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December 3, 2018

Don Barrella
Napa County PBES
1195 Third Street, Second Floor
Napa, California

RECEIVED

DEC 03 2018

Napa County Planning, Building
& Environmental Services

Delivery via email to Donald.Barrella@countyofnapa.org

RE: Anthem Winery – P14-00320

Don,

Because this application will be continued from the December 5 meeting, the Arbuckle family would like to update the Planning Commission on our ongoing communications with neighbors.

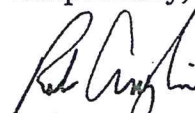
Over the past four years, the Arbuckles had extensive discussions with neighbors and made several changes to their application in attempt to address neighbor concerns. A summary spreadsheet of the meetings and calls between the Arbuckles and different neighbors is enclosed. Immediately after the October 3 hearing, the Arbuckles continued engaging neighbors on ways to address neighbor concerns and move the project forward. Ms. Bernadette Brooks graciously agreed to be the concerned neighbors' point of contact for these discussions. Julie Arbuckle and Ms. Brooks exchanged several emails and then met on October 29 to discuss potential areas of compromise to alleviate neighbor concerns. Also, I have had conversations with Steve Moulds and Kevin Block who represents neighbors Paul Rowe and Jeff Atlas. On October 22, I met with Kevin Block to discuss possible avenues to address his clients' concerns.

On November 13, the Arbuckles sent a proposal to Ms. Brooks that detailed proposed changes to the Anthem Winery project in response to neighbor concerns, and Ms. Brooks and Julie Arbuckle discussed the proposal in a conference call on November 14. We have not received any response to our proposed compromise from any neighbor, and we appreciate that the Thanksgiving holiday may have delayed the neighbors' consideration of the proposal.

We will continue this dialogue with neighbors, and we will strive to provide County staff with timely information on project changes resulting from our communications with neighbors. Like County staff, we are working to

substantively respond to the questions posed during the October 3 hearing.
Please feel free to contact me with any questions. Thank you.

Respectfully,



Rob Anglin

cc: Vin Smith (via email)
Charlene Gallina (via email)

Timeline of Meetings with Neighbors

Date	Neighbor	Location
11/21/14	Donald Harms/Patricia Damery	Onsite
12/13/14	John and Patty Jansen	Jansen home
12/13/14	Mike Glasson	Glasson property
12/13/14	Elaine Pierrat	Pierrat home
12/14/14	Jeff Atlas	Atlas home
12/14/14	Norman Sparby	Sparby home
12/14/14	David and Jeanette Bader	Bader property
12/14/14	Steve and Betsy Moulds	Moulds home
12/14/14	Jacksons	Jackson home
1/11/15	Donald Harms/Patricia Damery	Onsite
1/17/15	Jeff Atlas	Onsite
1/17/15	Paul Rowe	Conference call
1/28/15	Meese/Christensen	Onsite
2/6/15	Cornejo / Rossi	Cornejo / Rossi property
2/14/15	Sal and Karie Nucchio	Nucchio home
2/14/15	Dotia Skriven	Skriven home
2/26/15	Walt and Bernie Brooks	Brooks home
3/23/15	Paul Rowe	Conference call
4/2/15	Mt. Veeder Appellation Council Board of Directors	Hess Winery
4/8/15	Paul Rowe	Conference call
7/18/15	Paul Rowe	Conferene call
10/27/15	Bernie Brooks and Ginna BeHarry	Peet's Coffee
12/28/15	Walt and Bernie Brooks	Brooks home
2/11/16	Paul Rowe	Rowe's New York office
3/19/17	Jeff Atlas, Bernie Brooks, Ginna BeHarry, Patricia Damery, Bet	Atlas home
12/20/17	Paul Woolls	Onsite
2/12/18	Steve Matthiasson	Conference call

Barrella, Donald

From: Betsy Moulds <boulds@sbcglobal.net>
Sent: Tuesday, November 6, 2018 11:31 PM
To: Barrella, Donald
Subject: Presentation made to the Planning Commissioners at the Oct 3rd meeting
Attachments: Presentation to the Planning Commissioners concerning Anthem Winery.docx

Don:

I spoke at the October 3rd Planning Commissioner meeting when the Anthem Winery was being discussed. I didn't finish making my points by the time my 3 minutes was up. I would like my letter for that meeting to be included in the Anthem packet to be read by the Planning Commissioners before the next Planning Commission meeting in December when the Anthem Winery project will come up again.

