



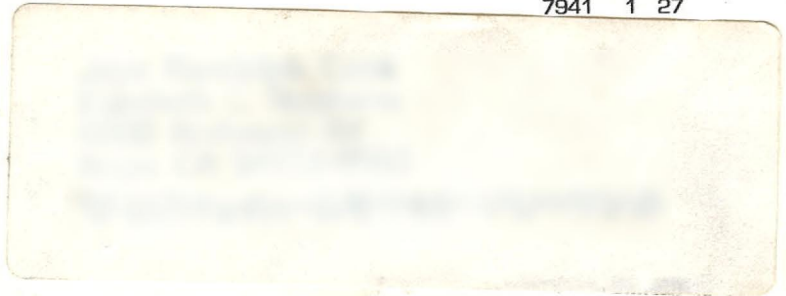
W A L T R A N C H

P.O. BOX 2503, NAPA, CA 94558



IMPORTANT INFORMATION: PLEASE OPEN

7941 1 27



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W A L T R A N C H

Dear Neighbor,

June 3, 2016

In 2005, our family purchased a large parcel of land in an agriculturally-zoned area. Our plan then and still is to plant a vineyard and use the grapes for HALL Wines. Together with our winery president, Mike Reynolds, we have a strong desire to have this vineyard be environmentally responsible as well as commercially successful. Our history stands for itself: HALL's St. Helena Winery is the first Leadership in Energy & Environmental Design (LEED) Gold Winery in the State of California, and our Napa Valley estate vineyards are organically farmed and certified.

Since we first began studying this proposal in 2006, we have heard considerable feedback from the community regarding the importance of water conservation, tree preservation, the need for a robust erosion control plan, and the desire from some concerned citizens to reduce the intensity of our vineyard development to balance wine grapes with open space areas.

The State and County have very extensive environmental reviews in vineyards like this one and the County has had numerous expert reports analyze our property. Their draft Environmental Impact Report (EIR) came out in July 2014 and was approximately 1,500 pages. In November, we held a public meeting to hear our neighbors or anyone else's advice. We appreciated those comments.

HALL has taken the community's concerns seriously, and today, we are pleased to share a greatly improved proposal for the Walt Ranch vineyard proposal, something that directly reflects community concerns about our project.

Our new vineyard plan calls for:

- **Preserving groundwater supplies and ensuring the project will not deplete neighboring wells (it is important to note that up to 3.47 billion gallons of water lies beneath just 1/3 of the Walt Ranch site).**
- **Enacting comprehensive erosion control measures to reduce sedimentation in the Milliken Creek watershed by 43% while reducing sedimentation in the Capell Creek watershed by 13%.**
- **Protecting more than 212,800 trees on the property.**
- **Establishing conservation easements to permanently protect more than 525 acres (over 30%) of the trees on the property.**
- **Reducing net vineyard acreage from 356 acres when we first proposed our project to 271 net acres today, a reduction of 24% in net vineyard plantings based on our original plans.**

Our project team has worked hard to revise our plans for Walt Ranch, and believe we have met and exceeded the expectations of local residents. We want to continue to be good neighbors to all those living near the site, and have worked diligently to make significant project improvements without wavering on our commitment to sustainably harvest quality wine grapes on this unique property.

*We hope you will take a moment to read through the enclosed brochure and fill out the attached comment card – your comments and opinions are invaluable. For your convenience, the postage has already been paid. All you have to do is fill it out and drop it in the mail. You can also visit www.WaltRanch.com to contact our team with questions, sign up as a supporter of the new and improved proposal or receive updates as the proposal advances through the approval process.

Thank you for taking the time to read through this letter, and we look forward to hearing from you.

Sincerely,

Mike Reynolds
President
HALL Wines

Craig Hall
Co-Owner
HALL Wines

Kathryn Hall
Co-Owner
HALL Wines

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SUSTAINABILITY

Craig and Kathryn Hall, the owners of Walt Ranch, are committed to planting and maintaining vineyards in an environmentally-sensitive, sustainable manner. Craig and Kathryn are passionate about environmental responsibility and sustainable stewardship of their land. All of their Napa Valley Vineyards have been certified organic by the California Certified Organic Farmers (CCOF), and the vineyards will use integrated pest management (IPM) practices and other environmental safeguards to ensure sustainable farming techniques.



