

EXHIBIT A-1

KJS Investment Properties & Sorrento Inc., Vineyard Conversion, Agricultural Erosion Control Plan Application File No. P17-00432-ECPA 3380 and 3370 Sage Canyon Road, APNs 025-270-022 and 025-270-025

Jointly Requested Additional Conditions of Approval

HYPERION VINEYARD HOLDINGS, LLC AND HYPERION INVESTMENTS, LLC (“KJS”) and CENTER FOR BIOLOGICAL DIVERSITY ("Center") jointly request that the approval of the Erosion Control Plan include the following exhibits as additional or replacement attachments to the Application and proposed Additional Conditions of Approval:

1. **Replacement Site Plan for Reduced Vineyard Acreage and Revised Project:** Replace the KJS Somerston Site Plan for the Revised ECP with the KJS Investment Properties and Sorrento, Inc. Deed Restriction and Donation Areas dated April 29, 2024, as part of the Revised ECP for the Somerston Vineyards Project (**Exhibit A-2**).

2. **Additional Condition of Approval- Revised Site Plan:** KJS shall remove vineyard blocks 1, 2, 3, 4, 5, 7 and 9 (A, B, C, D, F, G) in the southern parcel, parcel 025-270-025, from the Project footprint, as shown in **Exhibit A-2**. KJS shall submit the Revised ECP with the reduced vineyard planting acreage shown in **Exhibit A-2** for the County’s Records within 30 days of Board action occurring on June 25, 2024. Except for the changes identified in Condition 1, the Revised ECP shall remain substantially identical to the ECP approved by the PBES Director on November 3, 2023. KJS shall have the right to continue planting its existing vineyards that were not a subject of the Revised ECP and to plant blocks 12 and 13B in the southern parcel, and all vineyard blocks in the northern parcel, parcel 025-270-022 as part of the Revised Project Approvals.












3. **Additional Condition of Approval - Deed Restricted Property.** Within 30 days after the County has approved the Revised ECP for the Revised Project, KJS shall record with the County a deed restriction on the land in the southern parcel 025-270-025 previously proposed for development as vineyard blocks 1, 2, 3, 4, 5, 7 and 9 (“Deed Restricted Property”), as shown in **Exhibit A-2**. The deed restriction shall prohibit any future vineyard development or agricultural use of the Deed Restricted Property.

4. **Additional Condition of Approval - Donation of Land in Fee Title Interest.** KJS will be required to apply for and receive a lot line adjustment or such other subdivision approval (“LLA”) necessary to create a legal parcel for donation to the Land Trust of Napa County (“Napa Land Trust”) prior to commencement of grading. Within 30 days after the County’s approval and recordation of the LLA, and prior to grading on the Project site, KJS shall convey 62.8 acres of land in the northern part of parcel 025-270-022, as shown more particularly in **Exhibit A-2** (the “Donated Land”), in fee title interest and free of any restriction, lien, or encumbrance, to the Napa Land Trust. In the event that the County approves a smaller vineyard development area as part of the Revised Project, the Donated Land shall be proportionately reduced. The Donated Land shall be contiguous to land currently owned by the Napa Land Trust to the west of the Property boundary. In the event that Napa County does not approve the Revised Project, KJS shall not be required to donate any land to the Napa Land Trust and this obligation shall be null and void.

