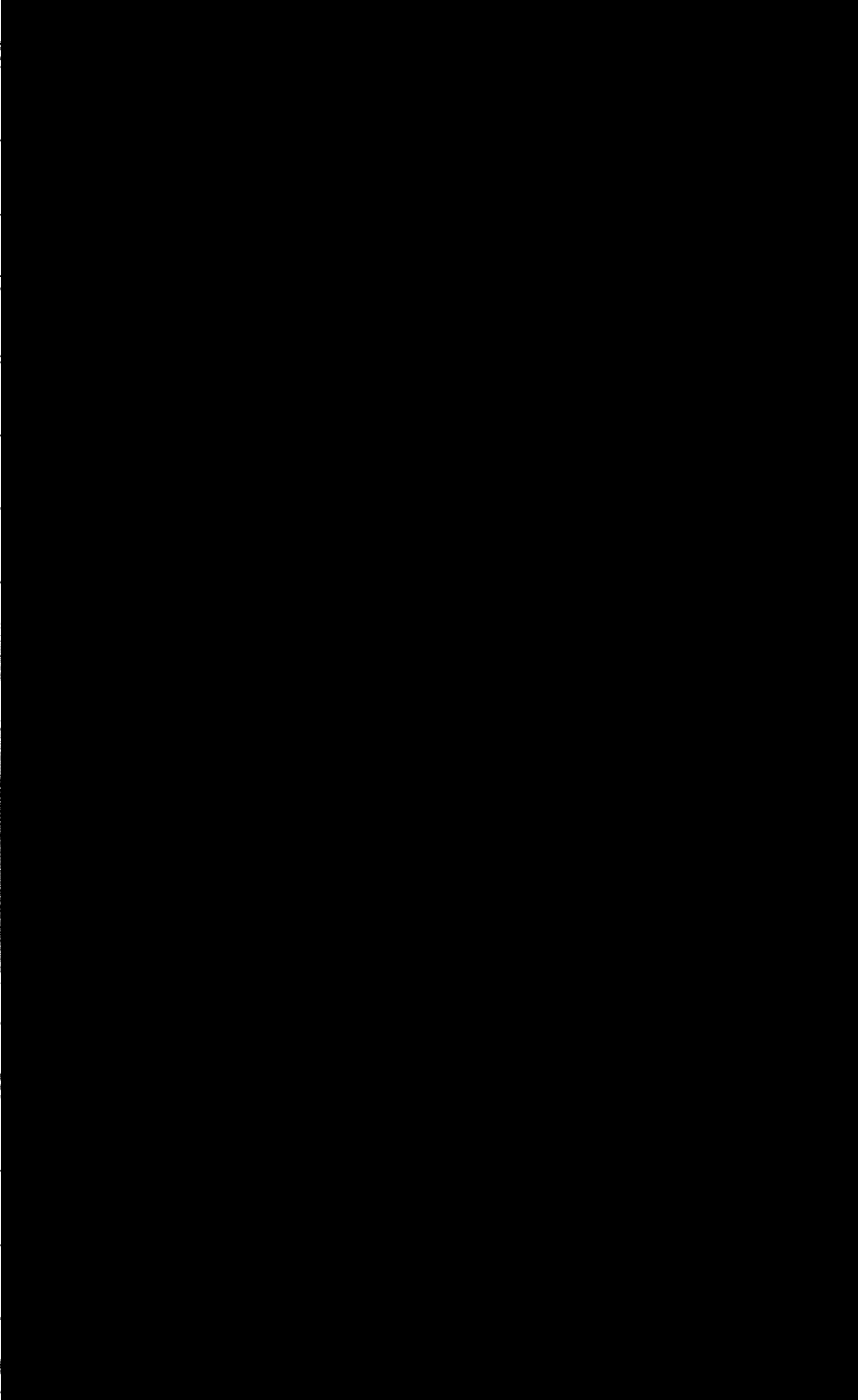

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
Michelle Fernandez		
Stephanie Suttie		
Monica Pozzi		
David Suttie		
Shannon Eidenkin		
Yaschia Garcia		
Juliana Gonzalez		
Robert Corona		
Mellie Alcaraz		
Rosita Nava		
Dulce Herrera		
Kristi Clark		
Maria Doria		
Amanda Gualter		
Deanne [unclear]		
Janet Lanza		
Tammie Walker		
USA News		
Dr. Gina deWet		

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
MARSHA LINDER WILSON		
JANET Paganini		
		
Antonio Rodriguez		
Silvia Pescio		
JOSE BARTOLOME		
Rick Cooper		
Noah Curiel		
Sally Tinderman		
LISA REIFERS		
PATRICIA ANN Selsor		
JACK N. A. Selsor		
ELIZABETH KING		
MACIND FLORES		
Christine Anderson		
ALAN HAGYARD		
Melissa Lim		
Mark Lavezzo		
Karla Casey-Jensen		

