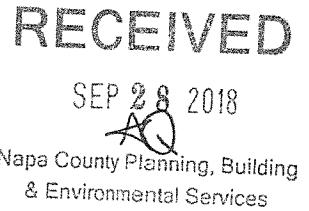


Chris & Karen Padowan
3065 Vichy Ave.
Napa, CA 94558

September 26, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org



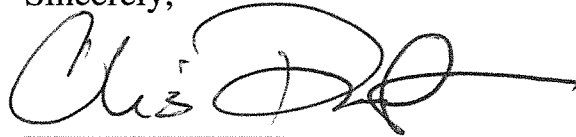
RE: In Support of Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

I am a Napa County resident, and write in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. I understand that the Arbuckles are applying to modify their existing Winery Use Permit to: 1) build a larger winery facility; 2) increase wine production from 30,000 to 50,000 gallons; and 3) allow tastings by appointment and occasional events instead of just 5 tastings a week. I support the Arbuckles' application because it exemplifies the type of project the Planning Commission should unanimously approve. Specifically, the Arbuckles have incorporated many sustainable and improved safety measures into their plans, including but not limited to: rainwater harvesting, recycling of winery process water, solar rooftops, an improved access road, planned Napa Green certification, and electric vehicle charging.

Napa County's General Plan is clear that agriculture is the highest and best use of land, and the Arbuckles' careful planning maximizes the agricultural use of their land, and at the same time, reduces their approved water usage and improves emergency ingress and egress to and from the surrounding hillside. I sincerely hope that the Planning Commission grants Anthem Winery's application to modify its use permit so that the Arbuckles can proceed with their small winery project.

Sincerely,


Chris Padowan

Barrella, Donald

From: Monica Zanotti <monzan@gmail.com>
Sent: Friday, September 28, 2018 2:38 PM
To: Barrella, Donald
Subject: In Support of Anthem Winery's Application to Modify Its Use Permit

September 28, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: In Support of Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

I am a resident of Napa County and write in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. I understand that the Arbuckles are applying to modify their existing Winery Use Permit to: 1) build a larger winery facility; 2) increase wine production from 30,000 to 50,000 gallons; and 3) allow tastings by appointment and occasional events instead of just 5 tastings a week. I support the Arbuckles' application because it exemplifies the type of project the Planning Commission should unanimously approve. Specifically, the Arbuckles have incorporated many sustainable and improved safety measures into their plans, including but not limited to: rainwater harvesting, recycling of winery process water, solar rooftops, an improved access road, planned Napa Green certification, and electric vehicle charging.

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Sincerely,
Monica Zanotti
1220 Hayes Street #19
Napa, Ca 94559

RECEIVED

PAUL K. ROWE
3109 Dry Creek Road
Napa, CA 94558
pkrowe@wlrk.com

SEP 27 2018
710
Napa County Planning, Building
& Environmental Services

September 25, 2018

VIA EMAIL AND FEDERAL EXPRESS

Napa County Planning Commission
1195 Third Street, Second Floor
Napa, California 94559

Re: Julie and Justin Arbuckle
3454-56 Redwood Rd./3123 Dry Creek Rd.
APN 035-470-046 & 035-460-038
Napa County Planning Department Application No. P13-00320
Application of Anthem Winery (October 3, 2018 Hearing)

Dear Commissioners:

As the owner since 2002 of a 16 acre parcel adjoining the Anthem property, I wish to comment on the current Anthem proposal, which I oppose. The primary reason I oppose it is that the large amount of commercial and visitor traffic that Anthem is seeking permission for will dramatically and irreversibly change the character of my entire neighborhood, which until now has remained residential, with the exception of a few small wineries which do not require or seek large amounts of incoming and outgoing traffic. This application is, I submit, a rare type to come before the Commission – one which will irrevocably alter the nature of a quiet residential neighborhood.

Further, the “narrow road and narrow bridge, no turn out” proposal by Anthem is unacceptable. I feel particularly strongly about the matters relating to emergency access and egress of this unprecedented volume of new traffic in light of the County’s experience in the 2017 wildfires. Indeed, the incineration of my parents’ house, and their narrow escape from the fire, brought home to me how important these matters are. I believe the County should be more sensitive to wildfire exit issues in the future, and should turn a skeptical eye on proposals that can only be approved with substantial and numerous variances to normal fire and road requirements. There is no need to grant broad variances to developers who are financially capable of submitting plans that, with sufficient investment, can meet normal fire safety road standards.

