

**FINAL EIR ERRATA SHEET**  
**January 22, 2020**

1. Master Response #4

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

Comments were submitted expressing concern that the Project will cause an accumulation of trash. In support of these comments, photographs were submitted of trash and other debris at the Napa County Homeless Shelter. Evidence of trash and other debris at the Napa County Homeless Shelter does not provide any evidence of conditions that could occur at a multi-family housing project such as Heritage House. As such, no evidence has been submitted that the Project will contribute trash and other debris.

2. Master Response #5

A number of comments raised the concern that the west bank of Salvador Creek was unstable and actively eroding. Moderate to severe streambank erosion is impacting a 120-foot reach of Salvador Creek on the edge of the Heritage House property. This existing condition was noted in the EIR, and the project ~~design has accounted for it has been designed to protect the existing improvements (Heritage House) from conditions created by bank erosion.~~

Miller Pacific Engineering Group, by letter of January 21, 2019 to Burbank Housing Development Corporation, states that “active erosion is occurring along portions of the channel slope adjacent to the project site” based upon their observations and evaluation of the creek channel slope. They explain: “Areas of active erosion include two sections of the creek channel adjacent to the existing asphalt paved driveway and parking area at 3700 Valle Verde Drive (Heritage House project). One area of creek channel erosion extends for approximately 85 linear feet and is located adjacent to the most northwesterly portion of the existing asphalt paved driveway. A second area of erosion extends for approximately 100 lineal feet adjacent to the most southeasterly portion of the existing paved driveway.”

In the opinion of Miller Pacific Engineering Group, the private engineering firm helping the applicant design the project, “the most effective and practical approach to stabilize the creek channel slope and protect existing improvements at 3700 Valle Verde Drive (Heritage House project) without conducting any work in the creek

channel, is to construct a stitch pier retaining structure parallel to the creek channel." Figure 2.7-7 in the Draft EIR/EA depicts the 85-foot and 100-foot stitch wall recommended by the Miller Pacific Engineering Group. The environmental effects of installing the stitch walls, parallel but outside of the creek channel, were accounted for in the Draft EIR/EA.

Bank erosion is an existing condition and is not an impact created by the Project. Nonetheless, the Gasser Foundation has entered into Agreement No. 2009-91B with the Napa County Flood Control and Water Conservation District to Fund a Portion of the Salvador Creek Bank Restoration Project pursuant to which the Applicant granted the District funding to complete the Restoration Work (refer to Appendix B of the FEIR). As this restoration work is directed at addressing an existing condition, and would be undertaken to protect the property irrespective of whether the current proposed project is implemented, this restoration work is not considered part of the project description being evaluated in the Draft EIR/EA, and the environmental review addressing the restoration work was conducted by the District under its Stream Maintenance Program, and is reflected in the Cumulative Impacts analysis, see Section 5.0 Draft EIR Text Revisions.

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

### 3. Master Response #6

Several comments stated the if the project removes the deck of the old Zerba bridge across the creek that removing only the deck will most likely lead to a collapse of the

concrete wall on the eastern anchorage of the bridge. The comments also suggested that the bridge deck was the only thing supporting the severely eroded bridge abutments, and so a complete removal of the bridge will be necessary, which will impact the water during removal and redirect the flow of the creek waters with possible unintended consequences during heavy rains. These comments are speculative. No evidence has been submitted that “removing only the deck” will “most likely lead to a collapse of the concrete wall on the eastern anchorage of the bridge.”

#### 4. Master Response #9

The Project site is located in a FEMA designated special flood hazard area. Napa Municipal Code Section 17.38.060 requires all new construction to be elevated at least one foot above the base flood elevation. As a result, a hydraulic analysis was prepared by Schaaf & Wheeler in June 2019 (and revised in October 2019 and November 2019) to determine whether introduction of the proposed Valle Verde Apartment building, site grading, and other site improvements would result in flooding on- or off-site. The analysis was updated to reflect updated datum information. The study is based on the 100-year FEMA design storm, and accounts for the proposed site improvements that would occur within the mapped 100-year floodplain, and the changes in water surface elevations on the site and surrounding properties. The 100-year design storm is a statistical analysis of historic maximum flow and rainfall data in the Salvador Creek watershed.

#### 5. Response I.1 (page 41)

Response I.1: 79 parking spaces are being provided by the Project. 77 parking spaces are required by the Napa Municipal Code. and are determined by City staff to be adequate to meet the needs of the Project. (As indicated on Page 17 of the Draft EIR, Project Description, the Project is entitled to development concessions because it is a 100% affordable housing project consistent with State Density Bonus law. The Applicant is asking for a reduction in distance from public transit, as well as a concession from the covered parking requirement.

#### 6. Page 185

DELETE text which states that the Project is subject to Policy C-7. The Project is not subject to Policy C-7.

ADD text which states that the Staff Report includes information that analyzes the consistency of the Project with the Big Ranch Road Specific Plan.