

**Morris, Erin**

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**From:** Paul Kaump <pskaump@gmail.com>  
**Sent:** Wednesday, September 4, 2019 3:11 PM  
**To:** Morris, Erin; Pease, Kathy  
**Cc:** Rosemarie Vertullo  
**Subject:** Draft EIR for Heritage House Valle Verde Project

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[EXTERNAL]

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**ATTENTION : ERIN MORRIS & KATHY PEASE:**

Dear Erin and Kathy,

There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on our residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and these issues have been pointed out to you in detail in our Southeast Vintage Neighborhood Association objections so we will take this opportunity to add our concern and objections and highlight the issues once again that are of concern to our family.

- We are very concerned about the negative impacts this intensified use will have on the Salvador Creek ecosystem and traffic congestion in an already traffic-congested area more specifically:
  - The traffic study that was part of the EIR is seriously flawed. Due to the timing of the study, there was likely a serious under counting of actual traffic.
  - The traffic study did not take into account the cumulative traffic impacts with future influences such as the already approved extension of Sierra Avenue from Highway 29 to Villa Lane and the development of the school district property referred to as 'Vintage Farm.' We encourage you to personally observe the actual current traffic issues on Villa Lane between Trancas and Firefly on any weekday during normal business hours. This is currently a very congested and highly unsafe area do to restricted visibility of traffic leaving the numerous medical offices. The impending already approved developments in this area will only make a hazardous situation worse with the proposed development.
  - Mitigation of parking impacts caused by the project — there is no room or available space on Firefly. It is now virtually 100% occupied with parked cars at any given time. What does the city intend to do about this situation?
- What are the City's standards for local streets? Hasn't the City already approved variances for previous developments (that affect the neighborhood), to local street standards such as reduction in width on Firefly east of Villa Lane, no sidewalks west of Villa Lane and shorter driveways? How will the EIR address these cumulative impacts?
- All together more than 40 trees will be cut down. How will this affect the surface water absorption, runoff into the Salvador Creek system contributing to increased risk of flooding?
- 11 or 12 native trees need to be cut – What happens to birds and woodpeckers? Woodpeckers are endangered species.
- How will the loss of trees affect temperature or other weather conditions? (On significantly hot days, shade and transpiration reduce the temperature by some 10 degrees). National Aeronautics And Space Administration (NASA), National Oceanic and Atmospheric Administrations (NOAA) and other scientific

agencies named 2016 as the warmest year recorded. NOAA has just released a report that July, 2019, was the hottest July ever recorded.

o <https://www.noaa.gov/news/july-2019-was-hottest-month-on-record-for-planet>

- Flooding – It was said water only goes up a foot. It can go higher during the rainy season. When was study done? If done in the summer or after the rainy season, there is a flaw in this study.
- How will the elevation of the West side of Salvador Creek effect those who live on the East side or those downstream of this site?
- There are environmental issues involving Salvador Creek and the surrounding areas- nuisances such as public urination, defection, abandoned shopping carts, public intoxication, loitering, residents of the project who are danger to themselves, others or gravely disabled, trash, litter (including needles, drug paraphernalia, tobacco or drug use outside of the facility in public areas as well as the risk to wildlife ingesting discarded cigarette butts that have been shown to be lethal to animals and aquatic life ). There are children who live in the area who will be at risk for coming in contact with these nuisances. These children will be at risk of coming in contact with sex offenders as well.
- Grocery stores and shopping for other necessities are between 0.6 and 0.8 miles away. This doesn't comply with NPLH guidelines of less than 0.5 miles. What is the city going to do about this? Also, it is too far especially during rainy season and heat waves, a negative impact on human activities. How will this be addressed.
- Distance from Housing to Public Transportation to extend it to 1500 feet. This is too far during rainy season or heat waves. How is the city going to handle this situation? Public transportation cannot enter private property to turn around. So what is the solution?
- There is limited access to homeless outreach programs which are centered in South Napa and nearest bus stops are a long way - beyond stated limit and there is also infrequent service. How is the city going to remedy this?
- November 2018 Fremont Project visit - doesn't include NPLH residents. Are the city planners going to visit a facility that includes No Place Like Home residents?
- Zerba bridge deck removal puts piers and retaining wall stability on the east shore of Salvador creek at risk of collapse into the creek. What does the city plan to do to deal with this situation?
- Creek bank stability issues with the severely undercut creek bank puts the paved area behind the building at risk of collapse. Does the City have a remedy for this?
- There are no nearby recreation facilities for the residents.
- There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door.
- There is a history in Napa of neighborhood problems near other homeless facilities - Cope Center downtown closed due to neighborhood issues. Has the city compared this to potential problems with Heritage House?
- Physical effects need to go hand in hand with social effects and safety for the surrounding community. Social effects and safety were not measured. We support caring for our homeless people. However, it is an equal moral imperative of our government and its leaders to protect residents, families, children, and businesses in our neighborhoods from harm. Is the city planning on measuring the very crucial and important social and safety effects on the people in the surrounding neighborhoods? If not part of the EIR, it should still be measured.

Thank you for your consideration of these objections and we ask you to reject the proposed plans for this development.

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