

Baring, Patricia

Subject: FW: Heritage House project

From: William McGuire <wingmate@sbcglobal.net>

Sent: Wednesday, August 14, 2019 5:01 PM

To: Morris, Erin <emorris@cityofnapa.org>

Subject: Heritage House project

[EXTERNAL]

Erin,

We would like to express our opposition to the Gasser Foundation's plans for the old Sunrise Assisted Living facility in regards to their plans to avail themselves to the funds of the No Place Like Home Program (NPLH). Specifically, we're concerned about the effect that housing 33 chronically homeless individuals with identified emotional and mental issues will have on our quiet neighborhood.

Although the Gasser Foundation has tried to reassure us that they will pre-screen applicants and will endeavor to control any unsavory behavior by them, there is no way their actions off the property can be monitored. That is my chief worry. I do not want my wife, myself or my grandchildren to have unwanted confrontations with people with known sociological issues while we are trying to enjoy the area behind our house and along the trail and sidewalks.

In addition, we do not believe this project meets the requirements set out by the program for proximity to shopping, recreation, support care or transportation. The program requires that shopping be within 1/2 mile but the nearest grocery stores (Knob Hill and Lucky) are each 6/10 of a mile away. This may not sound like much further but it becomes an issue when one is pushing a grocery cart in the rain or on a very hot day - each way. The nearest bus stop is also beyond the limit required with the NPLH program guidelines and, apparently, a request for a variance has been made. Further, there are no recreation facilities nearby for either the residents of the Heritage Building nor for any of the current neighbors with the exception of the residents of the Shelter Creek Condominiums. The only recreation area for the tenants of the Heritage Building will be the interior courtyard which is too small to allow all the tenants to utilize it in a group function. The onsite support care proposed by the Gasser Foundation will only be available during normal working hours leaving the potentially unstable tenants free to roam the neighborhood during the rest of the day and night.

Further, the creek bank of Salvador Creek behind the building is unstable and has been collapsing into the creek bed for several years due to significant erosion following heavy rains. The creek bank is already beyond vertical undercutting the western side behind the building. Salvador Creek has been identified as supporting endangered species of fish life and a collapse of the creek bank would lead to a significant impact on the quality of the creek. The project envisions removing the deck of old bridge across the creek but that will most likely lead to a collapse of the concrete wall on the eastern anchorage of the bridge. It also appears that the only thing supporting the severely eroded bridge piers is also the bridge deck so a complete removal of the bridge will be necessary which will impact the water during removal and redirect the flow of the creek waters with possible unintended consequences during heavy rains.

There is much need for low income housing in Napa and we feel that the use of the Heritage Building as housing for low income people would be a better use of the property for the tenants and the neighborhood.

Please advise the Planning Commission members of our concerns.

Thank you,

Bill and Geri McGuire
2125 Ranch Court
Napa, CA 94558