

Mr. Morrison,

In this letter I would like to address the tremendous increase in traffic that this project would cause on a fragile at best residential road, Circle Oaks Drive.

Since you will be getting numerous letters on this, I will try to point out some things that others may not have addressed and offer alternatives.

Accompanying this letter is a CD disc marked "circle oaks roads walt ranch". Pictures that I took recently of Circle Oaks drive and other streets that could be impacted.

The claims in the EIR are ludicrous at best. Our daily traffic load is nowhere near the estimates stated in the EIR. Maybe 100 vehicles a day at best; 50 round trips. Those are my counts and I am home every day and walk the neighborhood every day for 27 years!

I did not invest in this neighborhood to be subjected to an additional 300 commercial vehicles a day and the noise and pollution that goes with it. This is not Imola Ave, or Trancas or any number of Napa city streets. If it were, I would expect to hear the noise.

The Napa County Roads Dept. describes Circle Oaks Drive as 1.01 miles starting at hwy121 northwesterly to END. The END is 225ft short of the Walt Ranch Gate. At that point, the road narrows down to one lane and is unmaintained by the county. Although it is still claimed to be a county right of way by the Assessors map, it has not been maintained by the county for the 50 years circle oaks has been here. I believe that the "driveway" has been maintained by the COCWD since the primary use has been for access to the COCWD and has a sewer line running down the middle of it, as does all of our roads.

My investigation has revealed that the unmaintained portion beyond the END of Circle Oaks Drive and the abandoned portion of Country Club lane that now serves as a residence driveway, was abandoned by the county because of the instability of that area. It is this portion of roadway that the Walt Ranch applicant intends to route 300 plus heavy commercial vehicles per day.

WHY IS THIS NOT ADDRESSED IN THE EIR?

I questioned Gil Pridmore, our contractor that repairs our water and sewer lines and roadway damage caused by breaks in our lines about this area and he stated that in his estimation the 225ft of unmaintained road could not support that much traffic and any improvement to do so would jeopardize the homes upstream from that drainage due to the unstable nature of the ground. The very reason the county abandoned those portions years ago. The Walt Ranch owners have marked trees for removal to straighten the entrance at their gate to provide better access for their commercial traffic. THROUGH A WETLAND! identified as a US stream on the maps in the EIR and identified as yellow legged and red legged frog habitat.

WHY IS THIS NOT ADDRESSED IN THE EIR?

The pictures I have provided are named and are presented to show you what damage we already incur with the small amount of traffic we have. Even though our traffic is substantially less than stated in the EIR and disseminated via Country Club lane, Ridgecrest drive, Sunnyhill lane, and Zinnia, we still have impacts from the traffic. What will happen when 300 heavy commercial vehicles descend exclusively on Circle Oaks Drive? Everyday six days a week for AT LEAST FOUR YEARS!!?? When the infrastructure under our streets fail? There will be a loss of services. And then the traffic will be rerouted onto Country Club Lane to impact those roadways and the water and sewer lines.

The pictures of the blackberry patch and the damage downstream on Ridgecrest is presented to show you the path of the drainage off the mountain and that portion of Ridgecrest is always on the move. The portion of unmaintained roadway at the END of Circle oaks drive is directly downstream.

Mr. Hall stated in an answer to our concerns that it would be too expensive and dangerous due to lack of visibility to use his access from hwy 121.

In an earlier letter to you I misstated that there was a point of access .2 mile north on hwy 121. It's approximately 1.3 miles. it is a straight section of roadway over 1050' long, with visibility beyond that. A straight and level access to a Walt ranch

Road and vineyard blocks 29. There is no risk to residential infrastructure, pedestrians, and no homes within sight. To use a common word in the EIR, a SIGNIFICANT reduction in risk to Circle Oaks or any other neighbor. I would think it would be far cheaper to build an access there than to reconstruct the unmaintained portion of Circle Oaks Drive through a WETLAND. The visibility or lack of, at the Circle Oaks entrance is 400 ft in both directions. Yes, I measured it. Far more risk to residents and passing vehicles doing 55mph than going down the road.

Why is this not addressed in the EIR alternatives?

The ECP and the EIR state that the 21 miles of road that exist on the Walt Ranch must be improved for year round use. why not improve the roads prior to putting in the vineyards? Why not require year around access prior to approval?

It is also stated in the Walt Ranch EIR that due to the fragile nature of a road and stream crossing on the Circle S ranch, the applicant has made an agreement with the owners of the Circle S ranch to limit the use of their road to supervisory personnel in light trucks and passenger vehicles

I think it would be prudent to give Circle Oaks the same consideration.

Reducing the cost of this project is not our burden. the cost of putting in another safer access is INSIGNIFICANT relative to the cost of the project and the hazard to this community. As I have said in other comments, The neighbors of the Walt Ranch are bearing all of the risk. I do not believe this comes under "Right to farm".

Sincerely,

Robert McLeish

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