

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 # 2018092042

Project Title: KJS and Sorrento Vineyard Conversion Erosion Control Plan Application (ECPA) #P17-00432

Lead Agency: Napa County Dept. of Planning, Building and Env. Services Contact Person: Donald Barrella
Mailing Address: 195 Third Street, Suite 210 Phone: (707) 229-1338
City: Napa Zip: 94559 County: Napa

Project Location: County: Napa City/Nearest Community: St. Helena
Cross Streets: Sage Canyon Road Zip Code: 94574
Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ' 27.38" N / 122 ° 16 ' 35.59" W Total Acres: 156.8
Assessor's Parcel No.: 025-270-022 and 025-270-025 Section: 22,26,27 Twp.: 8N Range: 4W Base: M.D.B.M.
Within 2 Miles: State Hwy #: 128 Waterways: Elder Creek
Airports: Railways: Schools:

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: ECP

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 - 156.8 gross acres

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Agricultural Watershed (AW)/Agricultural, Watershed and Open Space (AWOS)

Project Description: (please use a separate page if necessary)
Please see attached.

Reviewing Agencies Checklist

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


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| <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 checked="" type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <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 # <u>3</u> | <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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 26, 2021 Ending Date June 9, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>Environmental Science Associates</u>	Applicant: <u>Hyperion Vineyard Holdings LLC</u>
Address: <u>2600 Capitol Avenue, Suite 200</u>	Address: <u>3450 Sage Canyon Road</u>
City/State/Zip: <u>Sacramento, CA 95816</u>	City/State/Zip: <u>St. Helena, CA 94574</u>
Contact: <u>Jennifer Aranda</u>	Phone: <u>(707) 967-8414</u>
Phone: <u>(916) 564-4500</u>	

Signature of Lead Agency Representative:  Donald Barrella Date: 7-26-21

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

Notice of Completion & Environmental Document Transmittal (Continued)

KJS and Sorrento Vineyard Conversion Erosion Control Plan Application (ECPA) #P17-00432

Project Description:

The Hyperion Vineyard Holdings LLC (a.k.a. KJS Investment Properties LLC and Sorrento Inc.) Vineyard Conversion Erosion Control Plan Application Project (#P17-00432-ECPA) (proposed project) proposes vegetation removal and earthmoving activities on slopes greater than five percent in connection with the development of 111.5 net acres of vineyard within 156.8 gross acres on a 972.8-acre project site. Proposed activities associated with vineyard development include removing vegetation within the proposed clearing limits, ripping, rock removal, soil cultivation, seeding a cover crop, mulching, trenching for irrigation pipelines, installing a trellis system and deer fence, laying out vine rows, and installing temporary and permanent erosion control measures.

The proposed project also includes Petitions for Change on Water Right License 9125 (Application 13943) and Permit 18459 (Application 26165), which are pending review and processing with the State Water Resources Control Board, Division of Water Rights. The petitions request an expansion of the place of use to 280 acres (which includes the existing vineyards on the project site as well as the proposed vineyards); the construction of a new 48-acre-foot capacity offstream reservoir; and the construction of a new diversion structure in Elder Creek that would divert water to offstream storage in the new offstream reservoir and to the existing offstream PITA Pond as a point of rediversion. The Petition for Change also identifies Matheson Dam as a point of diversion to offstream storage at the proposed offstream reservoir.

The project also includes the ongoing maintenance of erosion control measures and operations of approximately 4.3 acres of existing vineyard that were converted from grassland/hay pasture in 2015 without an approved ECPA. These vineyard areas are located within two larger vineyard blocks totaling 17.4 acres, all of which occur on lands with a slope of 5 percent or less and therefore, are not subject to an ECPA pursuant to Napa County Code (NCC) Section 18.108.070(B) except for the aforementioned 4.3 acres occurring on slopes over 5 percent. Accordingly, the vineyard development area requiring ECPA coverage pursuant to NCC Section 18.108.070(B) will be included in this project.