

August 3, 2014

Kelli Cahill, Planner III
Napa County
Planning, Building and Environmental Services Dept
1195 Third Street, 2nd Floor
Napa, CA 94559

Dear Ms. Cahill,

As a resident of Circle Oaks, I am requesting an extension to the public comment period ending August 25, 2014 for the Walt Ranch Extension Project, #P11-200205-ECPA.

This development, if allowed to proceed, will change our way of life in Circle Oaks permanently. I feel that many factors are needed to coordinate and develop a plan to understand the impact on our neighborhood. Granting an additional 45 days to the comment period would be extremely helpful.

Thank you,



Sarah Wills
68 Ridgcrest Drive
Circle Oaks
Napa, CA 94558
Cell 707 363 2797

**PETITION FOR EXTENSION OF TIME TO RESPONSE TO E.I.R. AND
OBJECTION TO PROPOSED PROJECT APPROVAL**

August 1, 2014

TO: Napa County Conservation,
Development and Planning Department
Attn: Kelli Cahill
1195 Third Street, Suite 210
Napa, CA 94559

Cc: Mr. Bill Dodd, District 4
Napa County Board of Supervisors
1195 Third Street, Suite 310
Napa, CA 94559

SUBJECT: **REQUEST FOR EXTENSION OF TIME TO RESPOND TO ENVIRONMENTAL IMPACT
REPORT FOR THE WALT RANCH VINEYARD CONVERSION PROJECT AND
OBJECTION TO APPROVAL OF THIS PROJECT: Application #P11 - 00205 - ECPA**
[Parcel Nos. 032-120-028, 032-480-007, -008, -011, -012, -013, -014, -015, -016, -017, -
018, -019, -020, -021, -022, -023, -024, -027, 028, 032-490-004, -005, -006, -008, -009, -
010, -011, -012, -013, -014, -015, -016, -017, -018, -019, and -020, Napa, CA]

Ladies and Gentlemen:

We, the undersigned, respectfully request that the Napa County Conservation Development and Planning Department in and for the County of Napa take the following action on our behalf:

1. We request that the hearing on the Final EIR for the above referenced project, currently scheduled for August 25, 2014, be postponed for a period of not less than (90) ninety days hence to allow interested persons and others affected by this project to investigate further into the amount of environment and financial impact that is anticipated from this project.
2. In the alternative, should the Napa County Conservation, Development and Planning Department decline to provide the requested extension of time, we the undersigned **object** to this project, including but not limited to the following grounds:

(a) The project calls for the development of four proposed wells and the placement of three 10,000 gallon capacity water tanks as the source of water for the proposed 356 or more additional acres of vineyards to be planted should this project be approved.

We believe that there has been insufficient study of the capability of the ground water aquifer to absorb the additional burden which will be created by the irrigation of this vineyard. It is more troublesome when the impact is imposed upon the aquifer during the non-rainy season, especially given the current drought conditions that Napa County is experiencing which have recently been upgraded to "exceptional" (e.g. the worst rating possible by the U.S. Drought Monitoring System [refer to website: <http://droughtmonitor.unl.edu/>]). Should this project be approved as proposed, we are concerned that there will be a high probability that owners of property adjacent to or nearby this project who rely upon this aquifer for their water supply in the form of ground water (and who may possess superior riparian rights), will suffer irreparable financial harm.

(b) In further objection to this project as proposed, are the inadequate efforts made by proponents of this project to determine the (adverse) effects of the proposed estimated drafting of about 57,000,000 gallons of water annually from the water aquifer which is relied upon by the community of

Circle Oaks to support an existing 183 residences and the potential of development of another 150 residences in the future.

We are informed that the Circle Oaks Water District who serves our community has never been approached by the developers concerning the impact of this project on our community water resources.

Further, our community recently approved a \$4,100,000.00 revenue bond to improve our water and sewer system and these improvements have been completed at a substantial cost to this community. The project as proposed includes allowing access to the Walt Ranch on existing Circle Oaks community roads which have not been constructed to withstand the amount and type of additional traffic which will result from this development including but not limited to heavy equipment and vehicles weighing in excess of the road's weight capacity. In addition, the proposed access road to this development (Circle Oaks Drive) has many water and sewer lines located directly underneath the roadway. These essential utilities could be disrupted due to damage caused by heavy equipment and excessive vehicle traffic. This project is short-sighted in that it does not require the developer to construct their own access roads and will create a tremendous burden on our community and its county-road system.

