

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: ☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

☒ Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Donald Barrella, Planner III PHONE: (707) 299-1338

STATE CLEARING HOUSE NUMBER: #2018092042

PROJECT TITLE: KJS Investment Properties & Sorrento Inc., Vineyard Conversion

PROJECT LOCATION: In the Elder Valley Creek Drainage on an approximate 950.9-acre holding located approximately 10 miles east of the City of St. Helena, 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), APNs 025-270-022 and 025-270-025 (Zoning: Agricultural Watershed).

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Conversion to vineyard of approximately 113.4-acres (± 80.5 net planted acres) of gently to steeply sloping (slopes typically from 5% to 28%) oak woodland, annual grassland and chaparral. The project applicant has prepared an ECPA as required by Napa County Code (Chapter 18.108, "Conservation Regulations"). And Petitions for Change on Water Right License 9125 (Application 13943) and Permit 18459 (Application 26165) requesting an expansion of the place of use to 280 acres, the construction of a new 48- acre-foot capacity off-stream reservoir (instead of an on-stream reservoir); and construction of a new diversion structure in Elder Creek.

COUNTY PERMIT (S): Agricultural Erosion Control Plan #P17-00432-ECPA

APPLICANT NAME: Craig Becker, Hyperion Vineyard Holdings LLC (aka Sorrento Inc and KJS Investment Properties LLC.)

ADDRESS: 73 Stewart Road, Lathrop CA 95330-9746

PHONE: (707) 967-8414

REPRESENTATIVE: PPI Engineering Inc.

ADDRESS: 2800 Jefferson Street, Napa, CA 94558

PHONE: (707) 253-1806

This is to advise that the Napa County Conservation, Development and Planning Department as ☒ Lead Agency ☐ Responsible Agency has approved the above-described project on November 3, 2023, and made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE: 

Brian D. Bordona

DATE: November 3, 2023

TITLE: Director