Thank you
Betsy Moulds

Presentation to the Planning Commissioners concerning Anthem Winery
October 3, 2018

I am Betsy Moulds, neighbor down the hill to the east of the Arbuckle's Residence and Winery, with approx. 1,000 feet of common property line.

My major concern is the over-development of personal property in the Ag Watershed close to Dry Creek Road.

Amongst other areas where their plans push to outer edge of their limits, their plans for development of the property have high expectations for the production of water from their wells and proposed collection and recycling of water.

For some perspective, let me tell you about our experiences at MFV.

My husband Steve and I bought our undeveloped 57 acre property at 3075 Dry Creek Road in 1998, but not without considerable work finding water. It was so difficult that the seller of the property eventually joined us financially to help us find water.

We have drilled numerous dry wells in search of water for our residence and then for our vineyard.

Our third attempt had us drill over 900 feet to find 5 gallons a minute. This was enough to build a home. We call it the South Well.

We drilled again in several locations and finally found water at 35 gallons a minute and that gave us hope to plant a vineyard. We call it the North Well.

We tested the water from the wells and found that we had high levels of particulate matter as well as high levels of boron. The particulate matter or silica is what clogs your shower head, faucet filters, irrigation system filters and the like, with crusty white stuff. Boron is an element that is necessary for plants, but too much is not healthy. We had to put in a Reverse Osmosis System. It does a great job filtering out the particulates and boron, but it takes water with them and reduces the amount of water we can collect by about 40%.

As we got to know our neighbors, our neighbor to the North, whose property also abuts the Arbuckle property, complained to us that he had pumped his well dry, and was looking for a way to replace that water source. For lack of finding another producing well on his property, he put in a 100,000 gallon tank and trucked water. His 'dry well' gave him a little water in the winter and spring months only.

It wasn't long before the production of both our wells declined.

We decided we needed to build a reservoir for irrigation purposes.

We dug a reservoir of 5 acre feet, and it is adequate to irrigate all cultivation on our property both landscape and vineyards.

We added a 15,000 gal holding tank near the reservoir and No well to store well water to help us irrigate through the dry spells.

We now only used our No and So wells for our personal use in our home and barn.

Not many years later we had to truck in water, when the rain was not adequate to fill the reservoir.

Because of the diminished production of our No and So Wells, we decided to search for another well site.

We found water, 14 gallons a minute which looked great compared to the North Well, which had dropped from 35 gal/minute to 12. We call it the Middle Well.

Today

Our neighbor to the north, who pumped his well dry by overuse, sold his property. The next residents drilled a well in the SW corner of their property, near the top of the hill. The location abuts our land and the Arbuckle's land, and over two year's time, the water in that well has diminished to almost nothing, for all intents and purposes, it is a dry well.

Today

Our 900 foot+ South Well gives us ½ gallon a minute, the North Well is defunct due to the 2014 earthquake and the Middle Well is chugging along at 5 gallons a minute.

In our wonderful 20 years on Dry Creek Road, we have learned a lot about living off the land.

Respect, Conserve, Sustain and the Land will be Vibrant, Healthy and Fruitful.

It is my hope that the Arbuckles will step back and not challenge the limits of their ecosystem.

Barrella, Donald

From: Rob Anglin <anglin@htralaw.com>
Sent: Friday, November 30, 2018 6:36 AM
To: Barrella, Donald
Cc: Julie Arbuckle
Subject: Fwd: Advisory Message: Redwood Road is closed.

Don,

I would like to include this message in the record for the Anthem application (P14-00320).

Thank you.

