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August 20, 2020

Napa County Supervisors
c/o Donald Barrella
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Napa, CA 94559
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RE: In Support of Anthem Winery' Application to Modify Its Use Permit

Dear Supervisors,

I write this letter in support of Julie and Justin Arbuckle's application to modify Anthem Winery's Use Permit. It is my understanding that the Planning Commission unanimously approved the Arbuckle's application to a) improve the safety of their winery's access road; b) build a larger winery facility, and c) allow tasting by appointment and occasional events instead of just five tastings per week. I hope that the Board will support the Planning Commission's unanimous approval of this project for multiple reasons.

First, their level of visitation and events are modest, when compared to similarly sized wineries that have come before the Planning Commission in the past. Second, the Arbuckle's substantially reduced the scope of their project to address their neighbor's concerns. At the request of several neighbors, the Arbuckle's agreed to withdraw their request for an increase to their current permitted 30,000-gallon annual production limit. Lastly, the project includes a number of green, sustainability and safety measures, including:

- the use of less water than currently permitted through rainwater harvesting, recycling of winery processed water, and a water-efficient irrigation system.

- improved two-lane access road that will provide improved access for emergency vehicles and enable access between Redwood Road and Dry Creek Road as well as to neighboring parcels in an emergency such as fire, landslide, and earthquake- a valuable benefit to the broader community.

- wine production facility and caves that are built into the hillside near the center of the Arbuckle's property, reducing 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 measured, including solar rooftops, EV charging, and the plan to encourage employees and customers to carpool or ride their bikes.

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

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

Respectfully,



Alex Ryan

President | Chief Executive Officer | Chairman

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