In addition, I would also make the following observations:

Anthem cannot use the easement over my property. I understand Anthem has submitted two alternative proposals for access to Anthem parcels from Dry Creek Road, one of which would have required use of the easement over my property granted to Anthem's predecessor in interest. It is not clear to me whether Anthem is seeking approval for both versions of its plan, or only for one that does not depend on use of the easement. The printed Notice of Hearing refers only to "reconfiguration" of "existing access" from Dry Creek Road. This description is highly ambiguous; although I understand it may be qualified by the website reference, the website refers to alternative proposals. I believe the Notice is insufficient as a matter of administrative law, as it does not give proper notice as to whether the Commission is considering both proposals or only the one that does not involve the use of the easement. As my previous letter to Mr. Barrella, dated April 6, 2016, and as my letter to Mr. Lederer and Mr. Morrison, dated August 21, 2017, both made clear, I do not consent, implicitly or otherwise, to the use of the easement over my property for any commercial purpose and, in addition, to any use of the easement for access to any part of the Anthem property that is not located within the "Residential Parcel" as referred to in the Notice. As I have previously written to the interested parties, I would seek judicial relief in the event the terms of easement are breached by Anthem or its visitors. The recently decided opinion of the California Court of Appeal for the First District in the *Wools* winery case reinforces well-established law that an easement may not be overburdened by a conversion from residential to commercial use. While I am informed that the Planning Commission does not take cognizance over such issues, I believe the Commission should consider the fact that approval of the Anthem plan will likely involve protracted litigation. The details concerning the easement are set forth in my 2016 letter to Mr. Barrella, which also included copies of the relevant recorded easements.

The Anthem proposal will inevitably result in trespass on my property. I have reviewed Anthem's plan to construct a new roadway and place a bridge over a gully, and it is my conclusion that, given the topography of the land where the new roadway and bridge are to be constructed, construction vehicles and crews will inevitably enter upon my property. This would be a clear trespass. I do not know if the Commission considers the likelihood of such trespass within its purview on an application of this type, but in order to avoid any misunderstanding (or claim in future litigation that I failed to exercise my administrative remedies), I wish to emphasize that I have in no way consented to, or waived, any such trespass, and will enforce my rights, should such trespass occur.

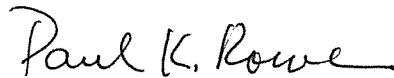
Anthem is asking for too much in the way of commercial events. I share the concerns expressed in the letter submitted yesterday by the Dry Creek Road Alliance and by neighbors of the Anthem Winery concerning Anthem's plans for noisy commercial events lasting until midnight. There are currently no commercial sites or wineries that hold large and noisy events in this neighborhood. The idea that events that supposedly end at midnight will not result in disruptive noise for at least one hour more is a fantasy. Allowing the noise that will occur at such events to continue to midnight and beyond is not necessary to Anthem's business needs, and will destroy the residential character of the neighborhood. Dry Creek Road is not a highly trafficked thoroughfare such as Highway 29 or Silverado Trail, where the additional traffic and "event" noise would not change the character of the neighborhood.

Anthem unwillingness to engage with neighboring property owners. I believe the Commission should take into account Anthem's unwillingness, over the last several years, while it has been developing its proposal, to engage with the owners of the adjoining and nearby properties in any meaningful way. I would hope that the Commission would encourage developers to attempt to mitigate the legitimate concerns of adjoining property owners; to approve Anthem's current proposal would, on the contrary, reward their unwillingness to engage.

Finally, I have read the submission of the Anthem neighbors dated September 24, 2018 and fully agree with the views expressed in that letter.

If any of the matters raised in this letter are of further interest to the Commission or its staff, please let me know. My prior correspondence has included copies of the easement grant, as amended, and other materials relevant to this letter. If it would be convenient for me to forward copies of my previous letters to Mr. Barrella and to Messrs. Lederer and Morrison, please let me know.