Petition To:

Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name
Adriana Idefonso
BALIZ L HEKAMID
MEGAN LAUGHBRIDGE
Zach Laughridge
Paul Bennett
PAULIA TANPOCO
Layna D'Ambrise
Suzie Ing
Siri KARLSTAD
Lauren Meanza
Randy Krider
Anna Krider
Maria Guadarrama
Beatriz Guadarrama
Liliana Espinoza
Patsy Garcia
LYNN RIMONA
Mitch FRAZER
Allison Tavziet

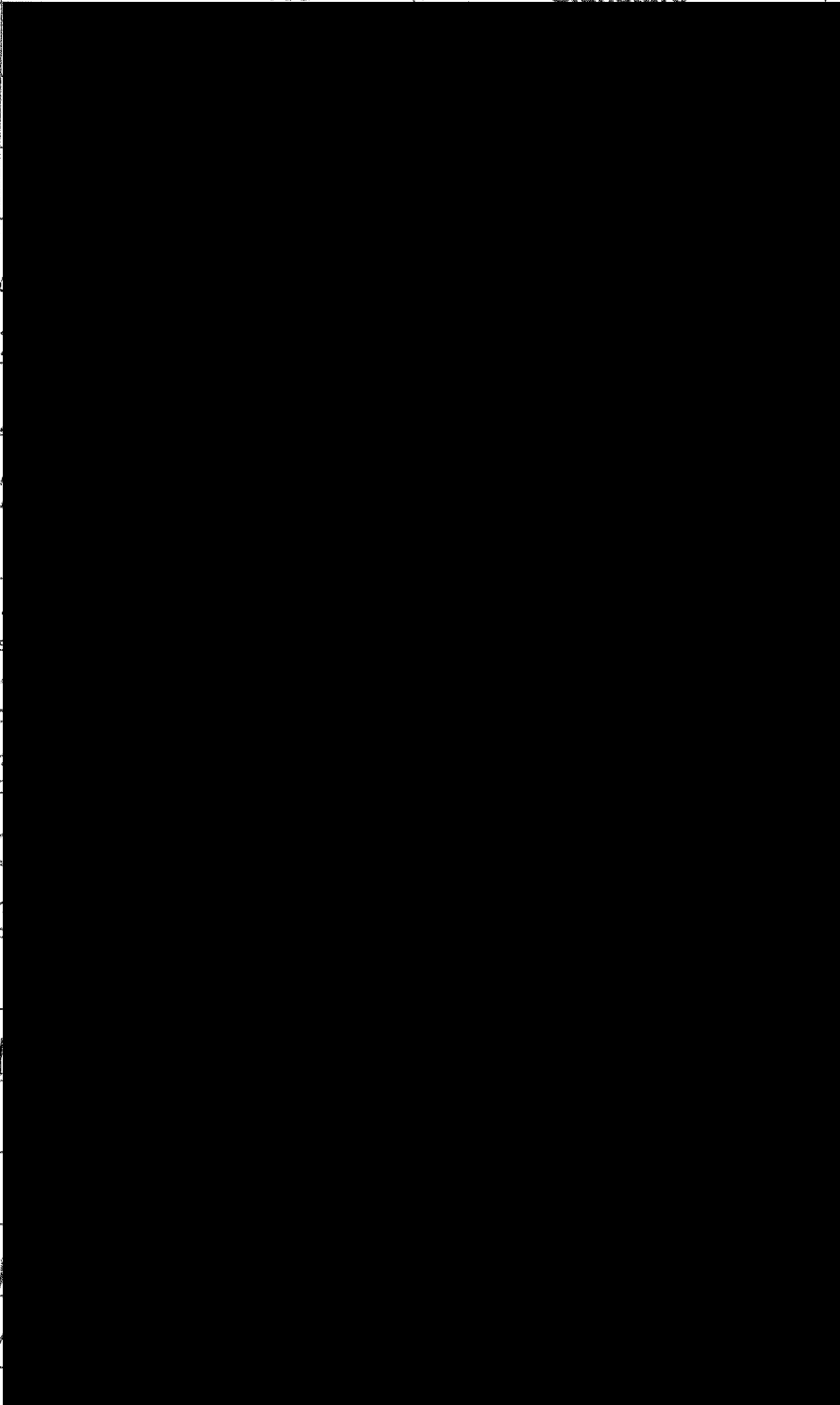
Petition To:

Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name
XAVIER TAUIET
John C. Braeco
Tania Gonzalez
Juan Garcia
Patty Banvelos
Jorge GARCIA
Patrick McCawley
Brenda Bishop
S.L. HEPPLE
S. Hepple
TERRY PIERCE
Yuliana Casas
Maryellen Bartolome
KATHRYN H COOPER
Kori Butler
KAREN M. HADLEY
Ruth Schalkwyk
Sally Hare
David Spieth
ETHEL M. VEGA

Petition To:

Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name	Street Address	Signature
Marco Guadarrama		
Inti Gonzalez		
Marcos Ahumada		
Marilu Neria		
Miguel Ayala		
Patty Ayala		
Cecilia Neria		
Claudia Hernandez		
Veronica		
Veronica Martinez		
Zaira Preciado		
Jose Preciado		
Xiria Preciado.		
Silvia Preciado		
MARIA AJAÑA		
Jesus Hurtado		
Diana Hurtado		
Emanuel Hurtado		
MARCO GUADARRAMA JR		

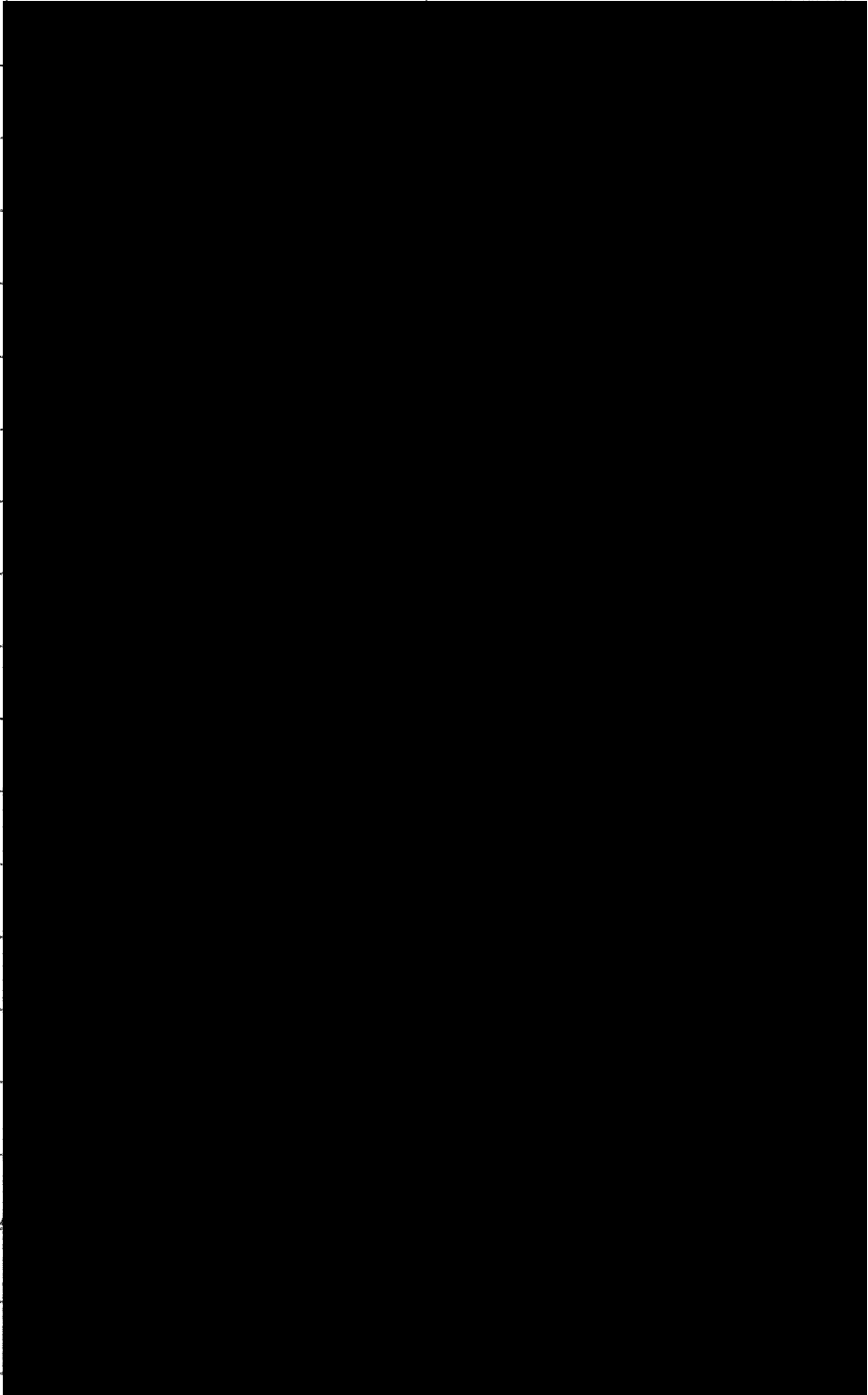
Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility**

