

NAPA COUNTY
NOTICE OF PUBLIC HEARING

PROJECT TITLE: Walt Ranch Vineyards Agricultural Erosion Control Plan
#P11-00205-ECPA

The Napa County Planning, Building and Environmental Services (PBES) Department has prepared a Draft Environmental Impact Report (DEIR) for the Walt Ranch Vineyards Agricultural Erosion Control Plan P11-00205-ECPA. Copies of the DEIR 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 DEIR is available at the Napa County Library at 850 Coombs Street, Napa, CA, 94559.

BACKGROUND: Under the County's Conservation Regulations (Chapter 18.108), erosion control plans are approved by the Director of PBES. The DEIR prepared for the Walt Ranch Vineyards Agricultural Erosion Control Plan was released for public comment and review on July 11, 2014, with a closing date of November 21, 2014, at 5:00 p.m.

PUBLIC HEARING: The Director of PBES will hold a public hearing at 1:00 pm on November 12, 2014 at the South Napa Campus, located at 2741 Napa Valley Corporate Drive, Building 2, Napa CA 94558 (the old Dey Labs campus) for purposes of soliciting comments on the DEIR. Interested persons are invited to attend the public hearing and provide written or verbal comments regarding the adequacy of the DEIR. Written comments may be submitted to the project planner either at the public hearing or prior to close of the public comment period on November 21, 2014 as follows: Kelli Cahill, Project Planner Napa County Planning, Building, & Environmental Services Department 1195 Third Street, Suite 210, Napa, CA 94559 Email: kelli.cahill@countyofnapa.org Telephone: (707) 265-2325 Fax: (707) 299-4271

PROJECT LOCATION: 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).

PROJECT DESCRIPTION: The purpose of the Walt Ranch vineyard 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), the County of Napa will be lead agency for the project. The EIR analyzes potential environmental impacts associated with the various project elements, including construction activities and long-term operation of the vineyard. An Initial Study has been prepared which

concluded that there may be potentially significant adverse environmental impacts in the following areas: Air Quality, Biological Resources, Cultural Resources, Geology & Soils, Hazards & Hazardous Materials, Hydrology & Water Quality, Land Use and Planning, Transportation and Traffic, and Mandatory Findings of Significance.

FINAL EIR: All comments received in response to the DEIR will be addressed in a Response to Comments document, which together with any revisions to the DEIR text will constitute the Final EIR. The PBES Director will then review the proposed project, the DEIR, the Final EIR, and all public testimony to decide whether to certify the EIR and approve the project. Before approving the project, the County must prepare and circulate the Final EIR for a minimum of ten days. Notice of the availability of the Final EIR will be provided to the public.