Very truly yours,



Paul K. Rowe

cc: Donald Barrella
donald.barrella@countyofnapa.org

Anne Cottrell
anne.cottrell@countyofnapa.org

Charlene Gallina
charlene.gallina@countyofnapa.org



RECEIVED

SEP 27 2018

Napa County Planning, Building
& Environmental Services

September 25, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: In Support of Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

I am in full support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. Earlier today, I walked the property with Julie Arbuckle to better understand the application and the site specifics of the proposed larger winery, new winery access and increase in visitation. I support the Arbuckles' application for the following reasons:

1. **Support of Agriculture.** The preservation of agricultural lands is only accomplished by an economically viable and sustainable wine industry. It is vitally important that we especially support small family-owned wineries that are willing, capable and able to survive the lengthy and costly Use Permit process in Napa County and push projects to completion. Without our support, the small guy will never have a chance given the costs of onerous regulations and nimbyism. Frankly, I have a difficult time understanding those people who complain about agriculture and wineries when they have chosen to live on agriculturally-zoned lands.
2. **New Access for Winery.** The new access for the winery will be widened to two lanes that will support fire trucks and other emergency vehicles. This new improved road will also aid neighboring parcels access from Redwood Road to Dry Creek Road during emergencies such as fires, landslides and earthquakes. It is also important to note that the new proposed driveway from Dry Creek Road is a private road completely on the winery's property. It is not shared with any other neighbors.
3. **Winery Visitation.** Visitation is extremely important for the long-term viability of a small wine producer. Allowing for the increase in visitation to 32 people per day (4

people per hour) on weekdays to 48 people per day (6 people per hour) on weekends is crucial to the survival of the business and to preserve the agricultural use of its parcels. All wineries deserve visitation and the number of allowed visitors should be based on infrastructure such as the size of the building, water availability, waste water capacity, road capacity, parcel size and fire and life safety. It should not be based on the loudness of complaints by neighbors. In my opinion, a denial of this increase could eventually lead to the end of this project and the conversion of these beautiful agricultural lands to another mega-mansion with more loss of lands than the proposed winery site.

4. Traffic Reduction – Wineries in the hillsides should be allowed visitation as it reduces traffic on the major arteries on the valley floor. We have a fixed amount of visitation to the valley and spreading out the visitation to wineries off the valley floor grid will lessen traffic on Hwy 29 and Silverado Trail.

Additionally, I understand that the Arbuckles have thoughtfully incorporated many green and sustainable measures into their plans such as rainwater harvesting and recycling waste water; exemplifying the type of project the Planning Commission should unanimously approve.

I also applaud the proposal to build the wine production facility and caves into the hillside; minimizing the visibility and size of buildings to be located on the hilltop and the above-grade square footage required for wine production. This design also avoids removal of productive vineyards, ensures that no neighbor is located in close proximity to the winery, and moves noisy crush and production activities indoors instead of at the winery's current outdoor crush and fermentation areas.

I strongly urge the Planning Commission to unanimously approve Anthem Winery's project as presented. It is incumbent upon the Commission to support Napa County's General Plan that agriculture is the highest and best use of our lands.

Sincerely,



Tom C. Davies

President

From: Macken, Patrick <Pmacken@firstrepublic.com>
Sent: Thursday, September 27, 2018 11:55 AM
To: donald.barella@countyofnapa.org
Cc: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: Anthem Project

Don,

I'm not sure if there was a hearing today regarding the Anthem Winery project, but I wanted to include my voice of opposition to the Major mod request that is being proposed.

I'm happy to discuss further, but didn't want to go without voicing my opposition.

All the best,

Patrick Macken
3167 Dry Creek Road
Napa, CA 94558

Patrick Macken
Executive Managing Director, Co-Head of Eagle Lending
Eagle Lending
First Republic

201 California | San Francisco, CA 94111-5628
Office: (415) 262-8623 | Mobile: (415) 999-6886 | Fax: (415) 262-8661 | Email:
pmacken@firstrepublic.com

Executive Assistant
Rachel Ward | Office: (415) 591-4264 | Email: rward@firstrepublic.com



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SEP 27 2018

September 21, 2018

Napa County Planning, Building
& Environmental Services

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: In Support of Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

We have been property and vineyard owners at the end of Redwood Road for over 60 years. We have seen the changes that have happened over the years. We respect all of our neighbor's property and rights that go with each individual's parcels.

I have met and worked with Julie and Justin Arbuckle through the Mount Veeder Appellation Council. It is my understanding that everything they do is to the highest standard and purposely designed for minimal impact on the environment and the interests of the owners of surrounding properties.

