

NAPA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on February 27, 2024, at 9:00 a.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeal identified below.

Consideration and possible direction regarding an appeal (Record P23-00350-APL) filed by Center for Biological Diversity (Appellant) concerning the Hyperion Vineyard Holdings (A.K.A. KJS Investment Properties and Sorrento Inc.) (Applicant) Agricultural Erosion Control Plan P17-00432-ECPA approved by the Director of the Napa County Planning, Building and Environmental Services (PBES) Department on November 3, 2023, to: (1) certify the Final EIR prepared for the KJS Investment Properties and Sorrento Inc. ECPA (P17-00432-ECPA); (2) adopt the findings required pursuant to the California Environmental Quality Act including, but not limited to, rejecting the Proposed Project, the No Project Alternative, and the Reduced Intensity and Increased Stream and Wetland Setback Alternative, finding the Reduced Vegetation Removal/Grading and Road Use Alternative (the Modified Project) as set forth in the Final Environmental Impact Report (FEIR) consistent with the Napa County General Plan; (3) adopt the Mitigation Monitoring and Reporting Program; (4) adopt the Modified Project Alternative and (5) approve ECPA No. P17-00432-ECPA as revised to reflect the Modified Project. The project site is located at 3380 and 3370 Sage Canyon Road (Assessor's Parcel Numbers 025-270-022 and 025-270-025), approximately 1.25 miles east of its intersection with Lower Chiles Valley Road, within the Elder Valley Creek Drainage that is within the larger Lake Hennessey Sensitive Domestic Water Supply Drainage. The property is zoned Agricultural Watershed (AW) with a general plan designation of Agricultural, Watershed and Open Space (AWOS). **(APPLICANT, APPELLANT AND STAFF REQUEST A CONTINUANCE TO MAY 7, 2024, AT 2:00 P.M.)**

ENVIRONMENTAL DETERMINATION: Draft Environmental Impact Report (State Clearinghouse No. 2018092042) prepared (April 2021); Final Environmental Impact Report prepared (March 2023) and circulated March 17, 2023, and certified on November 3, 2023.

All interested persons are invited to attend. The Board, following close of the hearing, will either confirm, reverse, or modify the decision being appealed, or remand the matter to the PBES Director for further consideration, additional findings or other appropriate action consistent with the decision of the Board.

Copies of all documents, which relate to the above-described appeal, may be examined at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California, or at <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.

DATED: February 1, 2024

ATTEST: Neha Hoskins
Clerk of the Board of Supervisors