



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D. Bordona
Director

Email and Certified Mail

June 28, 2024

Hyperion Vineyard Holdings LLC.
Judd Wallenbrock
73 Stewart Road
Lathrop CA 95330-9746

**RE: KJS Investment Properties & Sorrento Inc., Vineyard Conversion
Agricultural Erosion Control Plan Record No. P17-00432-ECPA
Appeal Record No. P23-00350-APL, SCH No. 2018092042
3380 and 3370 Sage Canyon Road, APNs 025-270-022 and 025-270-025.**

Dear Mr. Wallenbrock:

As you are aware, on June 25, 2024, the Board of Supervisors approved additional conditions on Agricultural Erosion Control Plan Record No. P17-00432-ECPA, that was approved by the Planning, Building and Environmental Services Director on November 3, 2023, Recertified the Environmental Impact Report, and adopted findings pursuant to the requirements of the California Environmental Quality Act as a result of your settlement with the Center for Biological Diversity.

Attached are the findings, updated conditions of approval, and Mitigation Monitoring and Reporting Program. The revised erosion control plan (Revised ECP) allows for the development of approximately 88.8 gross acres of vineyard (approximately 62.8 net planted acres) and includes Petitions for Change on Water Right License 9125 (Application 13943) and Permit 18459 (Application 26165).

As a reminder, within 30-days of the date of the Board’s action (i.e. **July 25, 2024**) you will need to submit the Revised ECPA that comports with the updated conditions of approval for the County’s records.

A Notice of Determination (NOD) was filed with the County Recorder’s Office on June 26, 2024. The filing of the NOD commences a 30-day legal challenge period of the determination that this project would not have a significant effect on the environment.

Staff looks forward to working with your team to ensure the compliance of all approved conditions and measures, and the successful completion of your project. If you have any questions or require additional assistance, please contact me at 707-299-1338 or by email at donald.barrella@countyofnapa.org

Respectfully,



Donald Barrella
Planner III

Enclosure: Finding and Updated Conditions of Approval No. P17-00432-ECPA (via email)

cc: Brian Bordona, Director (via email)
Patrick Ryan, Assistant Director (via email)
Chris Apallas, Deputy County Counsel (via email)
Alicia Guerra, Attorney, Buchalter (via email)
Frances Tinney, Center for Biological Diversity (via email)
James Bushey, PPI Engineering, (via email)