

# EXHIBIT D-2



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## DRAFT ADDENDUM

April 12, 2019

To: Robert Long  
Wappo Land Co. LLC  
Sent via email ([bob@montagnanapavalley.com](mailto:bob@montagnanapavalley.com))

Job No. 479-NPA04

From: Chris Wick, Anthony Hicke, and Richard Slade  
Richard C. Slade & Associates LLC

Re: Addendum to “Results of Napa County Tier 1 Water Availability Analysis” by RCS  
For Long Ranch Road “Parcel 12” Vineyard Development  
Long Ranch Road, Vicinity Pritchard Hill, Napa County, California

Ref: Application Completeness Determination – Wappo Land Company  
Agricultural Erosion Control Plan (ECPA) File #P19-00037-ECPA: APN 030-220-044  
Prepared by Napa County Planning, Building, and Environmental Services (PBES)  
Dated March 15, 2019

We have reviewed the above-referenced Application Completeness Determination Letter from PBES, and are submitting this Addendum to provide the following additional information and/or analyses as requested therein. The specific data requests or recommendations for further analysis by PBES are repeated in italicized text below. The RCS response to select recommended elements follows each of the reprinted original comments. Herein, the January 25, 2019 RCS-prepared Draft Memorandum titled “Results of Napa County Tier 1 Water Availability Analysis for Long Ranch ‘Parcel 12’ Vineyard Development” will be referred to as the “RCS WAA”.

*Exhibit A, Item 2b(i): That water use associated [with] pre-irrigation of the proposed cover crop, as specified in the ECPA Plan and Narrative, has been accounted for in the WAA.*

Response: As reported by Applied Civil Engineering (ACE), the project engineer, the pre-irrigation of the cover crop is typically performed in the fall of the first year following land development, before the vines are planted. This is the only time the cover crop is anticipated to be irrigated for the proposed project. Therefore the water use estimate in the WAA includes this initial cover crop irrigation (the volume of groundwater needed for cover crop irrigation volume is less than or equal to that needed to meet vineyard irrigation demands). After the proposed vines are planted, the irrigation water will be used for new vineyard irrigation and not the cover crop. Hence, the estimated water use per year in the WAA does not need to be adjusted to include cover crop irrigation.



**DRAFT ADDENDUM**

*Exhibit A, Item 2b(ii): Clarification of Key Conclusions and Recommendations #6, #8, and #9. It is indicated that the project well (Parcel 12 Existing Well) will also periodically serve as a backup well that may utilize the calculated recharge surplus ( $\pm 2.4$  acre feet per year) for irrigation of vineyard located on adjacent parcel(s) owned by Wappo Land Company, and that the proposed new well will allow for increased operational flexibility and distribute groundwater demands between the two wells. However, it is also indicated that utilization of the infiltration/use surplus for off-site irrigation assumes that “the onsite wells are capable of meeting those demands”: please clarify the ability of the proposed projects well(s) to supply water for the project and other existing uses.*

Response: The project well (Parcel 12 Existing Well) can pump at rates sufficient to meet the demand of the proposed vineyard project (13.0 AF/yr). A future new onsite well will help to reduce the pumping rates necessary from the existing project well, and will also distribute groundwater extraction over a greater portion of the property. The sum total of onsite groundwater extractions from both the existing project well and a future new well will remain equal to or less than the estimated annual groundwater recharge of 15.4 AF/yr calculated by RCS for the property. It is assumed a future new onsite well can pump at rates necessary to extract an additional 2.4 AF/yr of groundwater each year (season) but this rate/volume will be definitively determined once the new well is constructed and subject to final pumping tests.

*Exhibit A, Item 2b(iii): If the well located on the Lands of Pritchard Hill Properties is to be utilized as a project well it will need to be included [sic] and analyzed in the Project WAA.*

Response: This item will be addressed by ACE, the project engineer, in a separate document.