

Morris, Erin

From: William McGuire <wingmate@sbcglobal.net>
Sent: Wednesday, September 4, 2019 4:59 PM
To: Morris, Erin
Subject: Gasser Foundation proposal for the Sunrise Assisted Living Facility
Attachments: Napa City Planning Commission 9-4-19.docx

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[EXTERNAL]

Ms Morris,

Please find attached my concerns about the Gasser Foundation's plans for the end of Valle Verde Lane.

Thank you,

Bill McGuire

September 4, 2019

Napa City Planning Commission,

I have several concerns about environmental issues surrounding the Gasser Foundation's intention of transforming the existing abandoned Sunrise Building at the end of Valle Verde into a single room occupancy complex to house chronically homeless individuals as defined by the No Place Like Home (NPLH) Program.

My concerns begin with the targeted homeless population as stipulated by the NPLH document. The NPLH program stipulates that the targeted population will be "adults with serious mental illness" including persons "at risk of requiring acute psychiatric inpatient care." Since these tenants "shall not be required to maintain sobriety, be tested for substances, or participate in services or treatment", the potential for substance abuse paraphernalia littering the neighborhood is a significant concern of my neighbors and me.

The NPLH requirements state that there must be shopping and transportation within a reasonable distance which has been defined as ¼ mile for shopping and 1350 feet for transportation. The nearest grocery stores (Knob Hill and/or Lucky) are both 6/10 of a mile away. The nearest bus stop is approximately 1500 feet away. Both of these become a major issue when the weather turns rainy or very hot.

Another requirement of the NPLH Program is that there be recreation nearby. There are no recreation facilities within ¾ mile other than the small interior courtyard.

Salvador Creek presents numerous environmental issues. Over the years, the creek has scoured the creekbank on the west side of the creek behind the proposed Heritage Building severely undercutting the creekbank. Several trees have fallen into the creek and several others are destined to do the same. The undercutting of the creekbank seems to put the stability of the paved drive and parking behind the building at risk of collapse into the creek. It appears that large fire apparatus negotiating a turn around the south end of the building would come perilously close to the edge of the undermined paved area. The inclusion of a dozen parking spaces behind the building compromises the space needed to effectively access rear of the building in the event of a fire. They should be removed from the plan.

The proposed removal of the bridge deck of the Zerba Bridge over the creek seems to present other potential problems. Due to creek bed scouring, the bridge piers appear to be supported only by the bridge deck and removing the deck would jeopardize the stability of the piers. Also, the abutment at the east end of the bridge is already collapsing into the creek. It appears that removing the deck could allow the concrete retaining wall to topple into the creek as well.

Salvador Creek has been identified as a habitat for endangered species of fish. With a lack of recreational facilities for the tenants of the Heritage Building, the creek is put at risk of human encroachment and resulting degradation of the quality of the creek.

Along with other nearby neighbors, I am concerned with noise issues resulting from the influx of several dozen individuals with no place to relax and get out other than hanging out in the creek environment, the bike-path bridge and the walking paths.

Security lighting on and around the Heritage House is of concern to nearby residents as well since it leads to greater addition to our already overly bright light pollution problems.

And, finally, but no less of an issue, is what remedies are there for the dozen or more cars that are parked most nights on the end of Valle Verde that is slated to become parking for the Gasser proposal? Firefly Lane is already filled with cars every day and night.

It appears to me that there are many issues with the proposal by the Gasser Foundation that make it a poor choice for this location particularly for the chronically homeless with serious mental issues.

Thank you for addressing my concerns,

Bill McGuire
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