

# **Attachment G**

Correspondence

# HolmanTeague

real estate law • land use law • business law • climate change law

August 13, 2020

Napa County Board of Supervisors  
1195 Third Street, Suite 310  
Napa, California 94559

*Delivery via email to: Diane.Dillon@countyofnapa.org*

RE: Appeals of the Planning Commission approval of the Anthem Winery Project (P14-00320-MOD, P14-000322-ECPA)

Chair Dillon:

In reviewing the submitted witness list for Appellant Patricia Damery, I noted that a listed witness, Jeanne Chinn, did not verbally address the Planning Commission or submit written comments. As confirmed by Deputy County Counsel in an email dated August 10, 2020, no party has submitted a timely request to overrule the Chair's good cause determination dated July 10, 2020. Therefore, the Board's review of these appeals will be based entirely on the record before the Planning Commission.

Applicants' witnesses will confine their remarks to the documentary record (i.e. submitted documents and transcribed proceedings) before the Planning Commission. To the extent that Appellant Damery's listed witnesses (or other witnesses) intend to verbally provide new evidence to augment the documentary record, Applicants would object to such testimony as contrary to the Chair's good cause determination and Napa County Code §2.88.090.

Respectfully,



Rob Anglin

cc: Chris Apallas  
Kathy Felch  
Kevin Block  
Julie Arbuckle



August 18, 2020

Napa County Supervisors  
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 Supervisors,

I write in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. I understand that the Planning Commission unanimously approved the Arbuckles' application to: 1) substantially improve the safety of their winery's access road; 2) build a larger winery facility; and 3) allow tastings by appointment and occasional events instead of just 5 tastings a week. I hope that the Board will affirm the Planning Commission's unanimous approval of this project for several reasons.

First, the visitation and event levels approved are modest, especially when compared to similarly sized wineries that have come before the Planning Commission in the past decade. Second, the Arbuckles substantially reduced the scope of their project to address neighbor concerns, and at the request of several neighbors, agreed to withdraw their request for *any* increase in their currently permitted 30,000-gallon annual production limit. Third, the project incorporates an exemplary number of green, sustainability, and safety measures, including:

- The use of *less* water than currently permitted through substantial rainwater harvesting, recycling of winery process water, and a water-efficient underground irrigation system.
- An improved two lane access road that will have much better access for emergency vehicles and that will enable access between Redwood Rd. and Dry Creek Rd., as well as to neighboring parcels in the emergencies such as fires, landslides, and earthquakes – a valuable benefit to the community.



- A wine production facility and caves that are built into the hillside near the center of the Arbuckles' property, minimizing the visibility and size of buildings to be located on the hilltop.
- A certified Napa Green winery in addition to the existing Napa Green vineyards.
- Numerous Best Management Practices and greenhouse gas reduction measures, including the solar rooftops, electric vehicle charging, and the plan to encourage employees and customers to carpool or ride their bikes.

It is hard to believe that in the middle of the current Covid crisis a small group of people continue to protest projects of this caliber. The *North Bay Business Journal* announced this morning that Yelp showed 239 businesses have closed in the Napa Santa Rosa areas. I cannot imagine people finding something wrong with growing the tax base and creating more jobs in the face of historic unemployment and financial ruin. It is time for our elected officials to defend the wine industry and our community and send a powerful message that special interests will not ruin the Valley's success.

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

Sincerely,

President/CEO  
Delicato Family Wines

Steven Rea  
1114 Petra Dr.  
Napa, CA 94558

August 17, 2020

Napa County Supervisors  
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 Supervisors,

Thank you for all your work in support of the County in hard times and easy times.

I'd like to offer my strong support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. After so many years of communications, hearing, making concessions all to try to make a living in the wine industry, I'd like to offer the support of the Planning Commission's unanimous approval of their application.

When someone follows the County established Codes, guidelines and best practices set forth for the wine industry, which is such a core cultural and economic support of the Valley, it seems that by now these should be simple and easy approvals. If nimbys want to change the County Code to not allow any wineries or vineyards then there is a process for that. Until then, it seems only fair and right to honor the established Code and respect the tremendous effort of applicants like the Arbuckles, who go above and beyond what the Code requires in some unachievable hope of appeasing unappeasable nimbys.

Your jobs are very tough, listening to so many loud voices in the land use arena, but when it comes down to it, it just seems that the answer is very simple. Please stand by our established Code and affirm the Planning Commission's unanimous decision.

Thank you,

Steven Rea