"Since launching HALL Wines, we have been dedicated to the preservation of the environment and bringing innovation to Napa Valley. HALL Wines is always looking for new ways to provide support and dedication to the sustainable-living movement. We continue to reinforce our commitment to the health of the land, as well as that of the greater Napa Valley ecosystem."

- Craig and Kathryn Hall, Owners, Walt Ranch



For more information please visit: www.WaltRanch.com
"Like" us on Facebook: www.facebook.com/WaltRanchVineyard



- Barbara Fetherston, Napa County Resident

"The Walt Ranch vineyard project was carefully designed to preserve the natural setting of this expansive site. The owners' comprehensive plans to preserve groundwater supplies and trees are a reflection of their environmental stewardship, and I wholeheartedly support this sustainable farming proposal."



- Oscar Renteria, Napa County Resident and Vineyard Manager

"I support the Walt Ranch vineyard proposal and their commitment to sustainable farming, erosion control measures, and tree preservation. This well-conceived plan will blend sustainable wine-growing with substantial open space areas."



After you've finished reading our letter and brochure, please take some time to fill out the enclosed comment card. For your convenience, the postage has already been paid – all you have to do is fill out the comment card and drop it in the mail. We will continue to listen to your concerns, and appreciate you taking the time to learn more about the Walt Ranch vineyard proposal.

WE'RE LISTENING

WALT RANCH VINEYARD PROPOSAL

Committed to Sustainability

Please take a moment to read through this brochure. We want to provide you with accurate, fact-based information related to the Walt Ranch vineyard proposal. We also invite you to fill out the enclosed comment card and provide us with your input on our project.

– Thank you.



W A L T R A N C H

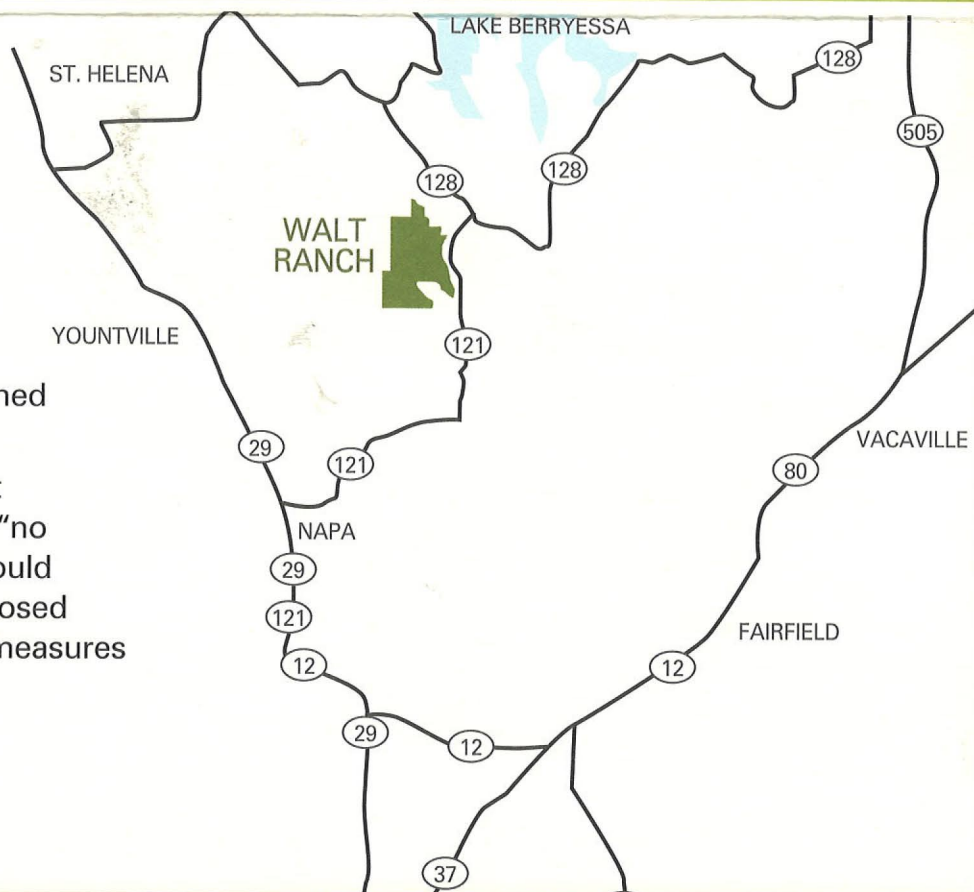
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PROPOSAL

