

Attachment 18
Notice of Tentative Decision
September 21, 2021

NAPA COUNTY
NOTICE OF TENTATIVE DECISION

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

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: In December of 2016, the Napa County Board of Supervisors certified an Environmental Impact Report ("EIR") (SCH #2012102046) for the Hall Brambletree Associates, LP - Walt Ranch Vineyard Conversion - File No. P11-00205-ECPA, which consisted of an erosion control plan for the earthmoving associated with the development of approximately 209 net acres of vineyard (±316 gross acres). This proposed project includes an amendment to Mitigation Measure 6.1, which, as approved, requires the applicant to place into permanent protection no less than 248 acres of oak woodland habitat to offset 27,528 MTCO_{2e} of the project's Greenhouse Gas Emissions (GHG's). The proposed project would amend the mitigation measure to require permanent protection of no less than 124 acres of oak woodland habitat and planting of 33,580 native oak trees, as further described in project documents. An Addendum to the EIR in accordance with the CEQA Guidelines, Section 15164, has been prepared, which analyzes the amendment to Mitigation Measure 6.1 and provides further details.

NOTICE OF TENTATIVE DECISION: Notice is given that the PBES Director has tentatively approved the amendment to Mitigation Measure 6.1. Details of the amendment are further described in the Addendum to the Environmental Impact Report and the associated project proposal provided by the applicant, dated May 5, 2021. Copies of the Addendum, the applicant's proposal, the EIR and related documents are available for review on the Planning, Building and Environmental Services' (PBES) Current Projects Explorer page at <https://www.countyofnapa.org/2876/Current-Projects-Explorer> or at the PBES Department located at 1195 Third Street, 2nd Floor, Napa, CA 94559.

The PBES Director's final decision and approval of the amendment to Mitigation Measure 6.1 will occur by close of business on October 1, 2021. Notice of the Decision will be posted on the County's website at the above link, published in the Napa Valley Register and mailed to properties within 1,000 feet as well as petitioners. For purposes of filing an appeal, the date of decision will be October 1, 2021.