

NAPA COUNTY
NOTICE OF TENTATIVE DECISION

**PROJECT TITLE: Walt Ranch Vineyards Agricultural Erosion Control
Plan No. P11-00205-ECPA**

PROJECT LOCATION AND DESCRIPTION: Hall Brambletree Associates, LP submitted the Walt Ranch Vineyards Agricultural Erosion Control Plan No. P11-00205-ECPA (the Walt Ranch ECP). The project site is located on the west side of Monticello Road, approximately one mile southwest of its intersection with Highway 128, and approximately one-half mile north of its intersection with Waters Road, approximately 6.25 miles east of the City of Yountville in Napa County located within the Milliken Reservoir Watershed and Capell Creek-Upper Reach Drainage. The project is in an AW (Agricultural Watershed) zoning district and has an AWOS (Agriculture, Watershed and Open Space) General Plan designation. (Assessor parcel #'s: 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).

Under the County's Conservation Regulations (Chapter 18.108), agricultural erosion control plans such as the Walt Ranch ECP are approved by the Napa County Planning, Building and Environmental Services (PBES) Director. The purpose of the Walt Ranch ECP project is to develop approximately 356 net acres of new vineyard within approximately 507 gross acres of total land disturbed on 35 contiguous parcels totaling 2,300 acres located in the northwest portion of Napa County. Pursuant to state and local guidelines for implementing the California Environmental Quality Act (CEQA), Napa County is the lead agency for the project.

NOTICE OF TENTATIVE DECISION: Notice is given that the PBES Director has tentatively approved the Reduced Intensity Alternative which generally consists of the avoidance of approximately 100 gross acres of developed area which have been targeted to further protect special status species and associated habitats; preserve individual trees that are identified as specimen or notable trees; enhance sensitive biotic communities; and enhance wildlife movement on the project site. The Reduced Intensity Alternative is further described in the Final Environmental Impact Report (Final EIR) prepared for the Walt Ranch ECP. Copies of the Final EIR are available for review on the County's website at <http://www.countyofnapa.org/PBES/WaltRanch/>, or at the PBES Department located at 1195 Third Street, 2nd Floor, Napa, CA 94559. In addition, a copy of the Final EIR is available at the Napa County Library at 580 Coombs Street, Napa, CA, 94559.

In connection with the tentative decision, the PBES Director directs staff to: (1) prepare the necessary findings pursuant to the CEQA that reflect adoption and approval of the Reduced Intensity Alternative with the associated Mitigation Measures; and (2) work with the applicant to prepare a revised erosion control plan consistent with the Reduced Intensity Alternative and associated Mitigation Measures for consideration and approval. The PBES Director's final decision and approval of the Reduced Intensity Alternative will occur by close of business on August 1, 2016. Notice of the Decision will be posted on the County's website at <http://www.countyofnapa.org/PBES/WaltRanch/>, published in the Napa Valley Register and mailed to interested persons. For purposes of filing an appeal, the date of decision will be August 1, 2016.

DATED: June 13, 2016

DAVID MORRISON
Director of Planning, Building, & Environmental Services

