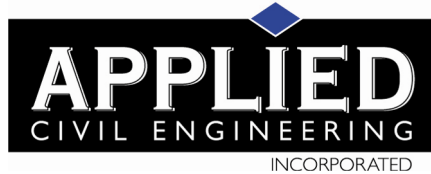


## EXHIBIT A-3



September 29, 2021

Job No. 17-141

Don Barrella  
Engineering & Conservation Division  
Napa County Planning, Building and Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94558

Re: Chappellet Vineyard LLC Vineyard Development Erosion Control Plan  
(P20-00271 & P21-00206)  
Sage Canyon Road, St. Helena, CA 94574 Napa County APNs 032-056-022 & -033

Dear Mr. Barrella:

We are in receipt of your letter dated March 15, 2019 which outlines several items needing to be addressed to have the above referenced application be determined to be complete.

Below you will find responses to each of the comments:

### **Exhibit A Comments:**

#### **I. Agricultural Erosion Control Plan Application Completeness Items**

I.a. Parcel Numbers: We hereby acknowledge that the two properties that are part of this application (APNs 032-010-076 & -094) have been remapped by the Assessor's Office and are now known as APNs 032-560-022 & -033. Any revised application materials will be updated to include these new APNs as appropriate.

I.b. Project Description – Other Activities and Features:

Chemical Storage and Mixing – Chemical storage and mixing will occur at the existing vineyard headquarters, also owned by Chappellet, located approximately 1.3 miles northwest of the project site. Please see below map with approximate locations of the project area and storage area shown as yellow pins. No new chemical storage or mixing locations are proposed.



Access Roads – Access is via existing access roads. No new access roads other than as detailed on the ECP are proposed.

Water Lines and Tanks – See item 1.e.i. below.

Rock Storage and Crushing – All rock storage and crushing and equipment staging will occur within the proposed development footprint. No disturbance for any reason is proposed outside of the proposed project area shown on the ECP. See notes on Sheets C3 and C4 of the ECP.

Anticipated Trips – See item 2.d. below.

- I.c. Project Well(s): We hereby confirm that the two wells located in the proposed Vineyard Block C area are the project wells. These wells are referred to as Well 2 and Well 14 in the Water Availability Analysis (OEI, February 2020). Please note that two additional new wells have been permitted in the vicinity of the project area to serve existing vineyards. The expected use of these wells for existing and proposed vineyards has been added to the WAA and the location of the wells has been added to the ECP plans.
- I.d. Project Slopes: Average slopes within the vineyard range from 6% to 20%. When we include the proposed roads connecting the vineyards the average slopes range

from 6% to 23%. There are areas within the development footprint, totaling less than one acre, that have slopes slightly in excess of 30% when looked at in small increments (not at the slope transect scale). Please see updated application form.

- I.e.i. Project Wells and Water Infrastructure - Please see attached exhibit showing approximate routing of existing and proposed water lines and approximate locations of future water tanks. All water tanks will be permitted under future building permits as necessary and will be located within the proposed project footprint and have been accounted for in the project disturbance area.
- I.e.ii. Equipment Storage – All equipment storage for the vineyard development phase will occur within the proposed project footprint. No equipment will be stored outside of the proposed footprint. Equipment used for ongoing farming operations will be stored offsite in the existing equipment storage area shown in the map above referenced for chemical storage area.
- I.e.iii. Limits of Land Ripping – Limits of ripping will be completely within the outer project area shown on the ECP. No ripping will occur outside of the vineyard clearing limits and ripping will be generally be focused on just the vineyard block itself so as to provide suitable growing conditions for the vines that will be planted.
- I.e.iv. Vegetation Retention Analysis – The area shown as previously disturbed in the northern portion of Block C appears to have been part of previous staging and stockpiling that occurred in this area as well as previous fire prevention efforts.

## 2. Supplemental Environmental Information

- 2.a. Biological Resource Information: Please see attached letter dated January 26, 2021 by WRA.
- 2.b. Landslide Hazard Evaluation: Please see attached memorandum dated June 7, 2021 by OEI.
- 2.c. Water Availability Analysis: Please see attached memorandum dated September 15, 2021 and revised WAA dated September 20, 2021 by OEI.
- 2.d. Vineyard Development and Operations Traffic and Practice:

Below is a summary of the estimated vineyard development and operations traffic and practice information:

### Employee Statistics\*:

Employees – Operations (Average Day)	0-10
Employees – Operations (Peak Day**)	15-20
Employees – During Development	
Land Prep, Room Removal, etc.	20-30
Erosion Control Installation	10-20

\*All vineyard employees currently work on other existing vineyards owned by the Applicant on the nearby and adjacent properties all off of the same existing private driveway off of Sage Canyon Road. The numbers represent a combination of employees and contracted labor. It is expected that the newly proposed acreage will not result in any significant increase in required staffing levels.