(c) In further objection, the project lacks any meaningful safeguards preventing over-drafting from the aquifer by the developer. The EIR, as drafted and presented for approval to the Planning Commission contains no limitations on how much and when water may be drafted from the proposed (4) wells to be drilled upon the property, nor does it require the reservoirs to be the sole source of water for the irrigation of the vineyard during non-rainy seasons.

(d) In further objection, there are plans for blasting the ground as part of the ground disturbances planned for this development. No safeguards have been put into place to monitor the Circle Oaks wells or to protect the Circle Oaks wells from adverse effects of blasting which may include a complete and total disruption of water flow to our community.

(e) The use of heavy equipment and the planned destruction of over 28,000 trees (the slash created from the destruction is proposed to be burned on site) will create an unacceptable risk of fire in an area which is rated at the highest level of urban interface wildland fire risk. Due to limited access to the proposed development, efforts to suppress a fire which may ignite from these proposed hazardous activities would be problematic at best. We believe that this risk has not been properly assessed or considered with regard to this proposed development.

(f) In further objection, this project calls for removal of approximately 29,616 trees (counting only those which are 5" in diameter at breast height) which include more than 15,395 of indigenous oak trees. In addition, the project calls for disturbance of hundreds of acres of ground in order to plant an estimated 350 acres of vineyard, most of which has a ground slope grade in excess of 5%, which will cause irreparable harm to the environment, in the form of erosion and loss of natural habitat.

We question the wisdom of destroying a large section of rural habitat in Napa County which will in turn create erosion and other environmental issues for years to come. Does the Napa Valley seriously need another 300-400 acres of planted vineyard at this cost? We do not believe that this project is appropriate for all of the above reasons and urge you to not approve the project as presented.

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We, the undersigned, object to this project and urge the Napa County Conservation, Development and Planning Department and our Board of Supervisors to exercise judgment in favor of the environment and protection of residents adjacent to, as well living within the existing watershed which will be adversely affected by this project.

Dated: 8-3-14 By: Tonya Martinez Ph# 707-224-3944
Printed name and address: Tonya Martinez
20 Columbine Ct
Napa Ca 94558

October 10, 2014

Kelli Cahill, Planner III
Napa County Planning, Building and Environmental Services Dept
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Draft Environmental Impact Report (DEIR) Walt Ranch Expansion Project #P11-00205-ECPA

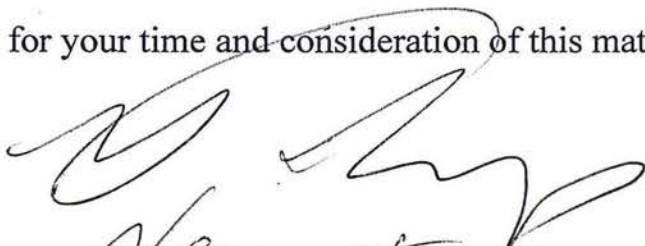
Dear Ms. Cahill,

As a resident of Circle Oaks, I am greatly troubled by the above named Expansion Project. It will impact my community, and I believe it should not be permitted to be developed in its current form. There are numerous troubling aspects in this DEIR, among them:

- Destruction of 28,616 trees, 6" or greater diameter (Sec 3-28, Sec 3.4.2) This is not an acceptable impact on the complex and delicate ecosystem that sustains all kinds of life in our neighborhood.
- Outdated information regarding aquifer testing (conducted 2009) before the drought. The security of hundreds of Circle Oaks residents depends on more than projections made by this proposal to massively increase dewatering of the aquifer.
- Blasting (4.8-5, Sec 4.8.1-1) could drastically alter water flow and supply to Circle Oaks. The DEIR states it is hard to predict the influences of groundwater pumping since it is found in fractures, fissures and joints of rocks (4.6-18, Sec 4.8.1-1). This poses a major threat to Circle Oaks water security.
- Circle Oaks uses 20 million gallons of water/year. Walt Ranch proposes to use 213.5 acre feet of water (3-28, Sec. 3.4.3) which equals 69.6 million gallons, 3.5 times Circle Oaks usage. Together this is nearly 90 million gallons/year without full build-out of our community. Can the aquifer actually produce this amount of added water? Hydrology must address this issue and include an assessment of the COCWD water system, especially during this period of exceptional drought.

