



Circle Oaks Homes Association

Post Office Box 4151, Napa, California 94558
707-253-2674 FAX 707-255-2763
Web Site <http://www.circleoaks.org>
E-Mail: theoffice@circleoaks.org

March 23, 2016

David Morrison
Planning Director
1195 Third Street, Suite 210
Napa, CA 94559

The people of Circle Oaks have a simple question for the County: ***“What if these experts are wrong?”***

The EIR does not contain adequate contingency plans or measures. This absence leaves us with three areas of major concern: Water, Access to Walt Ranch, and Fire Safety.

WATER:

- Circle Oaks has been in existence for over 50 years and consumes 12,000,000 to 13,000,000 gallons of water per year.
- Hall-Brambletree wants to take 90,000,000 gallons a year, their experts say “no significant impact”
- For over 8 years since the original concept proposal was written, Hall-Brambletree experts have not met with the Circle Oaks County Water District...repeating their claim of eight years ago: “We called and left a message, but no one called us back”.

- 1.) We believe the County should require the Hall-Brambletree experts to meet with the Circle Oaks County Water District so that both parties understand what the other is doing.
- 2.) We believe the County should require that monitoring wells be installed in order to immediately understand if Hall-Brambletree water extraction is harming Circle Oaks supply with additional emphasis placed on the effects of ground water related subsidence - AND - that a process be described of what will be done if this happens

ACCESS TO Walt Ranch(1):

- Circle Oaks Drive is designated as a Country Road – not suitable for heavy vehicles.
- Hall-Brambletree says their trucks “won’t be too heavy”.
- Hall-Brambletree says they will have a 3rd party examine the road before and after their construction period, and they will re-surface the road if needed.
- THIS COMPLETELY MISSES THE POINT!! The Circle Oaks County Water district’s infrastructure: Water and sewer mains, are under Circle Oaks Drive. Heavy trucking could do significant damage and cause expensive repairs – not to mention the possible interruption of water and sewer service to 180 homes.

- 3.) We believe the County should require Hall-Brambletree to put up a surety bond in the amount of \$5,000,000 in the event that their activities damage Water District infrastructure.

ACCESS TO Walt Ranch(2):

- Hall-Brambletree say they will build or improve 21 miles of roads on their property. (The community of Circle Oaks has approximately 4.5 miles of roads, which includes the 1 mile of Circle Oaks Drive which Hall-Brambletree intends to use to access its property).
- Hall-Brambletree has two or three access points along Cal Route 121- Monticello Road, which they could improve in order to avoid using Circle Oaks Drive.
- With building or improving 21 miles of road, and destroying over 24,300 trees, the Hall-Brambletree response to possibly building their own access road is – “...they were concerned about the increase in environmental impact” REALLY??
- Another objection is that there isn’t room enough for turn out lanes on Monticello Road for a safe entrance. Hall-Brambletree owns all of the property West of Monticello Road, and they could easily cede additional space for such a turn out.

- 4.) We believe the County should require Hall-Brambletree to perform an in-depth evaluation of the cost and land requirements to construct their own entrance, rather than using Circle Oaks Drive. Their throw-away excuse of increased environmental impact is cavalier and candidly, quite ludicrous.



Circle Oaks Homes Association

Post Office Box 4151, Napa, California 94558
707-253-2674 FAX 707-255-2763
Web Site <http://www.circleoaks.org>
EMail: theoffice@circleoaks.org

CONCERN FOR FIRE SAFETY:

- Hall-Brambletree has said they will remove over 24,300 trees.....and undoubtedly much brush and small vegetation.
- They would plan to do this in the dry season.....which of course, is also Fire Season!
- Clearly, Hall-Brambletree intends to burn this vegetation, as opposed to chipping or other bio-mass solution.
- Three of the last 5 fires in Soda Canyon were caused by vineyard workers: One was an escaped vegetation burn, two were fires started by improper use of clearing equipment – chainsaws or weed whackers.
- We are not talking about this work going on a few miles from a population center, it is a few YARDS! An out of control fire on Hall-Brambletree property would immediately threaten 180 homes and about 500 lives.

5.) We believe the County should require Hall-Brambletree to hold a General Liability Insurance policy in the amount of \$80,000,000, in order to protect Circle Oaks property from fire.

We have one simple question: ***“What if these experts are wrong?”***

For the Board of Directors and the property owners of Circle Oaks:

Kathleen Maxim
President,
The Circle Oaks Homes Association

cc: The Board of Directors
The Circle Oaks County Water District

cc: The property owners of Circle Oaks