

BRAND VINEYARDS
PRITCHARD HILL PROPERTIES, LLC
PROPOSED NEW VINEYARD DEVELOPMENT
95 LONG RANCH ROAD
ST. HELENA, CA
APN 030-220-034, 032-560-023
MEMORANDUM: SEPTEMBER 7, 2022
RE: EFFECT OF CHANGES IN PROPOSED VINEYARD FOOTPRINT ON SOIL LOSS
AND HYDROLOGIC ANALYSES

The referenced proposal, Napa County file #P20-00205-ECPA, includes soil loss and hydrologic analyses developed by David Steiner, CPESC, CPSWQ on June 26 and September 25, 2020, respectively. Based on those analyses, specifications of the ECP as originally submitted for an approximately 30-acre vineyard, would result in no net increase in either soil loss or runoff/peak flow. In response to concerns over the project's original footprint's potential effect on sensitive plant communities, the proposal has been cut back, completely eliminating Blocks 18 and 19, and significantly reducing the proposed area of Block 17.

All the original USLE transects remain relevant and representative of proposed Blocks 3, 13, 14, 15, and 17, in their revised configuration. The original ECP specifications adequately address potential soil loss.

The elimination of Block 19 renders the analyses of Watersheds C and D altogether unnecessary. The elimination of Block 18 significantly reduces the potential for the project to increase runoff in Watersheds A and B. No changes are proposed for the runoff retention specifications in the Erosion Control Plan. Therefore the proposal will not increase runoff or peak flow from any of the watersheds involved.

RESPECTFULLY SUBMITTED,



DAVID A. STEINER
CPESC, CPESC