As members of the wine industry we all understand the importance of the land in Napa and how valuable the resources we have are. I understand that the Arbuckles are applying to modify their existing Winery Use Permit to: 1) build a larger winery facility; 2) increase wine production from 30,000 to 50,000 gallons; and 3) allow tastings by appointment and occasional events instead of just 5 tastings a week. As neighbors on the hill, we embrace the changes to our beloved mountain.

Thank you for allowing us the opportunity to share our views. We sure hope that the planning commission approves the changes, so that Julie and Justin can move ahead with their small winery project.

Cheers,

A handwritten signature in cursive script that reads "Michael C. Yates".

Michael C. Yates

1008 MAIN ST. SP. 120
NAPA, CA 94559

RECEIVED

SEP 27 2018

Napa County Planning, Building
& Environmental Services

September 14, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: Anthem Winery's Application to Modify Its Use Permit

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Sincerely,

(signed) 

(printed) MATTHEW GAUGHAN

1000 Main St.
SAC-120
Napa, CA 94559

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SEP 27 2018

Napa County Planning, Building
& Environmental Services

September 14, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

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Sincerely,

(signed)  _____

(printed) Prashant Patel

Kristen Ross
1513 Bainier Ave.
Napa, CA 94558

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SEP 27 2018

Napa County Planning, Building
& Environmental Services

September 1, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

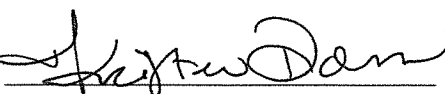
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Sincerely,

(signed) 

(printed) KRISTEN ROSS

1543 Raintier Ave
Napa CA
94558

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SEP 27 2018

Napa County Planning, Building
& Environmental Services

September 6, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: Anthem Winery's Application to Modify Its Use Permit

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Sincerely,

(signed) 

(printed) Kristopher Ross

3997 Alameda
Way Napa
CA 94558

RECEIVED

SEP 27 2018

September __, 2018

Napa County Planning, Building
& Environmental Services

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

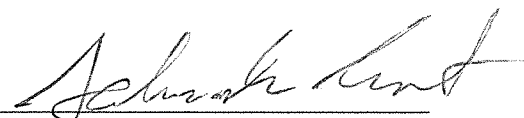
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Sincerely,

(signed) 

(printed) Salvador Cortez

V Wine Cellars
6525 Washington St.
Yountville, CA

RECEIVED

SEP 27 2018

September 17, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

Napa County Planning, Building
& Environmental Services

RE: Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

I am a Napa County resident, and write in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. I understand that the Arbuckles are applying to modify their existing Winery Use Permit to: 1) build a larger winery facility; 2) increase wine production from 30,000 to 50,000 gallons; and 3) allow tastings by appointment and occasional events instead of just 5 tastings a week. I support the Arbuckles' application because it exemplifies the type of project the Planning Commission should unanimously approve. Specifically, the Arbuckles have incorporated many sustainable and improved safety measures into their plans, including but not limited to: rainwater harvesting, recycling of winery process water, solar rooftops, an improved access road, planned Napa Green certification, and electric vehicle charging.

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Sincerely,

(signed) 

(printed) Carlos Falla (V WINE CECCAR)

1027 VASSAR DR
NAPA, CA
94558

RECEIVED

SEP 27 2018

Napa County Planning, Building
& Environmental Services

September 21, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

I am [a neighbor residing near Anthem Winery/a Napa County resident], and write in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. I understand that the Arbuckles are applying to modify their existing Winery Use Permit to: 1) build a larger winery facility; 2) increase wine production from 30,000 to 50,000 gallons; and 3) allow tastings by appointment and occasional events instead of just 5 tastings a week. I support the Arbuckles' application because

Additionally, I understand that the Arbuckles, have thoughtfully incorporated many green, improved safety, and sustainable measures into their plans, exemplifying the type of project the Planning Commission should unanimously approve. By way of example, their proposed site improvements include:

