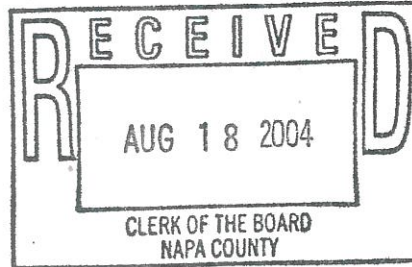


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August 18, 2004



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Via Hand-Delivery

Michelle Price
Clerk of the Board
County of Napa
1195 Third Street, Suite 310
Napa, CA 94559

Re: *Appeal of the Harrison Winery Use Permit #03383-MOD*
1527 Sage Canyon Road APN 032-510-004
Board of Supervisors Hearing August 31, 2004

Dear Ms. Price:

Our offices continue to represent Dan Wojtkowiak with regard to his appeal of the Planning Commission's approval of the modification to the Harrison Winery Use Permit #03383-MOD. That permit modification allows the Harrison Vineyards Winery: (i) an increase in production capacity to a maximum of 15,000 gallons per year; (ii) conversion of existing space for winery storage and office; (iii) additional tours and tastings; (iv) a marketing plan; (v) retail sales; (vi) additional parking spaces; and (vii) certain road improvements.

Mr. Dan Wojtkowiak timely filed his appeal of the Planning Commission decision on June 15, 2004. In addition, Mr. Wojtkowiak has submitted checks in the amount of \$629.30 for the filing fee and estimated cost for preparation of the record; and an additional check for \$297.55 for the balance due for preparation of the transcript, as requested by your office. If there are any other monies due or procedural requirements for the appeal please let us know.

Your office has requested that we submit any additional information for consideration by the Board in support of the appeal by August 18, 2004. Our additional information is set forth below.

A. The Phase 1 Water Study For The Project Is Inaccurate, And A New Water Study Needs To Be Prepared Prior To The Project Being Approved.

The Staff Report states as follows under "Hydrology and Water Quality."

Hydrology and Water Quality: A Phase 1 water study was prepared for the project. There are two existing wells with a combined production of 20 gallons per minute on the property that supply the water used for wine processing and domestic purposes. The winery facility will use .25 acre-feet of water per year. The vineyard and olive orchard use approximately 5.4 acre-feet of water per year. The 1.5 acre-foot reservoir supplies water for the vineyard during peak irrigation. Water for the reservoir is supplied by a well on site. The existing residence and farm labor residence on the property use approximately 1.0 acre-feet of water per year. The total amount of well water used on the parcel is 6.65 acre-feet per year.

The Staff Report's hydrology and water analysis is completely inaccurate, as specifically set forth below.

1. The Staff Report Fails To Describe The Community Water System On The Harrison Vineyards Winery Site.

The Staff Report states that the Harrison Vineyards Winery site has two existing wells, with a combined production of 20 gallons per minute. This simplistic analysis is inaccurate and misleading.

The Harrison Vineyards Winery site has a "Community Water System," as specifically outlined in the chart attached hereto as "Att. A." The Community Water System consists of the following:

*A well ("Well #1"); which has traditionally been dedicated to a separate cottage on the site. Well #1 does not produce water year round, and has gone dry during the summer months in past years. Well #1 produces water at approximately 9 gallons per minute during the winter months.