

From: [Pease, Kathy](#)
To: [Natalie Noyes](#)
Subject: FW: Heritage House Valle Verde Project Draft EIR Comments and Questions
Date: Tuesday, September 03, 2019 8:26:35 AM

From: Rosemarie Vertullo <sevna2345@gmail.com>
Sent: Saturday, August 31, 2019 12:18 PM
To: Pease, Kathy <kpease@cityofnapa.org>
Subject: Heritage House Valle Verde Project Draft EIR Comments and Questions

[EXTERNAL]

Dear Kathy,

There are many neighborhood concerns about the Heritage House Valle Verde Project and the impact on the residents and businesses of the surrounding area. The draft EIR contained several points that are flawed and we are requesting that the following questions be addressed in the EIR.

- 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. The study was done during peak AM and PM hours and done during Memorial Day holiday weekend on May 23 the Thursday before Memorial Day and May 27, which is the actual Memorial Day Holiday. We believe that this resulted in an undercount of the actual impact of traffic generated by this project will cause. Additionally, there is traffic on Valle Verde and Villa Lane all day long during weekdays because of the number of medical and dental offices where patients are coming and going. What does the city intend to do about doing another traffic study during realistic times?
 - 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.' What does the city intend to do about this?
 - Mitigation of parking impacts caused by the project - There will be a loss of on-street parking at the end of Valle Verde. Where do these dozen or so people park their cars each night? It was stated that overflow can park on Firefly – 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? What measures will be undertaken to minimize loss of habitat for native species and slow, dangerous flooding in the vicinity of the Salvador Creek and Napa River? Does the city have a means equal to that of the tree?
- 11 or 12 native trees need to be cut – What happens to birds and woodpeckers?

Woodpeckers are endangered species. What happens when the birds return in Spring and the trees are gone?

- 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.
 - <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. What does the city plan to do about flooding of the surrounding area as a result of the cumulative effects of development?
- 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, defecation, 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. How is the city going to address these issues?
- 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. Has the city got a remedy for this?
- There are no nearby recreation facilities for the residents. How is the city going to handle this?
- There is potential for trespassing on the property of Shelter Creek Condominiums since it is an attractive place to hang out next door. How does the city plan to deal with complaints?

- 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? If so, what is to be done about it?
- 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.

Please get back with me with the Planning Commission's response. Thank you.

Sincerely,
Rosemarie

Rosemarie Vertullo, Chair
Southeast Vintage Neighborhood Association
P.O. Box 3034
Napa, CA 94558
sevna2345@gmail.com
(707) 363-1577

Residence:
103 Summerbrooke Circle
Napa CA 94558