Printed Name	Street Address	Signature
Justin Preiser		
Stacy Preiser		
Harvey F. SKEPST		
Kath Conney		
Christopher Morrison		
JOHN MORRISON		
William McGuire		
Geoffrey Wood		
Ellen Wood		
PAULINA BATTEGAZZORE		
PAOLO BATTEGAZZORE		
Cindy Paves		
Thom Paves		
Charles Kamins		
Teresa Kamins		
Aurora Kamins		
Cosmos Kamins		
Orion Kamins		
MARTY PERLIN		

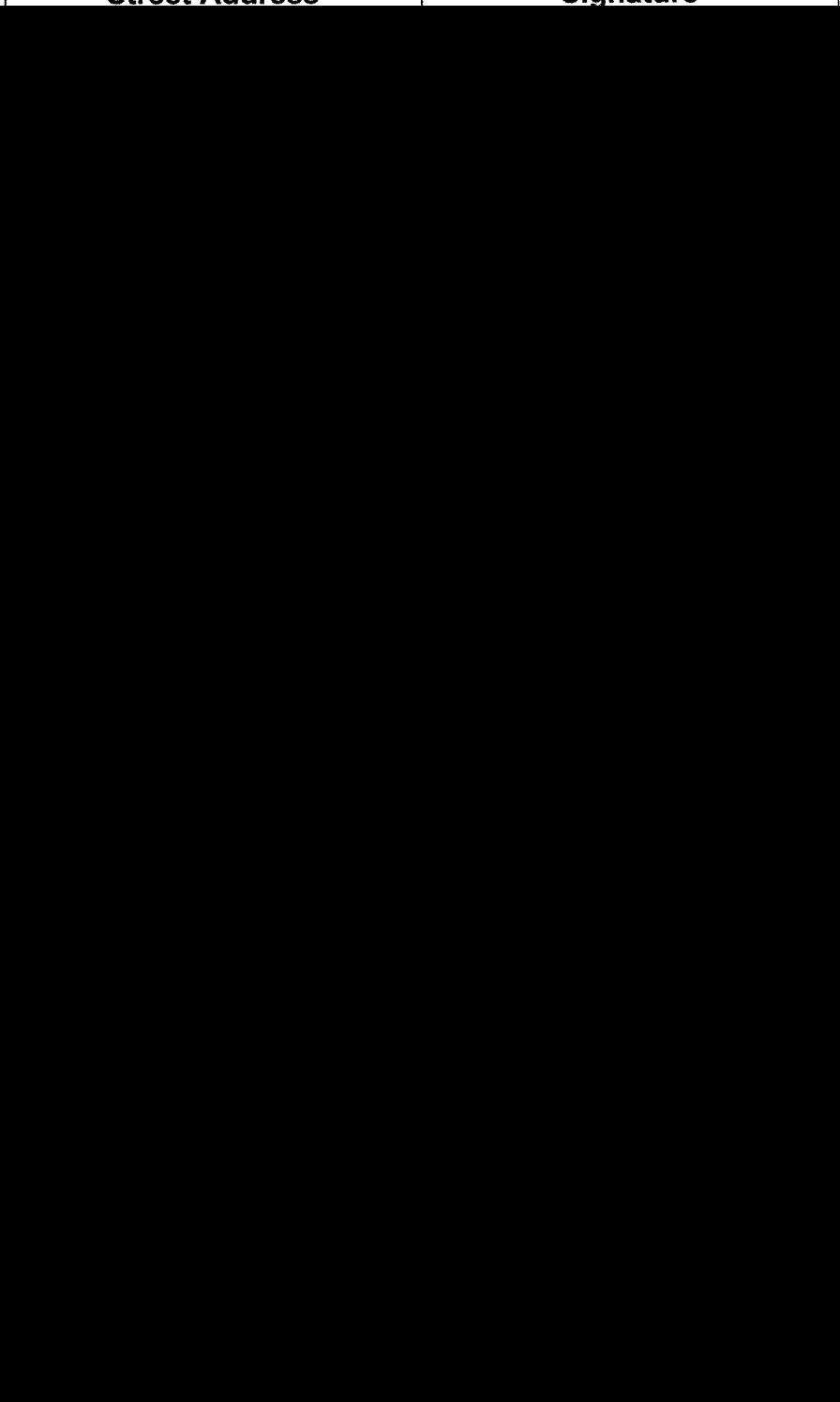
Petition To:

Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name	Street Address	Signature
Leonora Gonzalez		
Melissa Ortega		
Sean Grinnell		
Jaymee Avila		
Jenny Tarap		
Greg Vieau		
Lisa Bandel		
JAIME MITA		
Lacey McCormick		
SHAUN LAPOLLA		
Rhannon LaBella		
Melissa Gonzalez		
Michelle Magana		
Sivan Arnel		
Barbara Felsch		
DESI CAPAZ		
Bruna Nieri		
F. B. Giannuso		
Timothy Pat		

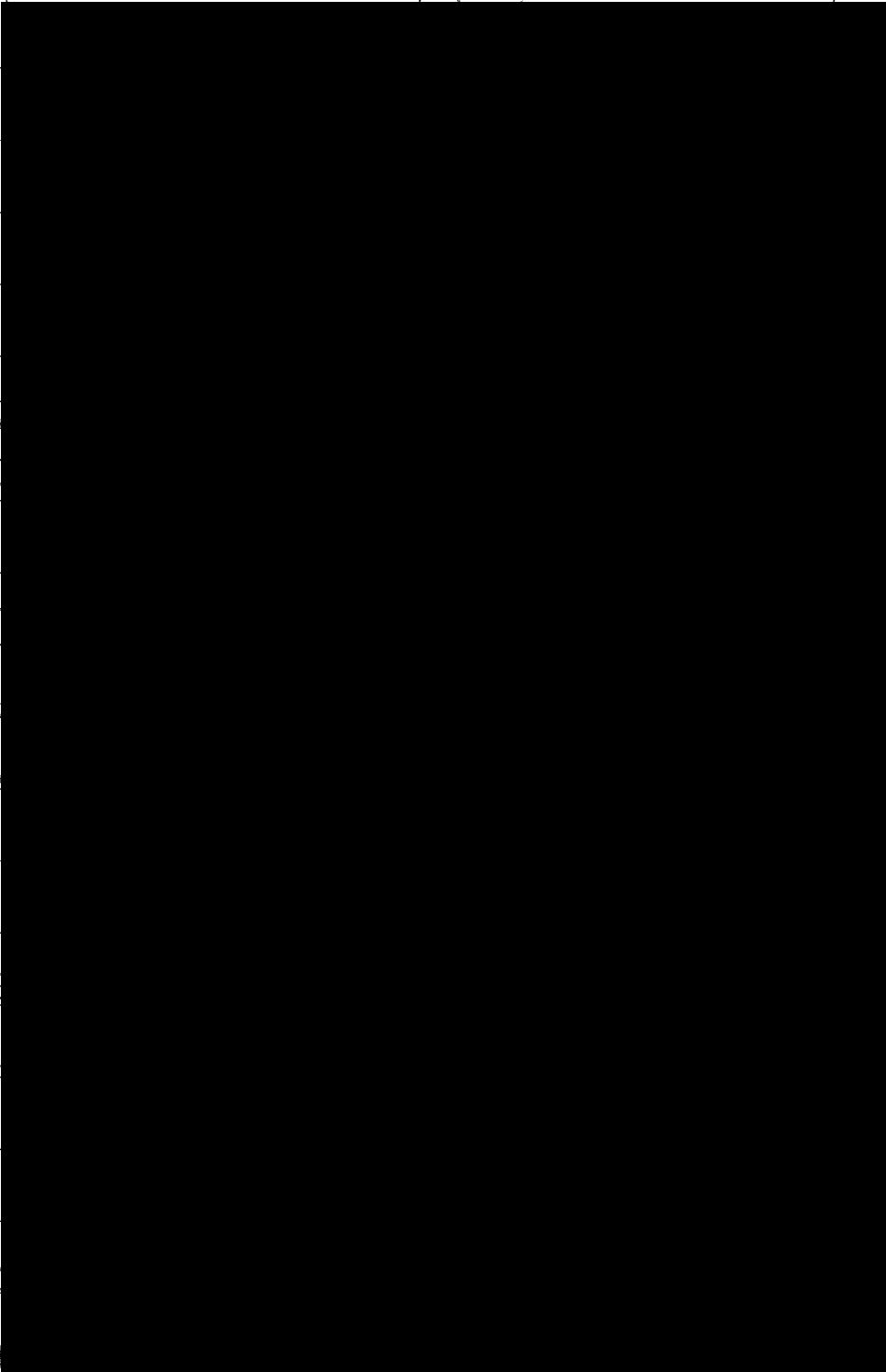
Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
Nancy Mohr		
TERRE HARRISON		
Carey Harrison		
Carmon Harrison		
Kristin Bria		
Eli Souza		
William Taylor		
Mary Smith		
Yvonne Chester		
Peter Mellencamp		
Kyle Altomare		
Sam Altomare		
ZHITAO QU		
DAVID ROSS		
DAVID P. MARRAS		
CHRISTINA MORA		
Phil Harrison		
Marlow Bruce		
June Wong		

