



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 8/6/2014  
Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** KELLI CAHILL, PLANNER III - 265-2325  
**SUBJECT:** Walt Ranch DEIR - Request to Extend Public Comment Period

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### **RECOMMENDATION**

#### **WALT RANCH DRAFT EIR - EXTENSION OF PUBLIC COMMENT PERIOD**

**CEQA Status:** The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**Request:** Consideration and possible action regarding a request to extend the public comment and review period for an additional 45-days until Thursday, October 9, 2014 for the Draft Environmental Impact Report (DEIR) prepared for the Walt Ranch Vineyard Conversion project. The project proposes the development of approximately 356 net acres of new vineyard within 507 gross acres of disturbance on a 2,300 acre holding. The project is located west of State Route 121 (Monticello Road) in the Capell Creek and Milliken Reservoir watersheds in south-central Napa County. Assessor's Parcel Numbers: 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; Napa, CA

**Staff Recommendation:** Extend the public comment and review period for an additional 45-days until Thursday, October 9, 2014.

**Staff Contact:** Kelli Cahill, (707) 265-2325; [kelli.cahill@countyofnapa.org](mailto:kelli.cahill@countyofnapa.org)

### **EXECUTIVE SUMMARY**

The DEIR prepared for the project was released for public and agency comment beginning July 11, 2014, with a 45-day public comment period currently scheduled to close on August 25, 2014. Consideration and possible action to extend the comment period for an additional 45-days until October 9, 2014 on the Draft Environmental Impact Report (DEIR) prepared for the Walt Ranch Vineyard Conversion Project.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

**BACKGROUND AND DISCUSSION**

The purpose of the Walt Ranch #P11-00205-ECPA Project is to develop approximately 356 net acres of new vineyard within 507 gross acres of disturbance on a 2,300 acre property. An Initial Study and Notice of Preparation was circulated in 2008 (State Clearinghouse #2008052075) for the development of 538 gross acres of vineyard on the property; the project has been reduced in scope and the NOP was recirculated in 2012 (State Clearinghouse # 2012102046). The project under consideration includes earth moving and grading activities on slopes greater than five percent associated with tree and brush removal, blasting and ripping, rock removal, soil cultivation, installation and maintenance of drainage, and irrigation systems; the installation and maintenance of temporary and permanent erosion control measures; and vineyard plantings, maintenance, and harvesting operations. Approximately 21 miles of existing roads would be improved and maintained on the property, and select road segments would be realigned. Other project components include installation of rocked low-water crossings across Milliken and Capell creeks and tributaries; installation of surface drainage pipelines, subsurface drainage pipelines, and cutoff collars; construction of sediment basins and other erosion control features described in the ECP; installation of up to three new wells on the property; construction of four offstream reservoirs to store groundwater; and construction of deer fencing. A full description is found within the Draft EIR and the ECP.

The Draft EIR was released for public and agency review and comment on July 11, 2014 with a 45-day review period currently scheduled to close on August 25, 2014. Given the size of the Draft EIR (three volumes), staff has received multiple requests from members of the public requesting that the comment period be extended by an additional 45 days to October 9, 2014. Although vineyard projects and ECPs are administratively approved by the Planning, Building and Environmental Services Director, the County's Local Procedures for Implementing CEQA require that any extension of the comment and review period on an EIR be acted upon by the Planning Commission.

The action before the Commission today is to extend the comment period by an additional 45 days until October 9, 2014. Staff supports extension of the comment period for the additional time.

**SUPPORTING DOCUMENTS**

- A . CEQA Public Comment Period Extension Requests
- B . Additional Requests

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina