COUNTY PLANNING



NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN BY THE NAPA COUNTY DEPARTMENT OF PLANNING, BUILDING & ENVIRONMENTAL SERVICES that the County as lead agency for compliance with the California Environmental Quality Act (CEQA) has prepared an Environmental Impact Report (EIR) for the project identified below and is soliciting comments:

HYPERION VINEYARD HOLDINGS LLC., (A.K.A. KJS INVESTMENT PROPERTIES AND SORRENTO INC.) EROSION CONTROL PLAN – ENVIRONMENTAL REVIEW on land disturbing activities on slopes greater than 5% associated with Erosion Control Plan #P17-00432-ECPA for a new agricultural development consisting of vineyard encompassing approximately 156.8 acres (up to 111.5 net planted acres) within an approximate 972.8-acre holding situated in the Lake Hennessey Domestic Water Supply Drainage.

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 by the State Water Resources Control Board, Division of Water Rights. The petitions request an expansion of the place of use to 280 acres; the construction of a new 48- acre-foot capacity offstream reservoir; and the construction of a new diversion structure in Elder Creek.

LOCATION: The project site is located 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 an Agricultural Watershed (AW) zoning district, in unincorporated Napa County: Assessor's Parcel Numbers 025-270-022 and 025-270-025.

<u>Written</u> comments regarding on the EIR are solicited. All such comments must be presented during the public review period, which runs from April 26, 2021 to June 9, 2021. The document is available for review at the following locations:

1) Napa County Library	850 Coombs Street	Napa, CA 94559
2) Napa County Conservation, Development & Planning Dept.	1195 Third St., Second Floor	Napa, CA 94559

3) Napa County website at: <u>https://www.pbes.cloud/index.php/s/aTDiM7q7QFwKDK2</u>

Please direct comments to Donald Barrella, Planner III, Napa County Department of Planning, Building and Environmental Services, 1195 Third Street, Second Floor, Napa, California or via email at <u>donald.barrella@countyofnapa.org</u> and must be received before **5:00 p.m. on June 9, 2021**.

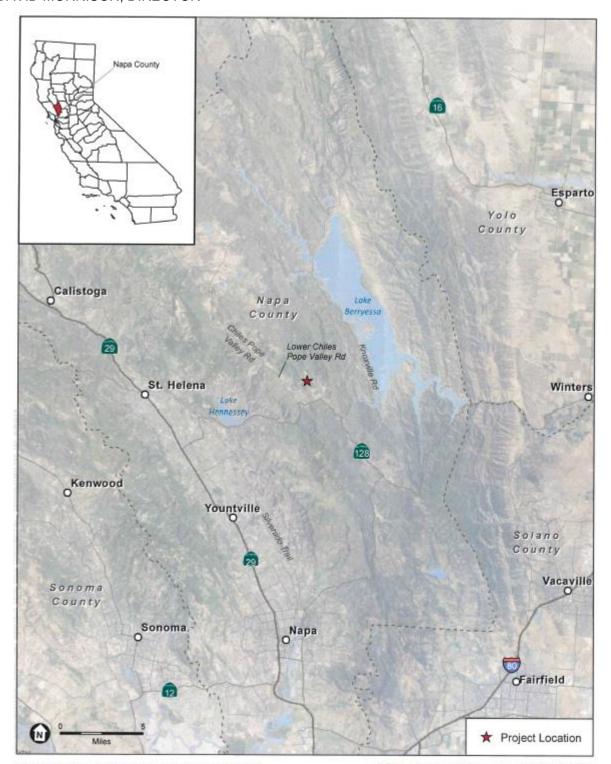
The Director of Planning, Building and Environmental Services will not act on the project during the public review period. Thereafter, the Director will consider all written comments received regarding whether or not the proposed project would have a significant effect on the environment, any written responses prepared, and the adequacy of the final environmental document produced prior to taking action on the project.

An appeal to the decisions of the Director of Planning, Building and Environmental Services regarding this project and the related environmental document must be filed in writing with the Clerk of the Board of Supervisors in the manner required by Napa County Code Chapter 2.88.

If you challenge these particular proceedings in court, you may be limited to raising only those issues you or someone else raised during the comment period described in this notice.

DATED: April 22, 2021

BY THE ORDER OF THE NAPA COUNTY DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DAVID MORRISON, DIRECTOR



SOURCE: NAIP, 2016; ESRI, 2012; Napa County, 2018; ESA, 2018

KJS Sorrento Vineyard Conversion #P17-00432-ECPA

Figure 2-1 Regional Location