

November 12, 2014

Kelli Cahill, Planner III  
Napa County Planning, Building and Environmental Services Dept  
1195 Third Street, Suite 210  
Napa, Ca. 94559

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

Walt Ranch project poses unacceptable risks

Dear Ms. Cahill:

The Walt Ranch Project must be rejected because of the following significant adverse environmental impacts: water quantity and quality, transportation and traffic, land Use and planning, and several other concerns. It is virtually impossible that these conditions can be resolved successfully or without harm to the area residents.

The Draft environmental report states that the impacts will be insignificant. In actuality, the Walt project development will be highly significant and permanent. The impact will not be limited to Circle Oaks, but will also affect residents and property owners along Monticello and Atlas Peak Roads.

All homeowners in Circle Oaks pay several times more for water & sewer services than do the residents of the City of Napa. That is the extra cost of living in a rural area with a small customer base. Property owners pay an average of \$160 each month for water & sewer services.

In addition, all lot owners pay \$600 annually to amortize 40-year loan of \$3.7 million for our water treatment facility upgrade. NO!

I do not want our water supply jeopardized and that's exactly what we can expect if this project is approved. Hauling water in the future is not an acceptable option.

I strongly recommend the Planning Department and Board of Supervisors reject approval of this massive project which will cause irreparable harm to Circle Oaks, Napa County, and beyond. Thank you for your consideration.

Sincerely,

Bill Garrison  
258 Circle Oaks Drive  
Napa, Ca. 94558