



A Tradition of Stewardship
A Commitment to Service

NAPA COUNTY

NOTICE OF DECISION

PROJECT TITLE: KJS & Sorrento Vineyard Conversion
Agricultural Erosion Control Plan No. P17-00432-ECPA

PROJECT LOCATION: The project site is located approximately 10 miles east of the City of St. Helena in the Elder Valley Area of Napa County, on the north side of Sage Canyon Road approximately 1.25 miles east of its intersection with Lower Chiles Valley Road (3380 and 3370 Sage Canyon Road), within the unincorporated portion of Napa County (County) and zoned Agricultural Watershed (AW) on Assessor's Parcel Numbers (APN) 025-270-022 and 025-270-025.

PROJECT DESCRIPTION: The project consists of an application submitted by Hyperion Vineyard Holdings LLC., (a.k.a. KJS Investment Properties LLC., and Sorrento Incorporated.) (Applicant) entitled the KJS Investment Properties & Sorrento Inc., Vineyard Erosion Control Plan (Project) for an agricultural erosion control plan to the Napa County Planning, Building and Environmental Services (PBES) Department (Department) requesting approval of an Erosion Control Plan (P17-00432-ECPA) to install approximately 113.4 gross acres (\pm 80.5 net panted acres) of vineyard on the approximate 950.9-acre holding.

CEQA DETERMINATION: Draft Environmental Impact Report (State Clearinghouse No. 2018092042) prepared (April 2021); Final Environmental Impact Report (FEIR) prepared (March 2023), circulated March 2023.

NOTICE OF DECISION: Notice is given that the PBES Director has taken the following actions: (1) certified the FEIR prepared for the **KJS Investment Properties & Sorrento Inc.**, Modified Project Vineyard ECPA (No. P17-00432-ECPA); (2) rejecting the Proposed Project, the No Project Alternative, and the Reduced Intensity and Increased Stream and Wetland (Aquatic Resource) Alternative, finding the Reduced Vegetation Removal/Grading and Road Use Alternative as set forth in the FEIR consistent with the Napa County General Plan; (3) adopted the Reduced Vegetation Removal/Grading and Road Use Alternative; (4) adopted the Mitigation Monitoring and Reporting Program; and (5) approved ECPA No. P17-00432-ECPA as revised to reflect the Reduced Vegetation Removal/Grading and Road Use Alternative.

Copies of the Applicant's proposal, the FEIR, ECPA No. P17-00432-ECPA and related documents are available for review on the Planning, Building and Environmental Services' (PBES) Current Projects Explorer page at [Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](https://www.countyofnapa.org/current-projects-explorer) or at the PBES Department located at 1195 Third Street, 2nd Floor, Napa, CA 94559.

DATED: November 3, 2023

Brian D. Bordona
Director of Planning, Building, & Environmental Services