

NAPA COUNTY
NOTICE OF PUBLIC HEARING AND AVAILABILITY OF
STAFF REPORT

**PROJECT TITLE: Walt Ranch Vineyards Agricultural Erosion Control
Plan No. P11-00205-ECPA**

The Napa County Planning, Building and Environmental Services (PBES) Department has prepared a staff report for the Walt Ranch Vineyards Agricultural Erosion Control Plan No. P11-00205-ECPA (the Walt Ranch ECP). Copies of the staff report and all Walt Ranch Vineyard Conversion project documents and correspondence 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 Final EIR is available at the Napa County Library at 850 Coombs Street, Napa, CA, 94559.

BACKGROUND AND PROJECT DESCRIPTION: Under the County's Conservation Regulations (Chapter 18.108), agricultural erosion control plans such as the Walt Ranch ECP are approved by the Director of PBES. The purpose of the Walt Ranch ECP 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), Napa County is the lead agency for the project. The PBES Director will review the proposed project, the DEIR, the Final EIR, and all public testimony to decide whether to certify the Final EIR and approve the Walt Ranch ECP project.

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).

CEQA STATUS: A Final EIR has been prepared (State Clearinghouse #201202046). All comments received in response to the Draft EIR have been addressed in a Response to Comments document, which together with any revisions to the DEIR text constitutes the Final EIR. Prior to consideration of the Walt Ranch ECP, the Director of PBES is required to review and consider the Final EIR and to certify that the Final EIR has been prepared in compliance with CEQA, the State CEQA Guidelines, and local procedures for implementing CEQA and that the Final EIR reflects the County's independent judgment and analysis. This project site is

not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

PUBLIC HEARING: The Director of the PBES Department will hold a public hearing at **9:00 a.m. on April 4, 2016** in the County Administration Building, 1195 Third Street, Suite 305, Napa, California for purposes of considering written or verbal comments on the merits of the Walt Ranch ECP project. Interested persons are invited to attend the public hearing and provide written or verbal comments regarding the Walt Ranch ECP project. The staff report and all correspondence received will be posted on the County's website at <http://www.countyofnapa.org/PBES/WaltRanch/>. Written comments may be submitted to the project planner either at the public hearing or at least 48 hours prior to the public hearing as follows:

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1195 Third Street, 2nd Floor, Napa, CA 94559
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If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Director of PBES at, or prior to the public hearing.