

Defenders of East Napa Watersheds
Community Education Committee (CEC)
Circle Oaks

September 5, 2014

Hello Circle Oaks neighbor,

This letter is to introduce ourselves to you as fellow residents of the Circle Oaks community. We want to share with you some *major concerns* regarding the Walt Ranch Vineyard Development project. This project will greatly impact our community. It threatens our peaceful lifestyle, water supply, wildlife and much more. We want to give you accurate information with a C.O. perspective regarding this four year construction project.

The owners of this project are a Texas based, investment company - Hall Brambletree Associates LP (Frisco, TX) and Hall Wines LLC run by Craig and Kathryn Hall.

The plans call for the removal of over 28,600 trees from our surrounding hillsides. The clearing, developing and maintaining of approximately 500 acres will most likely necessitate burning and increase *fire danger*. Water will be used from the *same water source* that supplies C.O. Continual *traffic* of heavy equipment will pass up and down Circle Oaks Drive with the potential of damaging the road which was not built to support this kind of consistent heavy load traffic. Our water and sewer pipes are under Circle Oaks Drive. This same traffic will travel on Monticello Road.

There are many factors that will negatively impact C.O. This project brings deforestation, the dispersion of wildlife, the potential for erosion and slides, toxic chemical application and diminished air quality. But the greatest threat to us is the annual use of water for approximately 350 acres of new vineyards. Approximately 69 million gallons of water will be used annually. We believe that the Walt Ranch Vineyard Development project has great potential for the *devaluation* of our homes and properties.

Another concern is the possible effects of the proposed blasting. Besides the disrupting noise of an ongoing construction zone for 4 years blasting can cause seismic effects which can cause a major change to the vital flow of water to C.O. After project completion there will continue to be the related noise of ongoing traffic of workers, heavy trucks and the general noise of operations.

As Circle Oaks residents we have formed a group called the Defenders of East Napa Watersheds. (DENW). We are your *true* neighbors. *We live here*. We have met over the past month or so to gather facts and share information. We want to make a stand for Circle Oaks and invite you to join us. We want to inform the rest of the community of what we are all facing. We need to do what we can to defend our rural life environment.

Many of us have attended and have spoken at the Napa Planning Commission and Board of Supervisors meetings voicing our concerns. And we continue to do so. We believe with a united effort we can make our voices heard.

Much has taken place already in a short period of time. We have joined forces with COHA, COCWD, other concerned groups from Atlas Peak, Monticello Road, Soda Canyon, as well as the Sierra Club. It has been determined due to the extreme nature of the potential impact of this development that it is necessary for us to hire experts and an attorney to represent us.

Our position is to challenge the Environmental Impact Report presented to the Napa County by Hall winery. The reality is that this report offers no consideration to the impact on Circle Oaks. By our attending the Planning Commission and voicing our concerns they have agreed to extend our time frame with which we have to respond to the EIR. However, even with the extension our time is very limited. Our deadline to present this challenge is November 21st. It is critical that we become informed and stand together as a community under threat.

Please join us. Become more informed. Defend and protect our Circle Oaks community lifestyle? This cannot be done without you. You can show your support by attending meetings, sending your concerns by email or letter to the Napa County Board of Supervisors and the County of Napa Planning Commission, as well as letters to the Napa Valley Register. Our voices will be heard and can have a positive impact!

We have formed a Community Education Committee to canvas Circle Oaks. We look forward to meeting you when we stop by to offer you more detailed information and to answer any questions you may have. If you have immediate questions, input or can help please contact John Matson by email jmatson55@yahoo.com or by phone 252-2324.

Thank you,

Your Circle Oaks neighbors
Defenders of the East Napa Watersheds

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