Rob Anglin

Begin forwarded message:



Message sent via Nixle | [Go to nixle.com](#) | [Unsubscribe](#)

Tuesday November 27, 2018, 12:27 PM

Napa County Public Works

Advisory: Redwood Road is closed.

Dear Rob Anglin,

A tree has fallen in the 3400 block of Redwood Road. Power lines are down. There is no estimated time for the road to reopen.

For full details, [view this message on the web](#).

Barrella, Donald

From: Rob Anglin <anglin@htralaw.com>
Sent: Monday, October 8, 2018 1:09 PM
To: Barrella, Donald
Cc: Julie Arbuckle
Subject: Fwd: Advisory Message: Redwood Rd still closed for another two hours. AT&T still working on repairs. Thank you for your patience

Don,

I would like to include this message in the record for the Anthem application (P14-00320).

Thank you.

Rob Anglin

Begin forwarded message:

From: Rob Anglin <anglin49@yahoo.com>
Subject: Fwd: Advisory Message: Redwood Rd still closed for another two hours. AT&T still working on repairs. Thank you for your patience
Date: October 7, 2018 at 12:23:20 PM PDT
To: Rob Anglin <anglin@htralaw.com>

Rob Anglin
Sent from my mobile phone

Begin forwarded message:

From: Napa County Sheriff's Office <napa-county-sheriffs-office@emails.nixle.com>
Date: October 4, 2018 at 18:33:26 PDT
To: anglin49@yahoo.com
Subject: Advisory Message: Redwood Rd still closed for another two hours. AT&T still working on repairs. Thank you for your patience
Reply-To: no-reply@emails.nixle.com



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Napa County Sheriff's Office
Commitment to Community

Advisory: Redwood Rd still closed for another two hours. AT&T still working on repairs. Thank you for your patience

Dear Rob Anglin,

Redwood Rd still closed for another two hours. AT&T still working on repairs. Thank you for your patience

For full details, [view this message on the web.](#)

Sent by Napa County Sheriff's Office
1535 Airport Boulevard, Napa, CA 94558

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Barrella, Donald

From: Rob Anglin <anglin@htralaw.com>
Sent: Monday, October 8, 2018 1:08 PM
To: Barrella, Donald
Cc: Julie Arbuckle
Subject: Fwd: Advisory Message: A truck ran into a pole at 3100 block of Redwood Road. Road is not passable at this time. CalFire expects to have the road reopened at 5pm

Don,

I would like to include this message in the record for the Anthem application (P14-00320).

Thanks,

Rob Anglin

Begin forwarded message:

From: Rob Anglin <anglin49@yahoo.com>
Subject: Fwd: Advisory Message: A truck ran into a pole at 3100 block of Redwood Road. Road is not passable at this time. CalFire expects to have the road reopened at 5pm
Date: October 7, 2018 at 12:23:31 PM PDT
To: Rob Anglin <anglin@htralaw.com>

Rob Anglin
Sent from my mobile phone

Begin forwarded message:

From: Napa County Sheriff's Office <napa-county-sheriffs-office@emails.nixle.com>
Date: October 4, 2018 at 09:18:21 PDT
To: anglin49@yahoo.com
Subject: Advisory Message: A truck ran into a pole at 3100 block of Redwood Road. Road is not passable at this time. CalFire expects to have the road reopened at 5pm
Reply-To: no-reply@emails.nixle.com



Message sent via Nixle | [Go to nixle.com](http://Go.to/nixle.com) | [Unsubscribe](#)



Napa County Sheriff's Office
Commitment to Community

Advisory: A truck ran into a pole at 3100 block of Redwood Road. Road is not passable at this time. CalFire expects to have the road reopened 5pm

For full details, [view this message on the web.](#)

Sent by Napa County Sheriff's Office
1535 Airport Boulevard, Napa, CA 94558

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If you prefer not to receive future emails, [unsubscribe here](#).

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Jessica Martin
2354 Soda Canyon Rd.
Napa, Ca. 94558

October 10, 2018

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

RECEIVED

OCT 10 2018

Napa County Planning, Building
& Environmental Services

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,

Jessica Martin