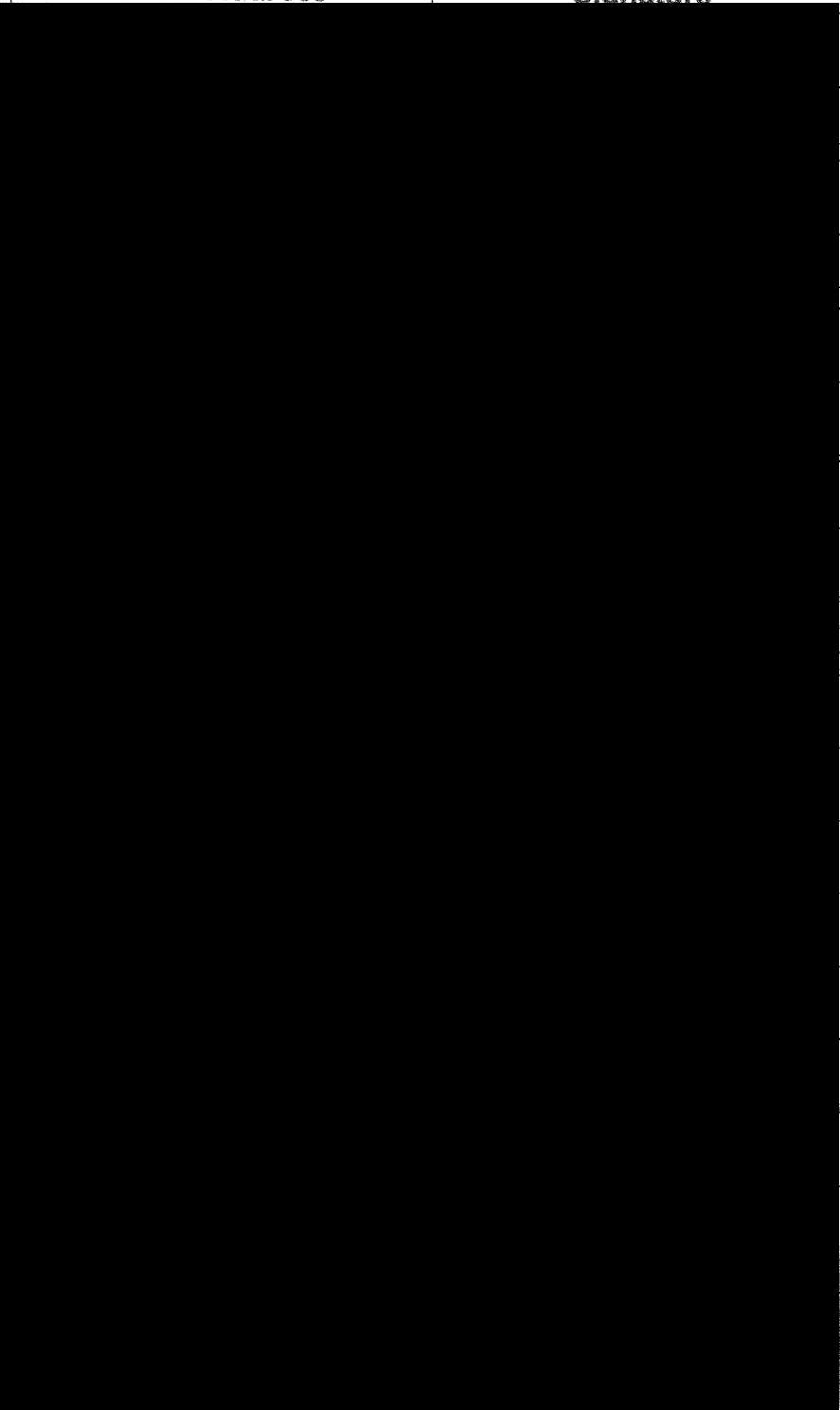
Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
ART MORGAN		
KATHLEEN MORGAN		
Lillian Cohen		
JANA COHEN		
FRANK McMANUS		
Simone McManus		
JAMES PUCKETT		
GARY THOMPSON		
Ralph Lipper		
Juliana Manubens		
Maria B. Manubens		
Ind. H.D. Tson		
James Maglio		
SANDY SCHNEIDER		
RON SCHNEIDER		
THOMAS NEY		
CASEY STONE		
Barbara Ohuska		
Steven Karp		

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
Eva Facey		
Stephanie Gibson		
Chell Christman		
Laura Alvarez		
Francisco Escure		
Ivan Hernandez		
Luis Tapia		
Dalila Sanchez		
Guadalupe Claudio		
Rafael MK N2		
Maria Gorman		
TONY GONZALEZ		
Andres Cantero		
Allison Mendez		
Junior Cartera		
Froylan Troche		
Pablo Toscano		
Alan Peña		
Claudia Ramirez		

