

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2012102046

Project Title: Walt Ranch Erosion Control Plan Application #P11-00205-ECPA Project

Lead Agency: Napa County PBES Contact Person: Kelli Cahill
Mailing Address: 1195 Third Street, 2nd Floor Phone: (707) 265-2325
City: Napa Zip: 94559 County: Napa

Project Location: County: Napa City/Nearest Community: Yountville
Cross Streets: State Route 121 and Circle Oaks Drive Zip Code: 94559
Longitude/Latitude (degrees, minutes and seconds): 38 ° 25 ' 26.3 " N / 122 ° 13 ' 18.4 " W Total Acres: 2,300
Assessor's Parcel No.: (see attached) Section: see att Twp.: 7N Range: 3W Base: MDB&M
Within 2 Miles: State Hwy #: 121, 128 Waterways: Milliken Creek, Capell Creek, Milliken Reservoir
Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: [] NOP [x] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [x] Other: see attachment

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[x] Other: vineyard

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [x] Vegetation
[] Agricultural Land [x] Flood Plain/Flooding [] Schools/Universities [x] Water Quality
[x] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [] Minerals [x] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [] Solid Waste [] Land Use
[x] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [x] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [x] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Agricultural Watershed

Project Description: (please use a separate page if necessary)
See attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #4	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #2 & 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region #2 & 3	<input type="checkbox"/> Tahoe Regional Planning Agency
<input checked="" type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>See attached</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 11, 2014 Ending Date August 25, 2014

Lead Agency (Complete if applicable):

Consulting Firm: <u>Analytical Environmental Services</u>	Applicant: <u>Hall Brambletree Associates, LP</u>
Address: <u>1801 7th Street, Suite 100</u>	Address: <u>401 St. Helena Hwy South</u>
City/State/Zip: <u>Sacramento, CA 95811</u>	City/State/Zip: <u>St. Helena, CA 94574</u>
Contact: <u>David Zweig</u>	Phone: _____
Phone: <u>916-447-3479</u>	

Signature of Lead Agency Representative: *Kelli Osley* Date: 7/7/14

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Completion and Environmental Document Transmittal (continued)
Walt Ranch #P11-00205-ECPA Project

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.

Sections: 19, 20, 29, 30, 31, 32, and un-sectioned areas

Local Action Type: Erosion Control Plan (ECP) approval

Project Description: Summary – The Walt Ranch Erosion Control Plan Application (ECPA) #P11-00205-ECPA proposes earthmoving activities on slopes greater than five percent in connection with the development of 356 net acres of vineyard within 507 gross acres on the approximately 2,300-acre Walt Ranch (Proposed Project). A total of 65 vineyard blocks are proposed. The 507 gross acres include vineyard avenues that would be constructed around each of the proposed vineyard blocks, rock stockpile areas, and access roads that would be constructed or realigned from their existing configuration. The Proposed Project under consideration is as follows:

- 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, and irrigation systems; the installation and maintenance of temporary and permanent erosion control measures; and vineyard plantings, maintenance, and harvesting operations.
- Improvement and maintenance of approximately 21 miles of existing roads for year-round access to the property. Select existing road segments would be realigned, requiring limited new road construction in select locations. Access roads between vineyard blocks would be constructed in select locations within the 507 gross acres, resulting in the construction or realignment of approximately 5.6 miles of new roads;
- Construction of one bridge over Milliken Creek if the owner wishes to have year-round access at the existing low-water rocked crossing, or if the owner wishes to have seasonal access only, the rocked low-water crossing will be used only when flows across it are one foot deep or less;
- Installation and maintenance of rocked low-water crossings at existing low-water crossings including Capell Creek;
- Installation of erosion control features, including the following:
 - 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 root zone 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 for construction of erosion control features such as rock energy dissipaters, rock sediment basins, and for rock-filled avenues. Two depressions in proposed Blocks 31 and 37 are proposed for rock disposal and storage, and the remaining rock would be stockpiled within the proposed clearing limits;
- Installation of up to three new wells and construction of four offstream reservoirs that would store groundwater to be used for vineyard irrigation and frost protection;
- Installation of water distribution pipelines;
- Installation of fuel storage tanks;
- Installation of deer fencing;
- Seeding of all disturbed areas with a permanent no-till cover crop;

Reviewing Agencies Checklist (continued):

- U.S. Army Corp of Engineers
- Regional Conservation District
- Pacific Gas & Electric
- U.S. Fish and Wildlife Service
- National Oceanic and Atmospheric Administration