\*\*Peak periods include pruning, weed and pest control, and harvest

Employee Vehicle Trip Statistics\*\*\*

Vehicle Trips – Operations (Average Day)	8-12
Vehicle Trips – Operations (Peak Day)	10-20
Vehicle Trips – During Development	
Land Prep, Room Removal, etc.	14-30
Erosion Control Installation	7-20
Vineyard Installation	14-30

\*\*\*Assumes an average of 2-3 employees per vehicle.

Truck trips for development and operations are provided in the original application "Attachment A".

Typical equipment to be used onsite will include track driven tractors with ripping shanks, excavators, rock hammers, backhoes, dump trucks, water trucks and typical track and rubber wheel farming tractors and equipment.

2.e. Water Rights Information: Please see attached water rights information.

3. Notification Information / Listing

We will provide the listing of neighboring properties within 1,000 of the subject property when you request it.

**Engineering Division Comments (received in separate memo dated December 10, 2020).**

General Comments

- 1) The referenced site visit by the Engineering Division has been completed.
- 2) A note regarding keyway and benching has been added to the Vineyard Access Details on Sheets C6 and C7.

USLE Comments

- 3) Please see attached revised spreadsheet and Explanatory Addendum to Excel Worksheets with updated cover (C) values. Note that these changes to not affect the overall results

of the analysis which indicate no net increase in soil loss rates for post project conditions. No changes to the originally submitted map are required.

Hydrology Comments

- 4) Please see attached revised Hydrologic Analysis with updated peak flows consistent on pages 3 and 4.
- 5) Please see attached revised Hydrologic Analysis with a revised approach to modeling Watersheds 1 and 6 into smaller catchments as verbally discussed (note that the revised modeling includes breaking Watershed 6 into smaller Watersheds 6 & 7 as well).
- 6) This value for required storage has been updated based on the revised modeling approach mentioned above.
- 7) Please see attached revised Hydrologic Analysis with updated analysis for Watershed 1.
- 8) Please see attached revised Hydrology Study which indicates no increase in flow for any storm events.
- 9) Please see attached revised Hydrologic Analysis.
- 10) Please see attached revised Hydrologic Analysis with pre- and post-project curve numbers for all watersheds.

We trust that these responses and the attached documents provide the information that is required to complete processing of the pending Erosion Control Plan Permit. If you have any questions please feel free to contact me at (707) 320-4968.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath RCE 67435  
Principal



Enclosures:

Application Form with Updated Slope Range  
Water System Exhibit  
Landslide Hazard Evaluation Response to Comments by OEI  
WAA Response to Comments by OEI  
Revised WAA by OEI  
Biology Response to Comments by WRA  
Water Rights Information  
Revised Soil Loss analysis  
Revised Hydrology Study

Copy:

Dave Pirio, Chappellet Vineyard (via email)  
Andrew Opatz, Chappellet Vineyard (via email)



June 28, 2024

Job No. 17-141

Don Barrella  
Engineering & Conservation Division  
Napa County Planning, Building and Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Project Revision  
Chappellet Vineyard LLC Vineyard Development Erosion Control Plan  
(P21-00206-ECPA)  
Sage Canyon Road, St. Helena, CA 94574 Napa County APNs 032-056-022 & -033

Dear Mr. Barrella:

As discussed during our meeting on June 7, 2024 we are providing an updated erosion control plan set that further avoids oak woodland in Block A. The revised plans also slightly enlarges Block C to partially offset the loss of acreage in Block A.

The purpose of this letter is to document that these changes do not affect the findings of the Soil Loss Analysis and the Hydrology Analysis that was prepared for this project.

#### Soil Loss Analysis

##### Block A:

The revised Block A footprint essentially shortens the Block A Mid transect (other transects in Block A remain unchanged). The reduced transect length applies to both pre- and post-project conditions. We have reviewed these changes and conclude that this change does not impact the overall result of the analysis and post-project soil loss rates are still expected to be slightly less than pre-project soil loss rates due to increased soil cover associated with the proposed cover crop (i.e. lower "C" value) for post-project conditions.

