



## Staff Reports Details (With Text)

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**File created:** 10/15/2019    **In control:** CITY COUNCIL OF THE CITY OF NAPA  
**On agenda:** 11/5/2019    **Final action:** 11/5/2019  
**Title:** Consultant Environmental Services for Heritage House & Valle Verde, a Proposed Continuum of Housing Project With 90 Affordable Apartment Units, Located at 3700, 3710, and 3720 Valle Verde Drive

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ATCH 1 - Resolution, 2. ATCH 2 – Amendment No. 2 to Agreement No. C2018-144, 3. EX A - Scope of Services

Date	Ver.	Action By	Action	Result
11/5/2019	1	CITY COUNCIL OF THE CITY OF NAPA	approved	Pass

**To:** Honorable Mayor and Members of City Council

**From:** Vin Smith, Community Development Director

**Prepared By:** Erin Morris, Planning Manager

### TITLE:

Consultant Environmental Services for Heritage House & Valle Verde, a Proposed Continuum of Housing Project With 90 Affordable Apartment Units, Located at 3700, 3710, and 3720 Valle Verde Drive

### RECOMMENDED ACTION:

Adopt a resolution authorizing the Community Development Director to execute a Second Amendment to the Services Agreement with David J. Powers & Associates, Inc. in the increased amount of \$122,893, for a total Agreement amount not to exceed \$349,809, to complete the Heritage House and Valle Verde environmental impact report and environmental assessment.

### DISCUSSION:

On July 25, 2017, the Peter A. and Vernice H. Gasser Foundation (Applicant), submitted an application for the development of the property located at 3700, 3710, and 3720 Valle Verde Drive (APNs 038-170-042, -043, and -046) with 90 affordable apartment units. Based on a subsequently submitted revision to the application received December 18, 2018, the Applicant proposes an income-restricted multi-family residential project which would rehabilitate the vacant Sunrise Napa Assisted Living Facility with 66 single-room occupancy (SRO) units, 33 of which include permanent supportive housing with on-site supportive services and property management (Heritage House). The proposed Project would also include construction of a new three-story multi-family apartment building with 24 affordable units (Valle Verde) adjacent to the proposed Heritage House development. Required

approvals associated with the Project include a Use Permit for the SRO use, Design Review Permit for both buildings, abandonment of adjacent right-of-way to accommodate the Project and a Lot Line Adjustment to combine 3 parcels into 2.

On April 17, 2018, the Council authorized the Community Development Director to execute a services contract with David J. Powers and Associates Inc. to prepare an Environmental Impact Report and Environmental Assessment for the Project to comply with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). The initial budget was not to exceed \$208,265 and included a contingency of \$18,651.

Since the contract was executed, an EIR/EA scoping meeting was held on August 20, 2018 and a Draft EIR was circulated for a 45-day public review period from July 23, 2019 to September 5, 2019. Approximately 430 comment letters were received on the document. A contract amendment is needed to increase the not to exceed amount to allow the consultant to address public comments and to complete the Final EIR. As presented in Exhibit A of Attachment 2, the proposed scope of work includes the preparation of an Environmental Impact Report (EIR) and an Environmental Assessment (EA).

The revised scope of work provides a schedule for completing preparation of the EIR and EA and a cost of services of \$349,809, with completion expected by March 31, 2020.

**FINANCIAL IMPACTS:**

DJPA's cost for completing the EIR and EA is \$349,809. All costs associated with preparing the EIR and EA are to be borne by the Applicant.

**CEQA:**

The Community Development Director has determined that the Recommended Action described in this Staff report is not subject to CEQA, pursuant to CEQA Guidelines Section 15060(c).

**DOCUMENTS ATTACHED:**

ATCH 1 - Resolution

ATCH 2 - Amendment No. 2 to Services Agreement (General) Environmental Consulting Services for Heritage House

EX A - Scope of Services

**NOTIFICATION:**

The Applicant and DJPA have been notified of this Agenda Item.