



If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Identify project traffic on State Route 128.
- Maintain erosion control measures to prevent exceedance of baseline natural runoff levels of sediment and nutrients.

Provide a list of the responsible or trustee agencies for the project.

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- California Department of Fish and Wildlife
- State Historic Preservation Office
- State Water Resources Control Board, Division of Water Rights
- San Francisco Bay Regional Water Quality Control Board (Region 2)

## Summary Form (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.