

**Frost, Melissa**

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**Subject:** FW: Kenzo Estates, Permit 03513-UP

Planning Commission Mtg.

**From:** L & L Carr [<mailto:carr4x4@gmail.com>]

**Sent:** Tuesday, September 20, 2016 12:47 PM

**To:** Gallina, Charlene

**Subject:** Kenzo Estates, Permit 03513-UP

SEP 21 2016

Agenda Item # 9A

Dear Ms. Gallina,

We are writing regarding the expansion of Kenzo Estates. We do NOT agree with an exception being made to the installation of a left turn lane on Monticello Road into Kenzo Estates. This is also known as Highway 121, and visitors who are unfamiliar with the road will not realize that a car might be making a left turn in front of them. Those visitors unfamiliar with the area could suddenly stop to make the left turn without using their signal light and a following car could easily rear end that turning car. The second car might be unaware that they can swerve to the right into the turnout.

I drive that road several times a week and my two kids drive to Napa Valley College daily. When we moved to Circle Oaks 16 years ago, there was very little traffic on Highway 121. But as with everything else in Napa County, expansion has led to an increase in traffic. Commute traffic has developed over the last 6-10 years in the morning and afternoon due to people from Fairfield using Wooden Valley Road. There is still also significant boat trailer traffic on the weekends. None of us like to drive during commute hours, but many times we have no choice.

That crest of Highway 121 is an area where cars speed up to pass other cars that use the turnouts in front of Kenzo. I have personally faced an oncoming truck in my westbound lane trying to pass a car over the crest in front of Kenzo who did not use the turnout. I slammed on my brakes and hit the horn causing the oncoming truck to swerve back into his lane. And this happened during the middle of the week during the middle of the day when traffic was light. That driver was trying to pass without even being able to see if there was oncoming traffic. I always drive defensively on Highway 121 because cars and large trucks are always crossing the yellow line in the windy and curvy sections. And cars always speed up in all the road straightaways, including the area in front of Kenzo.

And when there is an accident, the highway can be shut down in both ways for hours because it is only two lanes. Once I had to turn around and use Wooden Valley Road, to I-80, to Jamieson Canyon, to Soscol in order to get my kids to school over an hour later. Unless you live off Highway 121, you have no idea how traffic is impacted by the increase in cars and visitors. I recall a head on collision in front of Jarvis Winery when one car passed another car and slammed into an oncoming car. The highway was closed for several hours. The entire highway is a "no pass" road. People make stupid and dangerous moves on this road, and an increase in traffic only increases the odds of an accident occurring.

Is it normal county policy to allow left turns on a highway without a left turn lane? Have you or any of the staff making this decision driven Highway 121 during all different hours of the day? And with the County allowing an increase of nearly 13,000 annual visitors to Kenzo on Highway 121, does the County really believe there will be no significant impact to traffic? If someone is seriously hurt, we want to know who will be held

responsible if there is a traffic accident due to a car making a left turn into Kenzo. Will it be Napa County since they approved the exception?

This is a dangerous modification exception being made. We ask that the County reconsider and deny this exception. A left turn lane needs to be installed on Highway 121 for traffic turning into Kenzo Estates.

Thank you for your consideration.

Sincerely,

Lisa Hirayama  
Laurence Carr

16 Dogwood Ct  
Napa, CA 94558

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**Frost, Melissa**

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**Subject:** FW: Kenzie Safety concern

Planning Commission Mtg.

-----Original Message-----

From: Cheryl Lynn de Werff [mailto:cdewerff92@gmail.com]

Sent: Tuesday, September 20, 2016 1:42 PM

To: Gallina, Charlene

Subject: Kenzie Safety concern

SEP 21 2016

Agenda Item # 9A

Hi Charlene,

It has come to my attention that the Planning Commission is looking at expanding Kenzie Winery and not adding a left turn lane for visitors turning into the winery. The summit crest on top of highway 121 can be extremely dangerous since there is not a clear view of oncoming traffic over the crest.

There are a lot of locals from Circle Oaks and the Berryessa area who constantly travel this road, bicycles, as well as tourists so it is so important that you do not make any left turn lane exceptions because of safety concerns. This is an accident waiting to happen if cars are making a left turn into the winery and someone tries to get by them. One local woman was run off the road and almost killed last week because a truck tried to pass a car making a left hand turn into the winery and was passing in her lane.

Please think of the safety of Napa residents and not the mighty tourist dollar when making these decisions.

Thank you for putting our safety first and for all of your support.

Sincerely,

Dr. Cheryl Lynn de Werff

407 Country Club Lane

Napa, CA 94558

Sent from my iPhone

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NAPA COUNTY PLANNING COMMISSION

SEPT. 1 2016

ITEM 9A

geoffellsworth@  
yahoo.com

~~THE~~ THIS APPLICATION IS ASKING FOR AN INCREASE IN VISITATION & PRODUCTION FROM 85,000 GALLONS - 102,000 GALLONS. BOTH OF

THESE INCREASES WILL INCREASE WATER USE. [ALSO IF CUSTOM CRUSH EXPANDS SO WILL WATER USE] <sup>of wine</sup> WITHOUT A COUNTY WIDE MONITORING AND COMPLIANCE PROGRAM IT IS IMPOSSIBLE TO

ASSURE THE COMMUNITY THAT THESE NUMBERS WILL BE ADHERED TO, WATER IS A SHARED

COMMON RESOURCE OF OUR COMMUNITY AND <sup>NO MATTER HOW RESPONSIBLE A WINERY MAY BE, WE JUST DON'T KNOW</sup> <sup>AS I'M SURE THIS</sup> <sup>IS</sup> <sup>BEING PROPERLY USED</sup> <sup>IF</sup> <sup>NEEDS TO BE A MECHANISM THAT ALLOWS US TO KNOW THIS RESOURCE IS</sup> <sup>IF THE COUNTY WILL NOT IMPLEMENT A</sup> <sup>MONITORING/COMPLIANCE PROGRAM, I'M</sup> <sup>WONDERING IF A RESPONSIBLE WINERY</sup> <sup>SUCH AS THIS WOULD WORK DIRECTLY WITH</sup> <sup>THE COMMUNITY TO IMPLEMENT A PROGRAM</sup> <sup>TO ENSURE THE NUMBERS ARE</sup> <sup>ADHERED TO. AS A PROTECTION FOR</sup> <sup>THE COMMUNITY</sup>

I ALSO BELIEVE CUMULATIVE IMPACTS SHOULD CONTINUE TO BE CONSIDERED

