

Peter & Anne Nissen

May 5, 2025

3255 Bennett Lane

Calistoga, Ca 94515

Comment Letter on Harcross Winery & Vineyard P23-00105, P2300325, P2500031:

My family owns the parcel AP 027-320-14-000 that we purchased in 1988 and is directly south and across the road from the proposed Harcross winery and vineyard project. I had the opportunity to meet Basil Elan and visited his home site while it was under construction. He discussed the proposed vineyard development that was going to be planted in the future. Until two weeks ago I was not aware that the Elan's were also proposing to build a 5000-gallon winery until Basil reached out to me by email on April 14th. Despite the requirement that such be provided, to date I have not received any notice from Napa County that the winery and vineyard permit are scheduled to be heard by the Napa County Planning Commission on May 7th.

The water availability analysis written by O'Conner Environmental Inc. falls short of describing the limited availability of well water that exists on the adjoining parcels from the proposed project. There are four wells that lie just outside of the 500-foot radius from the new Elan well #1 that are part of the WAA report and well numbers 4 and 5 are on our parcel. Depending on the annual rainfall our wells barely last through July at limited production of 1 gallon per minute. Well # 4 was damaged in the Nuns Canyon fire of 2017 is not operational now. The other two neighbors' wells are # 3 which is twenty feet deep, probably a spring and #7 only 70 feet deep. There is no further substantive mention of these four wells in the report narrative. All of the written discussion is focused on other wells that are considerable distance from the proposed vineyard and winery site. The other concern is the recharge calculations for the Elan's fifty acre plus parcel that is sloped and the highest elevation is where the winery and vineyard are proposed. The Elan parcel will be pumping water from an aquifer that has four wells just upslope from their parcel that have limited well water production.

I have over fifty years of experience working with water wells in Napa County as a vineyard owner and manager and have major concerns about the accuracy the of the well extraction calculations. The #1 well on the Elan property is projected to pump over 1,163,288 gallons per year between the house, a proposed ADU, the vineyard and the winery. The winery waste water is proposed to irrigate two acres of vineyard per year which could reduce the well pumping by approximately 195,300 gallons but still puts a huge demand on a well that was only tested for two hours in early December of 2020. A more realistic test would be in the late

summer or fall and for at least twenty-four hours to demonstrate the well can sustain a constant flow of ten gallons per minute and does not have a declining static water draw down.

I propose that the Elan well #1 have a multiple day well tests in the summer or fall that would replicate the proposed water pumping for all of their proposed Elan project water needs. This would be in conjunction with monitoring at least two of the upslope wells for water static recovery levels and pumping water capacity during and after the test. I have had this requirement imposed in Lake County for a similar agricultural project.

Respectfully,



Peter Nissen