Walt Ranch is a 271 acre vineyard proposal, part of a 2,300 acre property located west of Monticello Road (Highway 121) in the eastern Hills of the Napa Valley. The proposal has been reduced by 24% since the initial application. The property has been owned by Craig and Kathryn Hall since 2005.

The Draft Environmental Impact Report (DEIR) for the proposal concluded that "no significant and unavoidable impacts would result from implementation of the Proposed Project if all recommended mitigation measures are adopted."

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Key Issues

WATER CONSERVATION

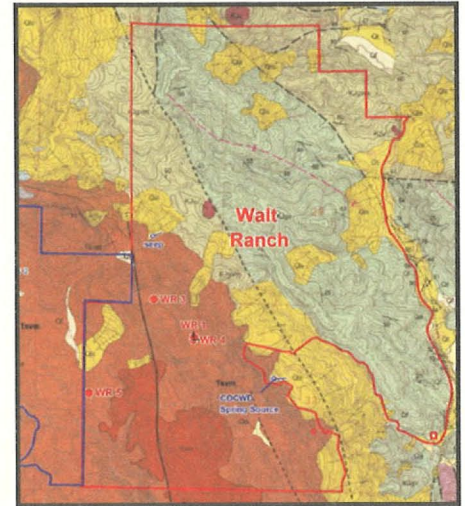
There is an abundance of groundwater beneath the Walt Ranch vineyard property.

The Sonoma Volcanics formation, underneath approximately 1/3 of Walt Ranch, contains 1.4 to 3.47 billion gallons of water, providing ample water supplies.

A hydrogeologist has studied the site and concluded the Walt Ranch vineyard project will not negatively impact groundwater supplies or existing wells.

To further ensure the protection of essential groundwater resources, the Walt Ranch vineyard project will also regularly monitor groundwater levels, part of an extensive Groundwater Monitoring and Mitigation Plan.

GEOLOGY KEY
Orange - Sonoma Volcanics (volcanic rocks)
Yellow - Landslide deposits
Green - Great Valley Sequence (sandstone, shale, mudstone)



*"A groundwater analysis was completed by Richard C. Slade & Associates (2013) to determine impacts of the Proposed Project on local groundwater levels and groundwater supplies, and is provided as Appendix D. The analysis determined that **utilizing existing onsite groundwater wells to meet irrigation demands would not be expected to result in substantial lowering of groundwater levels in offsite wells or decreased availability of groundwater resources.**"*

- Draft EIR, Chapter 6.1.4-6 (CUMULATIVE EFFECTS: HYDROLOGY & WATER QUALITY)

EROSION & SEDIMENT CONTROL

The vineyard blocks on the 2,300 acre Walt Ranch property were strategically chosen based on the location of streams, hillsides and other natural conditions to ensure erosion was naturally limited. Sedimentation in the Milliken Creek watershed is projected to decline by 43%, while sedimentation in the Capell Creek watershed is projected to decline by 13%.

There will be several temporary and permanent erosion control measures for the proposed vineyard areas, including the:

- Installation of surface drainage pipelines to collect runoff
- Construction of sediment basins
- Construction of rolling dips in existing roadways and the pavement of some roadways
- Utilization of rock for construction of erosion control features
- Implementation of temporary erosion control measures such as straw wattles, waterbars, and other measures identified in an extensive Erosion Control Plan



*"The Proposed Project is expected to decrease the current level of sediment delivered to these watersheds. Therefore, when taken with the other reasonably foreseeable projects described in Table 6-1, **the Proposed Project would not have an incremental increase on the sediment loading to the Napa River or Sacramento River** that would be cumulatively considerable."*

- Draft EIR, Chapter 6.1.4-4 (CUMULATIVE EFFECTS: GEOLOGY AND SOILS)

TREE PRESERVATION

More than 212,800 trees will be preserved on the Walt Ranch vineyard property, providing for expansive open space and wildlife habitats.

