

# PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



**DATE:** July 27, 2004

**TO:** Steven Lederer, Deputy Planning Director

**SUBJECT:** Appeal of Harrison Vineyards approval

The purpose of this memo is to explain the methodology behind the review of the Phase One Water Availability Analysis for the Harrison Vineyards Winery use Permit modification Request (03383-MOD).

On December 4, 2003, review of the Phase One study began. The process for review consists of a comparison of current existing groundwater uses on the property, versus expected future demands once the project is implemented. For projects whose future use is at or below the parcels threshold, it is believed that the water use will not have a significant impact on the water levels of neighboring wells.

The modification to the existing use permit allowed the applicant to increase production capacity from 7,200 gallons per year to 15,000 gallons per year; to increase visitors to 30 per week; to increase deliveries by 1 per week; and to terminate olive oil production.

The modification affected the existing water use on the parcel as the applicant requested an increase in winery production. All other uses on the property were to remain the same.

The Harrison project is unique in that even though the project itself did not involve several parcels, water from the project parcel is shared with two other parcels. When reviewing a project where multiple parcels are involved, we review the water use for the other parcels, as well as the water use for the project parcel. The review of the Harrison project was not an exception.

The following details our analysis.

- 1) The parcel is located in the "Hillside" region which has an established threshold of 0.5 Acre-feet/Acre/Year. The subject parcel is 44.85 acres in size resulting in a total threshold of **22.5 Acre-feet/Year** for the parcel. If the total estimated projected water use on the parcel is less than the established threshold, the projected water use should not have an effect on static water levels of neighboring wells.

2) The Harrison Parcel currently utilizes three wells.

**Existing Use**

Submitted Existing Use for the Project Only:

Primary residence:	0.5 AF/Year
Farm Dwelling:	0.5 AF/Year
Vineyard (17.5 acres)	4.4 AF/Year
Winery (7,200 GPY)	0.11 AF/Year
Olive Orchard/Facility	<u>1.0 AF/Year</u>
Total	<b>6.5 Acre-feet/Year Project</b>

Estimated existing use for other parcels (per Public Works guidelines):

Allen Parcel	8 AF/Year
Bryant Parcel	<u>0.75 AF/Year</u>
Total	<b>8.75 Acre-feet /Year Others</b>

**Total Existing Use            15.25 Acre-feet /Year**

**Projected Use:**

Submitted existing use for the project only:

Primary residence:	0.5 AF/Year
Farm Dwelling:	0.5 AF/Year
Vineyard (17.5 acres)	4.4 AF/Year
Winery (15,000 GPY)	0.25 AF/Year
Olive Orchard/Facility	<u>1.0 AF/Year</u>
Total	<b>6.65 Acre-feet /Year Project</b>

Estimated existing use for other parcels (per Public Works guidelines):

Allen Parcel	8 AF/Year
Bryant Parcel	<u>0.75 AF/Year</u>
Total	<b>8.75 Acre-feet /Year Others</b>

**Total Proposed Use            15.40 Acre-feet /Year**

As the total proposed use of **15.4 Acre-feet/Year** is less than the parcel threshold, **22.5 Acre-feet /Year**, the projected water use should not have an effect on static water levels of neighboring wells, and no further analysis was required.

While in our review we accounted for the total water use for the parcel, in our response to the Conservation, Development and Planning Department, we kept our comments project specific. If in our review of the project, we discovered that the additional water use by the neighboring parcels and subsequent increase in water use by the project were to result in a total water use above the threshold, we would have required the applicant to perform a Phase Two Water Availability Analysis for the project.