

Morris, Erin

From: CHRISTINE BUKALA <tbukala51@comcast.net>
Sent: Wednesday, September 4, 2019 12:19 PM
To: Morris, Erin
Subject: HERITAGE HOUSE VALLE VERDE PROJECT

[EXTERNAL]

Erin,

I am writing you today to voice my concerns about the EIR study done for the Heritage House Valle Verde project.

I attended the City Planning Meeting and learned I am not alone in my concerns. For the record here are the key issues regarding the EIR study:

1. The traffic study is completely erroneous. Taking a study during Memorial Holiday weekend May 23 through May 27 does not give an accurate reading of the traffic congestion we currently are experiencing. I am shocked there hasn't been a fatal accident on Villa Lane. The cars parked on both sides of the streets hinder the view of patients exiting the doctors and dental offices not to mention Synergy. I can't tell you how many times I have avoided being hit as cars pull out on Villa because they can't see the cross traffic. The four way traffic stop sign has helped some but cars still use Villa as a raceway. Adding more congestion will exasperate the current problem. Residents leave town before and during the holidays, traffic is always lighter.
2. I did not hear any mention in the traffic study of the proposed and approved Villa Lane extension to Sierra. Nor the fact that the farm is or in the process of being sold and the potential for more housing will be built in the farms place. City planning needs to look at the long term effects of traffic.
3. Mitigation of parking impacts caused by the project will result in losing valuable on-street parking. The Silverado Creek Apartment residents and/or guests currently park on Firefly and Walkabout. Our streets are looking like parking lots instead of single family homes. Postal workers will not deliver mail when cars are blocking the mail boxes as it stands now!!
4. EIR report stated 40 trees will be removed. Of these 11 or 12 native trees will be cut - woodpeckers as noted are an endangered species. What happens to these birds when the trees are gone? How will the removal of these trees affect runoff into Salvador Creek? Will this cause more flooding? How about the habitat in the Creek and Napa River? They are already at risk because of the cigarette butts found in the creeks. Trees clean the air and remove carbon dioxide, they cool our streets, are habitats for wildlife, and provide a barrier to noise. What are the long term effects?
5. EIR report stated the Creek rises only a foot. During rainy season I have seen massive flooding on the bridge by Garfield and end of Villa Lane. You could not cross the bridge to Garfield. There is probably a 4-5 foot drop from the bridge to the creek and water was overflowing to the path. This does not add up. What is the date when flooding was measured?

6. EIR report does not measure the social effects as it is viewed as two separate entities. I disagree, they must go hand in hand. The safety of our community must be first!! How can City Council and City Planning in good conscience put children, elderly and its residents of Southeast Vintage at risk with this proposal? This is destined for failure! Guidelines for necessities according to NPLH are not being met. So we change the rules??

I am not opposed to homeless housing. I am opposed to its locale as it is set up to fail, not succeed. I worked in the Corporate world for 26 years. We had a saying "Ask for forgiveness, not permission". This is without a doubt, not a time to heed those words. Once that boat has sailed, there's no going back and a lot of people will be negatively impacted by this decision. Thank you for listening and your consideration in this matter.

Sincerely,

Christine Bukala

51 Summerbrooke Circle