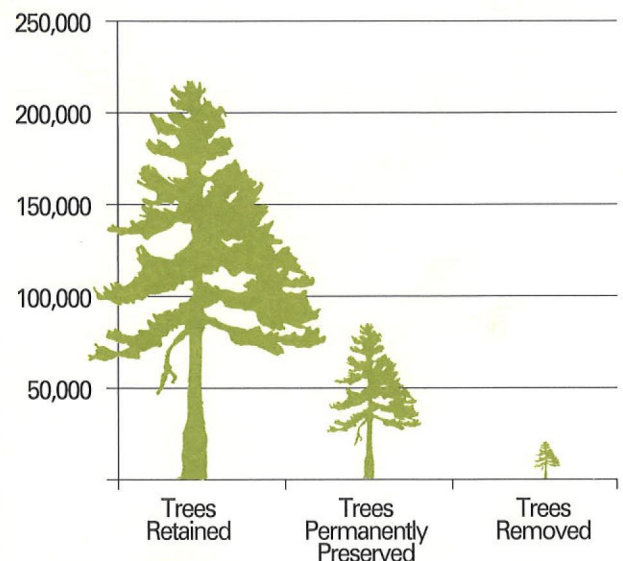
A minimum of 525 acres of Oak woodlands (more than 30% of the overall tree canopy) will be set aside for permanent protection through conservation easements.

"Black Oak Alliance, Blue Oak Alliance, and other sensitive woodlands will be preserved in permanent protection. In addition...

- Implementation of Mitigation Measure 6-1 will ensure that canopy cover should be preserved at a 1:1 ratio on the property...*
- Thirty-four specimen trees that will be removed for vineyard development shall be mitigated by compensation at a 5:1 ratio (5 replanted seeds or saplings per every 1 specimen tree removed) of the same species, with the ultimate goal of an 80 percent success rate after the end of 5 years of monitoring. **In the event it is determined that the site lacks sufficient suitable habitat acreage for replanting, the project area shall be reduced to meet the avoidance criteria.***

Implementation of Mitigation Measure 4.2-16 would reduce the potential impacts on trees and tree canopy to less-than-significant levels."

- Draft EIR, Chapter 4.2 (ENVIRONMENTAL SETTING, IMPACTS AND MITIGATION MEASURES: BIOLOGICAL RESOURCES)



MINIMIZING TRAFFIC

For most of the year, vehicles entering or leaving Walt Ranch will be almost unnoticeable, as there will be not be a winery on-site or the ability for tourists or the public to access the site. There are only two seasons that will see some minor traffic: the harvest season, towards the end of summer and beginning of fall, and the pruning season, which occurs around the start of winter.

*"Construction of the Proposed Project would result in a one-time trip generation of...less than a two percent increase of traffic on local roadways. This one-time trip generation will not be cumulatively significant to traffic in the area...**Operation of the Proposed Project would not result in cumulative impacts to transportation and circulation in the area.**"*

- Draft EIR, Chapter 6.1.4-7 (CUMULATIVE EFFECTS: TRANSPORTATION AND TRAFFIC)





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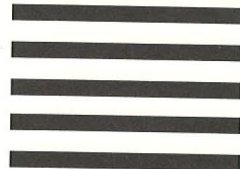
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☐ **YES**, you may use my name publicly as a supporter of the Walt Ranch vineyard proposal!

Authorized Signature: _____

Please select one of the following:

- ☐ I support the Walt Ranch vineyard proposal
☐ I am undecided, but would like more information
☐ I oppose the Walt Ranch vineyard proposal

Select All That Apply:

- ☐ I will attend a public hearing
☐ I will write a letter to the editor and/or letter to the Board of Supervisors



NAME _____

ADDRESS _____

CITY, STATE, ZIP _____

PHONE _____ EMAIL _____

COMMENTS _____

If you need additional space to write your comments, please visit **www.WaltRanch.com**