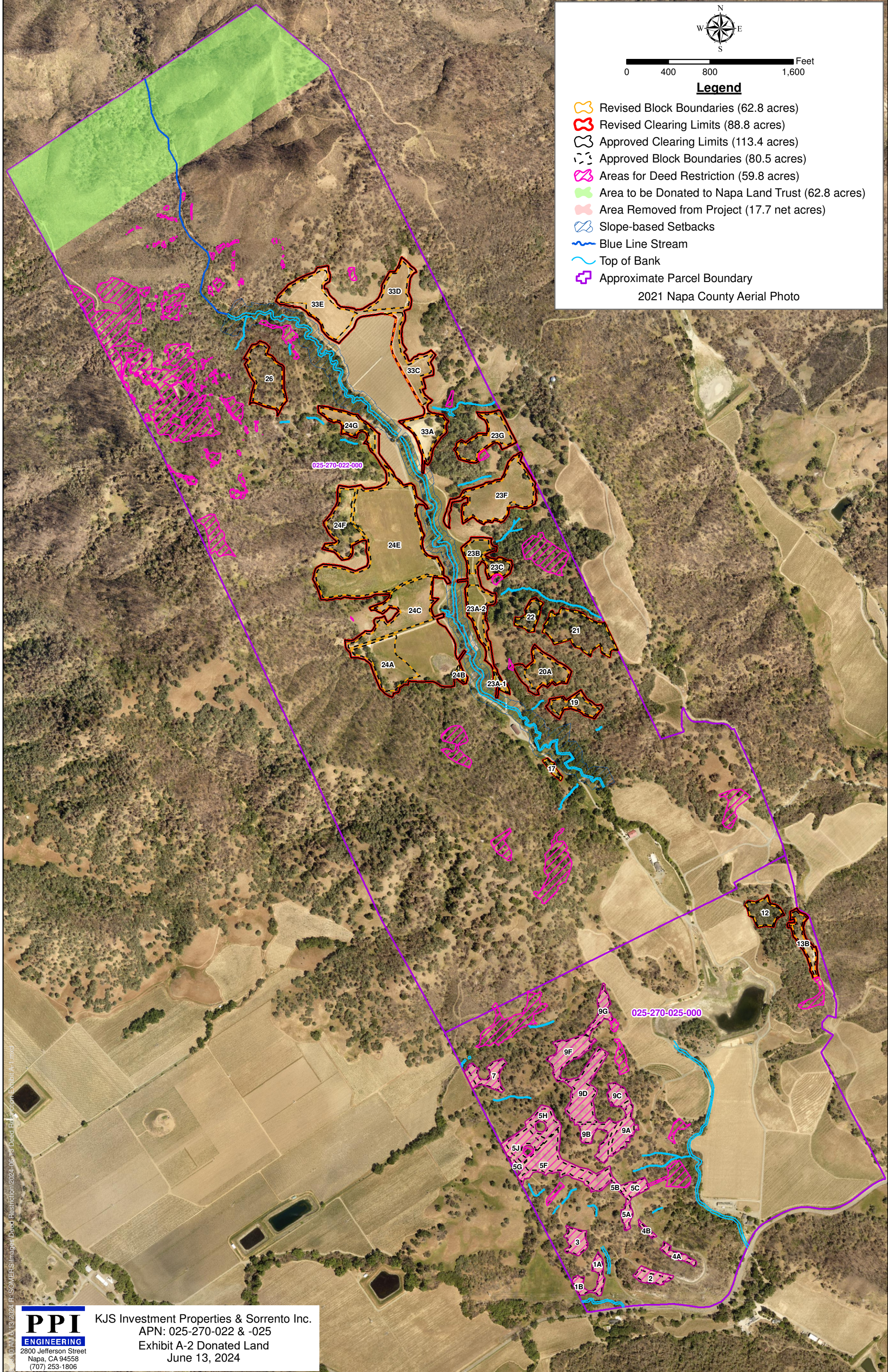


0 400 800 1,600 Feet

Legend

-  Revised Block Boundaries (62.8 acres)
-  Revised Clearing Limits (88.8 acres)
-  Approved Clearing Limits (113.4 acres)
-  Approved Block Boundaries (80.5 acres)
-  Areas for Deed Restriction (59.8 acres)
-  Area to be Donated to Napa Land Trust (62.8 acres)
-  Area Removed from Project (17.7 net acres)
-  Slope-based Setbacks
-  Blue Line Stream
-  Top of Bank
-  Approximate Parcel Boundary

2021 Napa County Aerial Photo



025-270-022-000
025-270-025-000