The Napa County Planning Dept, the Planning Commission and the County Board of Supervisors need to listen to their citizens and insure the well-being of its residents. This proposal to massively increase commercial enterprises in our tranquil area is destructive and unwelcome. Defend us and deny the project. The residents are the heart and soul of Napa Valley, not the corporate vineyards.

Thank you for your time and consideration of this matter.



Nancy Tamarish
11 Rock Rose Ct
Napa, CA 94558

October 30, 2014

Kelli Cahill, Planner III
Napa County Planning, Building and Environmental Services Dept
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Draft Environmental Impact Report (DEIR) Walt Ranch Expansion Project #P11-00205-ECPA

Dear Ms. Cahill,

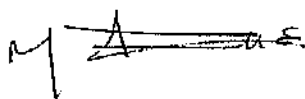
As a resident of Napa County, I am greatly troubled by the above named Expansion Project. It will impact Circle Oaks, and I believe it should not be permitted to be developed in its current form. There are numerous troubling aspects in this DEIR, among them:

- Destruction of 28,616 trees, 6" or greater diameter (Sec 3-28, Sec 3.4.2) Does Napa County believe this is an acceptable impact on the complex and delicate ecosystem that sustains all kinds of life in their neighborhood?
- Outdated information regarding aquifer testing (conducted 2009) before the drought. The security of hundreds of Circle Oaks residents depends on more than projections made by this proposal to massively increase dewatering of the aquifer. Doesn't Napa County find this troubling?
- Blasting (4.8-5, Sec 4.8.1-1) could drastically alter water flow and supply to Circle Oaks. The DEIR states it is hard to predict the influences of groundwater pumping since it is found in fractures, fissures and joints of rocks (4.6-18, Sec 4.8.1-1). Does this not pose a major threat to Circle Oaks water security?
- Circle Oaks uses 20 million gallons of water/year. Walt Ranch proposes to use 213.5 acre feet of water (3-28, Sec. 3.4.3) which equals 69.6 million gallons, 3.5 times Circle Oaks usage. Together this is nearly 90 million gallons/year without full build-out of their community. Can the aquifer actually produce this amount of added water? Hydrology must address this issue and include an assessment of the COCWD water system, especially during this period of exceptional drought.

The Napa County Planning Dept, the Planning Commission and the County Board of Supervisors need to listen to their citizens and insure the well-being of its residents. This proposal to massively increase commercial enterprises in their tranquil area is destructive and unwelcome. Defend them and deny the project. The residents are the heart and soul of Napa Valley, not the corporate vineyards.

Thank you for your time and consideration of this matter.

Signature:



Print Name:

MARIA E AGUILAR

Full Address:

1063 TAMARISK DR. NAPA 94559.

October 24, 2014

Kelli Cahill, Planner III
Napa County Planning, Building and Environmental Services Dept
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Draft Environmental Impact Report (DEIR) Walt Ranch Expansion Project #P11-002005-ECPA

Dear Ms. Cahill,

As a resident of Circle Oaks, I am extremely concerned by the above named Expansion Project and how it could impact my community, and I believe it should not be permitted to be developed in its current form. There are numerous troubling points in the DEIR, some of which include:

~Project construction time is four years (3-8, Sec 3.4) from 7am to 7pm (6-29, Sec 6.1.4-8) six days a week (3-31, Sec 3.4.6). In addition, another 60 days/year will include nighttime harvest, pesticide application and frost protection with wind machines (3-31, Sec 3.4.5). People choose to live in Circle Oaks for the quiet and tranquility. Does this not significantly impact our way of life?

~Circle Oaks Drive is a major roadway through our neighborhood, with both the water and sewage mains of COCWD lying beneath. It is a minimal country road in a subsidence area. There are already numerous cracks throughout the length of the road from earth movement and settling. Given that this road was "not built with the pavement thickness that would withstand substantial or continuous traffic" (4.7-6, Sec 4.7-4), heavy commercial traffic must be considered to have a very substantial impact should any of that infrastructure be damaged. The applicant states that they "shall pay to have the roadway resurfaced to restore the pavement to at least pre-construction condition" (4.7-7, Sec 4.7-4), but there is no mention of what happens if the water and sewer lines are damaged. Who will pay for those repairs?

