

**Morris, Erin**

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**From:** Clay Parker <cmptelcom@sbcglobal.net>  
**Sent:** Wednesday, September 4, 2019 2:40 PM  
**To:** Morris, Erin; Pease, Kathy; sevna2345@gmail.com  
**Subject:** Heritage House Issues

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**[EXTERNAL]**

The recent meeting of the City of Napa Planning Commission to present an EIR for the proposed Heritage House facility on Valle Verde was attended by a number of nearby residents. About 15 people spoke at the meeting to express opinions about the report findings and some issues not addressed in it. A statement was made by the Commission that no consideration of social or economic influences was included in the report. There are, however, several factors which should be addressed and should be included in any findings prior to approval of any direction to proceed with the facility. If the Commission considers projects on a "one-off" basis and not consider the effects that may affect a surrounding area then it is questionable as to the overall care/concern of other residents. The current EIR does consider factors outside the physical property such as distance to the nearest bus stop and asking for a variance for that aspect. Another variance asked for goes against city code in the lack of covered parking and assuming parking can be considered outside the physical property in the neighborhood.

Further, there is no consideration for the safety of existing citizens in the area. Many students go by the property on their way to school and there is an elderly community in the nearby area. There is no mention of their safety given the proposed population of the facility in the report. That is not acceptable and needs a solution prior to proceeding with the development.

There is no mention in the report about the opening of Sierra Avenue from Highway 29 to Villa Lane and increase of traffic there. It is bound to increase, especially with the development of some 60 units in the existing "Vintage Farm". There is only a stop sign at the corner of Valle Verde and Trancas plus one seemingly unmanaged traffic light at Villa Lane and Trancas. How does the city plan to bring acceptable Level Of Service per city standards to those intersections including the Sierra Avenue extension?

The entire EIR is in question given all the factors not considered and should not proceed without total resolution for the issues given by the local community.

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