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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Hillary Gitelman
Director

To: State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

From: Kelli Cahill, Planner III
Napa County Planning, Building
and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

**Subject: Notice of Preparation of a Draft Environmental Impact Report
Walt Ranch #P11-00205-ECPA**

The County of Napa is the Lead Agency preparing an Environmental Impact Report (EIR) for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

An Initial Study has been prepared and is attached to this Notice of Preparation.

Project Location: Access for the project site is currently located at Circle Oaks Drive and two points along State Route 121 in south-central Napa County, California. The project site is about seven miles northeast of the City of Napa (see Figure 1). The project is located within the Capell Creek and Milliken Reservoir watersheds.

General Plan/Zoning Designations: Agriculture, Watershed and Open Space (AW-OS)/Agricultural Watershed (AW)

Project Description: Summary – 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 project under consideration includes the following activities:

- Earthmoving 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, irrigation and erosion control features, and vineyard plantings and operation on 356 net acres within 507 gross acres of disturbance;
- Improvement and maintenance of approximately 21 miles of existing roads for year-round access to the property. Existing road segments would be realigned requiring limited new road construction in select locations and access roads between vineyard blocks would be constructed in select locations within the 507 gross acres;
- Removal of one existing low-water road crossing across Milliken Creek and construction of one bridge over Milliken Creek at the existing low-water rock crossing;
- Installation of rocked low-water crossings at existing low-water crossings on Capell Creek and smaller tributaries;
- Installation of surface drainage pipelines to collect surface runoff at low points throughout the project site and transport it to protected outlets;
- Installation of perforated subsurface drainage pipelines to reduce saturated conditions in the rootzone and improve slope stability;
- Installation of cutoff collars on all solid pipelines with slopes greater than five percent;
- Installation of standard drop inlets, infield drop inlets, and concrete drop inlets;

- Construction of outsloped infield level spreaders, pipe level spreaders, rock level spreaders, rock energy dissipaters, rock sediment basins, diversion ditches, infield diversions, and rock checks;
- Construction of sediment basins in proposed Blocks 5A, 9A and 9B;
- Construction of overflow structures in proposed Blocks 1 and 16C to receive flows from the subsurface drainage system;
- Repair of existing headcutting in proposed Block 52;
- Construction of rolling dips within the existing roadway;
- Utilization of rock brought up for construction of erosion control features such as rock energy dissipaters and rock sediment basins and for rock-filled avenues. Two depressions in proposed Blocks 31 and 37 are proposed for rock disposal and the remaining rock would be stockpiled within the proposed clearing limits;
- Construction of four offstream reservoirs that would store groundwater;
- Installation of fuel storage;
- Seeding of all disturbed areas with a permanent no-till cover crop;
- Installation of permanent erosion control measures, maintenance of the erosion control measures so they function as intended, and maintenance of the measures throughout the rainy season (September 15 through April 1 for Milliken Reservoir watershed and October 1 through April 1 for Capell Creek watershed); and
- Installation of temporary erosion control measures that may include, but are not limited to, straw wattles, waterbars, and other measures, as included in the Erosion Control Plan.