- The proposal to use less water than they are currently permitted to use through substantial rainwater harvesting, recycling of winery process water, and installation of a water-efficient underground irrigation system. The proposed rainwater harvesting and reuse of process water (neither of which the winery is currently permitted to do) will more than offset the proposed winery's total water use in an average year. Anthem Winery will also utilize three of its existing wells, but proposes to substantially reduce its already permitted groundwater use. This water plan exemplifies a commendable planning and a commitment to sustainability.
- The plan to re-route the winery's driveway from Redwood Rd. to the Arbuckles' existing driveway at 3123 Dry Creek Rd., which has better access for emergency vehicles. The existing driveway at 3123 Dry Creek Rd. will be widened to two lanes and improved to enable fire trucks to access the Arbuckles' parcels,

neighboring parcels, and a large portion of the hillside that they otherwise would have difficulty reaching in the event of an emergency. In addition, the planned driveway will provide a paved connection between Redwood Rd. and Dry Creek Rd. that will enable access to these roads and to neighboring parcels in emergencies such as fires, landslides, and earthquakes - a valuable benefit to the community.

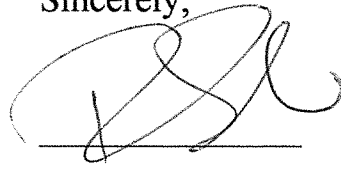
- The proposal to build the wine production facility and caves into the hillside, minimizing the visibility and size of buildings to be located on the hilltop and the above-grade square footage required for wine production. This design also avoids removal of productive vineyards, ensures that no neighbor is located in close proximity to the winery, and moves noisy crush and production activities indoors instead of at the winery's current outdoor crush and fermentation areas.
- The plan to construct a certified Napa Green winery in addition to the existing Napa Green vineyards.
- The proposal to install solar rooftops on the production facility to supply electricity, and to implement numerous Best Management Practices and greenhouse gas reduction measures into their project plans, including plans for winery and vineyards processing wastewater onsite (i.e. no hold-and-haul), reuse of treated process wastewater to reduce groundwater use, an electric vehicle charging station, and energy and water saving winery equipment - none of which the winery currently is permitted to do.
- The proposal to encourage employees and customers to carpool or ride their bikes.

All of these highly sustainable measures make Anthem Winery's project one that should be strongly supported and approved. Napa County's General Plan is clear that agriculture is the highest and best use of land, and the Arbuckles' careful planning maximizes the agricultural use of their land, and at the same time, reduces their approved water usage and improves emergency ingress and egress to and from the surrounding hillside.

It should also be noted that a small winery like the one the Arbuckles propose will only use slightly more water than a single-family residence, and will not have any significant impact on traffic. If anything, visitors to Anthem Winery will be decreasing traffic congestion on Highway 29 and Silverado Trail.

Thank you for your time and consideration of these important issues, and for the opportunity to express my views. I sincerely hope that the Planning Commission grants Anthem Winery's application to modify its use permit so that the Arbuckles can proceed with their small winery project.

Sincerely,

A handwritten signature in black ink, appearing to be 'RS', written over a horizontal line.

ROBERT SOROTI

Kian Tavakoli
1942 Shurtleff Ave.
Napa, CA. 94559

September 26, 2018

Napa County Planning Commissioners
c/o Donald Barrella
1195 Third Street, Room 210
Napa, CA 94559
Donald.Barrella@countyofnapa.org

RE: In Support of Anthem Winery's Application to Modify Its Use Permit

Dear Commissioners,

I am a Napa County resident, and write in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. I understand that the Arbuckles are applying to modify their existing Winery Use Permit to: 1) build a larger winery facility; 2) increase wine production from 30,000 to 50,000 gallons; and 3) allow tastings by appointment and occasional events instead of just 5 tastings per week. I support the Arbuckles' application because it exemplifies the type of project the Planning Commission should unanimously approve. Specifically, I understand that the Arbuckles have incorporated many sustainable and improved safety measures into their plans, including but not limited to: rainwater harvesting, recycling of winery process water, solar rooftops, an improved access road, planned Napa Green certification, and electric vehicle charging.

Napa County's General Plan is clear that agriculture is the highest and best use of land, and the Arbuckles' careful planning maximizes the agricultural use of their land, and at the same time, reduces their approved water usage and improves emergency ingress and egress to and from the surrounding hillside. I sincerely hope that the Planning Commission grants Anthem Winery's application to modify its use permit so that the Arbuckles can proceed with their small winery project.

Sincerely,

Kian Tavakoli