

April 3, 2016

Brian Bordona, Supervising Planner
Napa County Planning, Building & Environmental
Service Department
1195 Third St. Second Floor Napa, CA 94559

RE: Walt Ranch Vineyard Development Project Final EIR

Dear Mr. Bardona,

My name is Lynna Roberts. I live in Circle Oaks at 111 Ridgecrest Drive, Napa California. I am concerned for the health and safety of residents during construction and business there after with the Walt Ranch Project.

Four years of construction will bring heavy equipment on Circle Oaks roads. Afterwards with vineyard production, heavy gondolas will travel our neighborhood roads. At the entrance to Circle Oaks off of Hwy. 121/Monticello is a school bus stop where children and parents gather. Huge trucks coming off and on to the highway endangers lives.

Another threatening factor is if our roads that are insufficient to bear the weight of such traffic fail in any critical area it could impede the only entrance and exit for emergency vehicles. And when these roads fail, our water (and sewage) pipes are below. In the event of a fire, there would not be access to water during the duration of repairs.

Another safety factor to be considered is that Circle Oaks has few sidewalks. Residents walk in the streets. There is no place to move off the side of the road to avoid large construction equipment. The County must be responsible for the welfare of Napa Valley residents.

The Walt Ranch has access to their property from Hwy. 121 within a short distance from the Circle Oaks entrance. The use of that entrance would be a safer and more responsible entrance for their project.

These endangerments are a serious concern and must be responsibly considered by our County Officials.

Thank you for your attention,

Lynna Roberts
111 Ridgecrest Dr.
Napa, CA 94558