

CHRISTY ROBERTS  
59 SKIPPING ROCK WAY  
NAPA, CA 94558

Erin Morris/Kathy Pease,  
Planning Department, City of Napa  
1600 First Street  
Napa, Ca 94559

RE: Valle Verde Heritage Village

Dear Ms. Morris and Ms. Pease.

This letter serves to respectfully request Napa Planning recommend denial of this project for the following practical reasons:

1. The project does not conform to the area. This is an area with residential families, churches, school, little league park, and light offices. Providing housing for the homeless housing where there are no real accessibility to City Services. Nob Hill Grocery, Jamba Juice and Synergy Health Club are not typical services where people transitioning would frequent. They should be closer to downtown where support services are available, especially if transportation is an issue for these folks.
2. Proposing this type of housing near following nearby family, children and teenage congregation locations, that are not suitable whatsoever. Note the following distances:
  - Garfield Ball Park at little over 500 feet away.
  - Day Care Center a little over 500 feet away.
  - Vintage High School little of 600 feet away, 1800+ students.
  - Senior Care Facility is a little over 300' away.
3. The proposed facility would be adjacent to a walking trail, in some areas isolated to one the largest and very well-kept subdivisions in Napa, Villa Lane. Placing this facility adjacent to a trail where families take their children to ride their bikes, elderly walk their dogs, women jogging alone, including myself often, along the trail, in the evenings and early mornings, would be more at risk to these more vulnerable people using the trail. Again, this subdivision houses a high number of seniors who use the trail to walk. If safety becomes an issue for them and they are not able to walk on the trail, then many of these Seniors health would be at risk.

As a solution for the abandoned property, subsidized housing for Nurses/Hospital Interns, Traveling Nurses, and Support Staff for the Queen of the Valley Hospital. Currently, housing in Napa has become very expensive and most of the Queen staff cannot afford to live in the area and/or nearby the hospital. An excellent solution is if the City, Queen of The Valley Hospital, and possibly even the County, would help subsidize housing to support Queen's Employees as their services provide a vital support to our community. This will also reduce the congestions along the heavily traveled Trancas St. as many these employees could walk/ride bikes to the hospital and alleviate traffic on the heavily traveled street.

Thank you in advance for your review of my letter and consideration to Project denial.

Sincerely,



Christy Roberts  
(Property Owner: 59 Skipping Rock Way, Napa, CA 94558)

cc: Rosemarie Vertullo, Chair Southeast Vintage Neighborhood Association