##### Block C:

The slight change in footprint of Block C does not impact either of the two transects modeled for this block (Block C North and Block C South). The existing soil coverage conditions in the updated project footprint area are similar to those modeled in other portions of the block. We have reviewed these changes and conclude that this change in footprint does not impact the overall result of the analysis and post-project soil loss rates are still expected to be slightly less

than pre-project soil loss rates due to increased soil cover associated with the proposed cover crop (i.e. lower “C” value) for post-project conditions.

### Hydrology Analysis

#### Block A:

The project revision reduces the acreage of Block A by approximately 0.9. The area Block A area that was cut out of the project is part of Watersheds I North and I South. The areas were modeled in the pre-project condition as Woods Good and Brush Weeds Grass Good and Brush Weeds Grass Fair. These land uses have curve numbers that are lower than for the proposed vineyard land use. Therefore, by removing these areas from the project area the resulting curve number for each watershed will be slightly reduced. Rainfall intensity, time of concentration and all other variables will remain unchanged and therefore the net change associated with the proposed project revision will be a slight decrease in post-project runoff rates compared to what was modeled in the Hydrology Study. Post project runoff rates will not increase from pre-project levels.

#### Block C:

The project revision increases the acreage of Block C by approximately 0.6 acres. The added area falls within Watershed 4. We updated the curve number analysis associated with Watershed 4 to account for the proposed project conditions and the curve number remains unchanged at 78 for post-project conditions. Rainfall intensity, time of concentration and all other variables will remain unchanged and therefore there will be no net change associated with the proposed project revision and the findings of the Hydrology Study hold. Post project runoff rates will not increase from pre-project levels.

We trust that the information above will allow you to complete processing of this application. Feel free to contact us at (707 320-4968 with any questions pertaining to this manner or the project in general.

Sincerely,

Applied Civil Engineering Incorporated

By:

*Michael R. Muelrath*

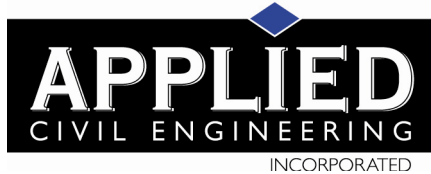
---

Michael R. Muelrath RCE 67435  
Principal



Copy:

Cyril Chappellet & Andrew Opatz, Chappellet Vineyard LLC (via email)



November 1, 2024

Job No. 17-141

Don Barrella  
Engineering & Conservation Division  
Napa County Planning, Building and Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Project Revision  
Chappellet Vineyard LLC Vineyard Development Erosion Control Plan  
(P21-00206-ECPA)  
Sage Canyon Road, St. Helena, CA 94574 Napa County APNs 032-056-022 & -033

Dear Mr. Barrella:

As discussed during our meeting on June 7, 2024 we are providing an updated erosion control plan set that further avoids oak woodland in Block A. The net change is a reduction in Block A footprint of approximately 1.2 acres. There are no other changes beyond the revision to the Block A footprint.

The purpose of this letter is to document that these changes do not affect the findings of the Soil Loss Analysis and the Hydrology Analysis that was prepared for this project.

#### Soil Loss Analysis

The revised Block A footprint essentially shortens the Block A Mid transect (other transects in Block A remain unchanged). The reduced transect length applies to both pre- and post-project conditions. We have reviewed these changes and conclude that this change does not impact the overall result of the analysis and post-project soil loss rates are still expected to be slightly less than pre-project soil loss rates due to increased soil cover associated with the proposed cover crop (i.e. lower "C" value) for post-project conditions.

#### Hydrology Analysis

The project revision reduces the acreage of Block A by approximately 1.2 acres. The area Block A area that was cut out of the project is part of Watersheds 1 North and 1 South. The areas were modeled in the pre-project condition as Woods Good and Brush Weeds Grass Good and Brush Weeds Grass Fair. These land uses have curve numbers that are lower than for the proposed vineyard land use. Therefore, by removing these areas from the project area the

resulting curve number for proposed conditions in each watershed will be slightly reduced. Rainfall intensity, time of concentration and all other variables will remain unchanged and therefore the net change associated with the proposed project revision will be a slight decrease in post-project runoff rates compared to what was modeled in the Hydrology Study. Post project runoff rates will not increase from pre-project levels.

We trust that the information above will allow you to complete processing of this application. Feel free to contact us at (707 320-4968 with any questions pertaining to this manner or the project in general.

Sincerely,

Applied Civil Engineering Incorporated

By:

*Michael R. Muelrath*

---

Michael R. Muelrath RCE 67435  
Principal



Copy:

Cyril Chappellet & Andrew Opatz, Chappellet Vineyard LLC (via email)