~The DEIR states that "numerous attempts to contact the COCWD" regarding participation in the groundwater study went unanswered (4.6-18, Sec 4.6.1-4). COCWD has never been contacted by anyone regarding the DEIR. This type of misinformation makes one wonder what other fabrications might be contained in the DEIR.

The Napa Country Planning Dept, the Planning Commission and the County Board of Supervisors need to listen to their citizens. Our county government has a responsibility to the hundreds of people who live in our neighborhood. Walt Ranch is an aggressive proposal that threatens to cause chronic dewatering problems and puts our whole community and environment at risk. Approval of this proposal would send the wrong message to the wine industry and to the people who live in rural Napa County. We citizens are standing up and demanding protection of our well-being. We demand that the permit for this massive project be denied. The residents are the heart and soul of Napa, not the corporate vineyards.

Thank you for your time and consideration of this matter.

Matt Nolan
24 Beecher St
Napa, CA 94558

November 5, 2014

Kelli Cahill, Planner III
Napa County Planning, Building and Environmental Services Dept
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Draft Environmental Impact Report (DEIR) Walt Ranch Expansion Project #P11-002005-ECPA

Dear Ms. Cahill,

As a resident of Napa County, I am extremely concerned by the above named Expansion Project and how it could impact Circle Oaks, and I believe it should not be permitted to be developed in its current form. There are numerous troubling points in the DEIR, some of which include:

~Project construction time is four years (3-8, Sec 3.4) from 7am to 7pm (6-29, Sec 6.1.4-8) six days a week (3-31, Sec 3.4.6). In addition, another 60 days/year will include nighttime harvest, pesticide application and frost protection with wind machines (3-31, Sec 3.4.5). People choose to live in Circle Oaks for the quiet and tranquility. Does this not significantly impact their way of life?

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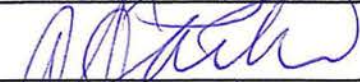
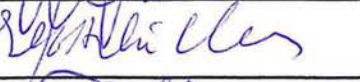

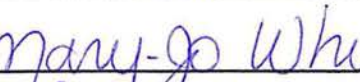
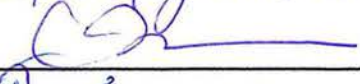
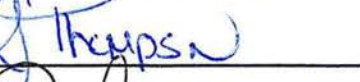
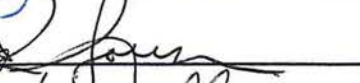
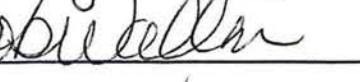
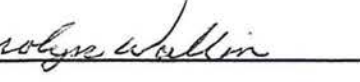
Signature: 

Print Name: Frances F. Arcadi

Full Address: 3762 Clara Dr.
Napa Ca 94558

Community Petition to Napa Board of Supervisors and Planning Commission

We, the undersigned concerned citizens, oppose the Walt Ranch Expansion Project #11-00205-ECP. The destruction of 500+ acres to net approximately 356 acres of vineyard will adversely affect the Capell Creek and Milliken Creek watersheds, which supply water and ecological services to hundreds of residents in Circle Oaks, Capell Valley, and the Atlas Peak/ Milliken Creek areas. In addition, this development would cause significant adverse effects to people residing in Circle Oaks, including but not limited to the health and safety of residents caused by increased heavy truck/equipment traffic, noise, blasting, dust, road damage, and pesticide drift. 28,600+ trees would be destroyed resulting in massive loss of fragile woodland habitat and the wildlife it supports, fire hazard through burning slash and grubbing, and dewatering of the aquifer. We respectfully request that the Planning Commission and the Board of Supervisors protect its rural citizens by denying the requested project.

Print Name	Signature	Address
ROBERT ZELMER		1370 TRANCAS ST #386 94558
Alb J.C. Achilles		2670 Atlas PK RD
Elizabeth Achilles		ditto
T.R. WHITE		2601 ATLAS PEAK ROAD NAPA
Mary-Jo White		2601 Atlas Peak Rd Napa
Ivy Hassler Zelmmer		1370 Trancas St. #386, Napa CA 94558.
Stephanie Thompson		748 Marsh Dr. Napa, CA
Robert Souza		2655 Euclid Ave Napa, CA 94558
Bob Wallin		2677 Atlas Peak Rd Napa CA 94558
Carolyn Wallin		2677 Atlas Peak Rd Napa