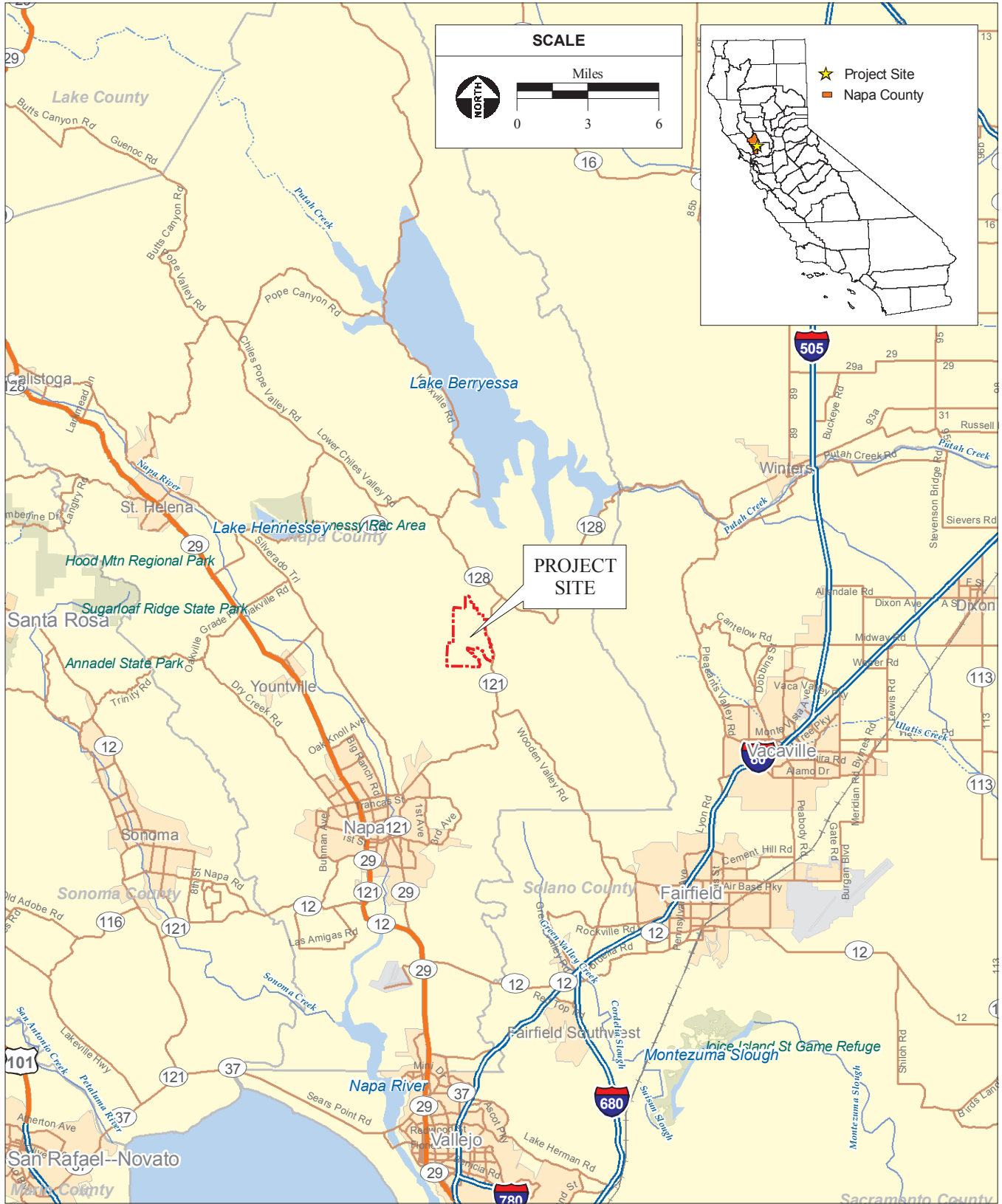
In order for your comments to be considered, please submit your written comments no later than **4:45 pm on November 21, 2012** to:

Kelli Cahill, Planner III

Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Email: kelli.cahill@countyofnapa.org

Fax: (707) 229-4271



SOURCE: ESRI Data, 2007; AES 2008

Walt Ranch NOP / 207543 ■

Figure 1
Regional Location Map

Reviewing Agencies Checklist

Lead Agency:

Napa County Planning, Building and Environmental Services Department:
 1195 Third Street, Suite 210
 Napa, CA 94559
 Contact: Kelli Cahill, Planner III

Consulting Firm:

Analytical Environmental Services (AES)
 1801 7th Street, Suite 100
 Sacramento, CA 95811
 Contact: Jennifer Aranda

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Department of Conservation
- Fish & Game – Bay Delta Region, North Central Region
- California Department of Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- SF Bay Conservation & Development Commission
- Water Resources (DWR)

Environmental Affairs

- Air Resources Board (BAAQMD)
- APCD/AQMD
- California Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Delta Unit
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB – Region #2 San Francisco
- Regional WQCB – Region #5 Central Valley

Youth & Adult Corrections

- Corrections

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District # 4
- Dept of Transportation Planning (HQ)
- Housing & Community Development
- Department of Food & Agriculture

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- Santa Monica Mountains Conservancy
- State Lands Commission
- Tahoe Regional Planning Agency

State & Consumer Services

- General Services
- OLA (Schools)
- Other
- Pacific Bell
- United States Army Corp of Engineers
- Napa Valley School District
- Regional Conservation District
- Pacific, Gas & Electric
- Postal Service
- U.S. Fish and Wildlife Service
- National Oceanic and Atmospheric Administration

Health & Welfare

- Health Services

Checklist Key

S = Document sent by Lead Agency
 X = Document sent by SCH
 + = Suggested Distribution

Public Review Period

Starting Date: October 22, 2012

Ending Date: November 21, 2012

Signature: *Kelli Cahill*

Date: 10/15/12

<p>For SCH Use Only:</p> <p>Date Received: _____</p> <p>Date Review Starts: _____</p> <p>Date to Agencies: _____</p> <p>Date to SCH: _____</p> <p>Clearance Date: _____</p>	<p>Applicant(s):</p> <p>Hall Brambletree Associates, LP 401 St. Helena Hwy South St. Helena, CA 94574</p>
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