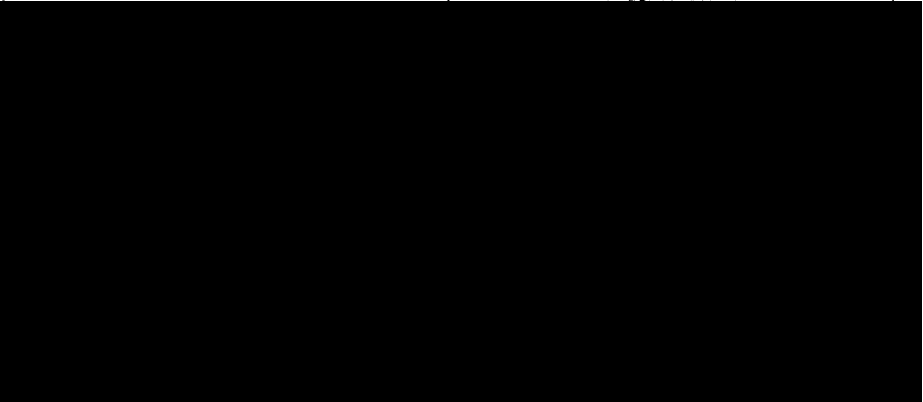
Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted
Living Facility Building**

Printed Name	Street Address	Signature
RONALD Puccinelli		
Patricia Puccinelli		
Lori McDonald		
Lee McDonald		
RICHARD B. CADY		
CAROLYN L. CADY		
Alan Jacquin		
DAVID LITZELMAN		
EARLE CRAIGIE		
TINA BUKALA		
ROSEMARIE VERTULLO		

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
CAROL FIUJ		
CHERIE SERICCA		
Maggie Allen		
Ken Allen		
LESLIE RUSSELL		

Petition To:

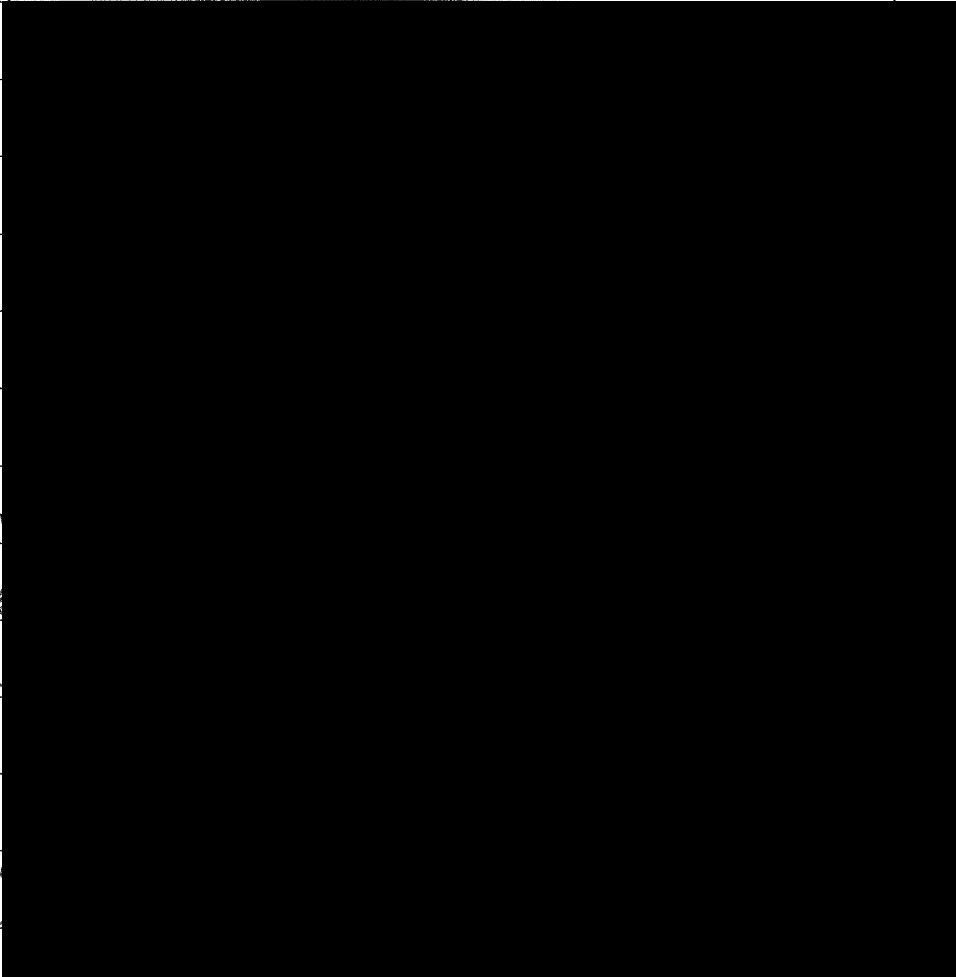
Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building

