

April 4, 2016

Brian Bordona, Supervising Planner,
Napa County Planning, Building & Environmental
Service Department
1195 Third St., Second Floor
Napa, Ca. 94559
WaltRanch@countyofnapa.org

RE: Walt Ranch Development Project Final EIR

Dear Mr. Bordona,

My name is Jeff Roberts and I live at 111 Ridgecrest Drive, Napa California. I am concerned for the safety of residents during the construction period for the Walt Ranch Project. The proposed access to the project is through the only entrance to our community by way of State Highway 121.

The proposition of heavy equipment traffic and over one hundred and fifty construction related trips daily over the course of a projected four year period is unsafe. The main entrance has a bus stop where students gather daily. A school bus must pick up and drop off children every school day. The proposition of excessive traffic at that entrance poses a threat to any child or adult that may be injured by drivers that are unfamiliar with the area. The traffic congestion with construction related vehicles daily poses not only a safety threat, but an undue burden on residents coming or going from our community.

This northbound access from SR 121 does not have a turn lane from the highway and will create a safety hazard by traffic being backed up while the left turn onto the property is being negotiated. There have been proposed alternate accesses to the construction project that are in place but undeveloped. These access points are on the construction site. They are directly connected to SR 121. The argument against using these alternative routes is, that using this access is more convenient. This may be true, but at what risk. I ask you if your children were using that bus stop and riding the bus daily for school, would you not be concerned as well. If there were even one unfortunate accident and it was in your power to prevent it by not allowing construction access at that entrance how would you feel? I know that everyone would ask could this have been prevented. The answer is yes. It was preventable but less than convenient for the construction project.

There is an alternative to using this access point. I urge you to not allow this project to endanger our children and residents with an unwise and unsafe decision to permit construction and worker traffic to use the only entrance and exit to our community. If there is an accident, it will reflect back on this decision and the ability to do what was possible to prevent it. Please respond back to my concerns with a reason why the bus stop location and resident use has not been considered enough of a safety issue to stop construction related traffic from using the only entrance and exit to Circle Oaks.

Respectfully,
Jeff Roberts