

April 17, 2018

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Napa County Planning Commission

Anne Cottrell, Chair

**re: OAKVILLE WINERY, LLC/DRY CREEK / MOUNT VEEDER WINERY / USE PERMIT NO. P17-00343-UP & VARIANCE NO. P17-00345-VAR**

Please accept my concerns about the proposed Use permit and Variance for this project. These comments are in addition to my previous letter of 4/15/18.

Water Availability Analysis and Well Production Testing:

Well #2 production testing was complete by the Well Driller: Driller's estimated well yield was 4 gpm after 4 hours of air lift pumping.

Unfortunately, this method of well testing by the Driller is not considered a definitive testing regime by Napa County Dept of Public Works and their Hydrological Contractor Luhdorff and Scalimini. Air Lifting is a ball park estimation that is not considered accurate for the purposes of the Water Availability Analysis as defined by Napa County. It is normally an overestimation of the actual pumping production of the well and should not be used as a definitive measure for the calculations required by the WAA and other estimations for water use for this permit application.

The well must be tested by a contracting firm that is licensed by the State of California to perform and report out on such measurements for the calculations on water use and availability.

I was surprised by the Agency Approval letter from The Engineering Division of the Planning Department did not mention the well testing regime as being inadequate for the WAA and this Use Permit Evaluation, and require a proper evaluation of the well production rate. The well yield at 4 gpm is not a high yield well and the need for prolonged pumping to fill the storage tank (20,000 gal) and provide for the water needs in this proposal.

This must be verified to complete the application and assure the Napa County Administration and the Mt Veeder Neighbors that this is a viable project application.

Regards,

Gary Margadant