Printed Name	Street Address	Signature
Sandra ALVAREZ		
MARIO SCAUSE		
Ana Carina Rangel		
Alicia Ruiz		
Fernando Avila		
SUSAN C NISSEN		
Maura Postlethwait		

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

page 2

Printed Name	Street Address	Signature
FRANCIE WINNER		
GREG WINNER		
Rebbie Staats		
Donald Staats		
BERNARD OLMSTED		
DERISE COOK		
Steve Bowden		
Kimberly Bowden		
Veronika Sumbert		
David Gibson		
Danielle Gibson		
John & Janet Henders		

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
KARLA Lambertson		
Amie Caton		
Cecil Lambertson		
Nicole Steward		

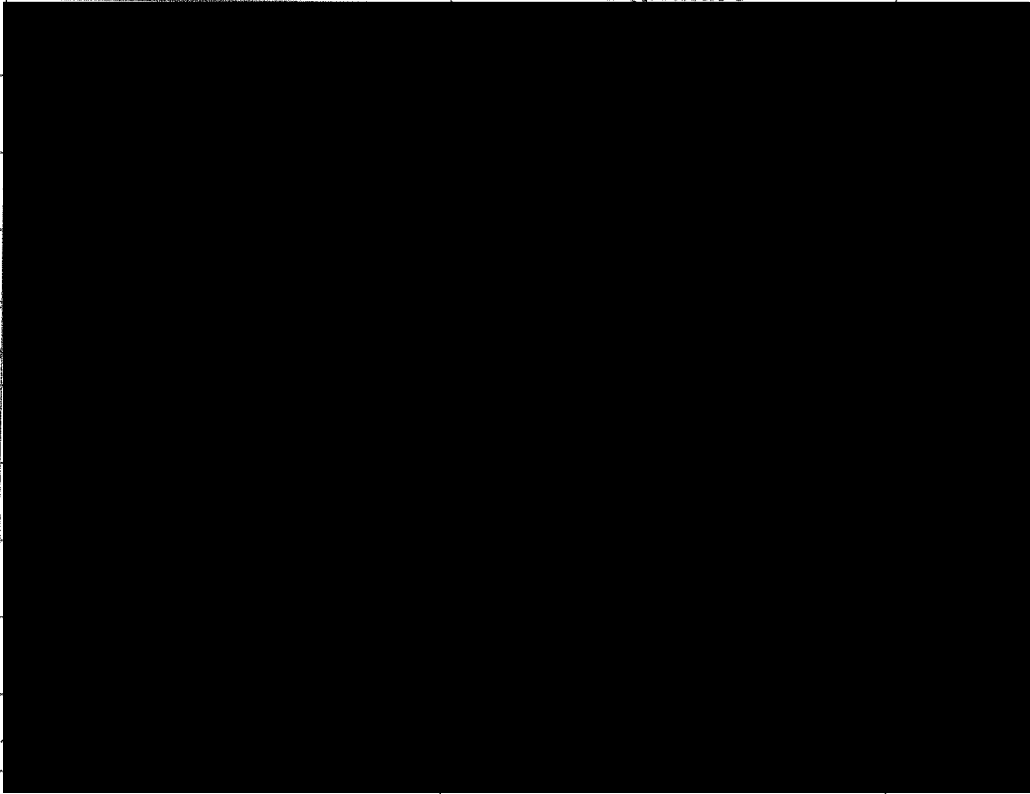
Petition To:

Object to Gasser Foundation's plans for Sunrise Assisted Living Facility Building

[illegible]

Petition To:

**Object to Gasser Foundation's
plans for Sunrise Assisted Living
Facility Building**

Printed Name	Street Address	Signature
CLAY PARKER		
CINDY ASPEGREN		
Mary Steinbocker		
Sandra Chastain		
DAVID G LITZELMAN		
Alan Jacquin		
TOM SUNDSBOL		
LISA REIFERS		
SALLY TIEDEMAN		
BRIAN DEWITT		

Petition To: Object to Gasser Foundation's plans
for Sunrise Assisted Living Facility Building

Printed Name

Address

Signature

Autumn Lake

Will Lake

Kim Demorey

Kathleen Henner

John Lawson

Katie Lawson

~~Sara Lytton~~

Sara Lytton

PS Lytton

Farah Ross

Christina Ross

ATTACHMENT 2

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 4th day of February 2020, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney