

NAPA COUNTY BOARD OF SUPERVISORS  
NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, January 26, 2021 at 1:30 p.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeal identified below.

The hearing for this matter was originally scheduled for May 19, 2020 to satisfy the ninety day scheduling deadline in the appeals ordinance, and continued to September 1, 2020. At the September 1, 2021 hearing, the matter was continued, at the applicant's request, to November 10, 2020 because of the LNU Fire Complex and ongoing challenges presented by the COVID-19 pandemic. Due to a scheduling conflict, the item was continued from November 10, 2020 to January 26, 2021 at the request of staff.

Consideration and possible direction regarding appeals filed by Patricia Damery, c/o Kathy Felch (Appellant Damery), and George and Jeff Atlas and Paul Rowe, c/o Kevin Block (Appellant Atlas and Rowe), to a decision by the Planning Commission on February 5, 2020 to approve (5:0– AYES: Gallagher, Whitmer, Hansen, Mazotti, Cottrell) an application submitted by Anthem Winery and Vineyards, c/o Justin H. Arbuckle and Julie A. Arbuckle, Trustees of the Arbuckle Family Trust May 5, 2006 (Applicant) for approval of a Use Permit Major Modification (P14-00320-MOD) for an existing 30,000 gallon winery permit to allow the following: (a) the construction of a new 10,388 sq. ft. winery facility that includes a 1,508 sq. ft. tasting room, a 1,724 sq. ft. office, catering and conference room, and approximately 4,600 sq. ft. of outdoor marketing areas; (b) the development of 29,053 sq. ft. of caves including the on-site placement and storage of spoils; (c) an increase in on-site parking from two spaces to 22 spaces; (d) the development of winery support facilities (water tanks, septic system, and rainwater harvesting and winery process water recycling and reuse systems); (e) an increase in the number of employees from one part-time employee to seven full-time and five part-time employees; (f) a change in the winery's hours of operation from 9:00 AM to 5:00 PM Monday through Sunday to 8:00 AM to 8:00 PM Monday through Sunday (production hours) and 10:00 AM to 6:00 PM Monday through Sunday (visitation hours), and marketing events 11:00 AM to 10:00 PM Monday through Sunday; (g) a marketing plan that includes daily tours and tastings by appointment with a maximum of 170 visitors per week during the Summer/Fall Season (April 1 through November 15) and a maximum of 120 visitors per week during the Winter/Spring Season (November 16 through March 31), and 23 annual marketing events (20 30-person events, two 50-person events, and one 100-person event) resulting in a maximum of 7,623 annual visitors, and on-site consumption of wine produced on-site; and (h) the reconfiguration of an existing access driveway including the construction of a clear span bridge and approximately 650 feet of new driveway to provide adequate access to the winery (hereafter referred to as the Project). The Project also includes an Exception to the Napa County Road and Street Standards (RSS) for reduced commercial driveway widths and for road grades exceeding 18%, a viewshed request and an Agricultural Erosion Control Plan (ECPA) for the installation and maintenance of approximately 1.19 acres of new vineyard. The Project would be completed in three phases: Phase I includes construction of the driveway, parking, septic system, production structures (Fermentation Buildings and Bottling Room), outdoor tasting area, and the cave water storage tanks; Phase II includes construction of the remainder of the caves; and Phase III includes construction of the tasting room and the office/catering/conference room building. The Project is located on an approximate 44.8 acre holding within the Agricultural Watershed (AW) zoning district that consists of two parcels: i) the "Winery Parcel" (3454 Redwood Road, APN 035-470-046), an approximate 27.23 acre parcel located on the east side of Redwood Road approximately 1.5 miles north of its intersection with Browns Valley Road; and ii) the "Access Parcel" (3123 Dry Creek Road, APN 035-460-038), an approximate 17.54 acre parcel located on the west side of Dry Creek Road approximately 1.7 miles north of its intersection with Redwood Road (or approximately 0.4 miles north of its intersection with Linda Vista Avenue). Access to the winery is proposed from Dry Creek Road.

(CONTINUED FROM MAY 19, SEPTEMBER 1, AND NOVEMBER 10, 2020)

sent to me 57  
addressed on 11/13/21. ✓

ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed Project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area(s) Biological Resources, Geology and Soils, and Noise. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

To comply with social distancing orders, the hearing can be viewed on Napa Valley TV Channel 28 and also via the Internet through Zoom (<https://www.zoom.us/join> and Meeting ID 842-343-169) or the Napa County website via Granicus ([https://napa.granicus.com/ViewPublisher.php?view\\_id=2](https://napa.granicus.com/ViewPublisher.php?view_id=2)).

The Board, following close of the hearing, will either confirm, reverse, or modify the decision being appealed, or remand the matter to the Planning Commission for further consideration, additional findings or other appropriate action consistent with the decision of the Board.

Copies of all documents, which relate to the above-described appeal, may be examined at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.

DATED: January 13, 2021

ATTEST: Jose Luis Valdez  
Clerk of the Board of Supervisors



APN: 035 010 054 000  
WOOLLS RANCH LLC  
PO BOX 923  
ANGWIN CA 94508

APN: 035 010 055 000  
JANET SULLENGER SUC TR  
4160 SUISUN VALLEY RD BOX E338  
FAIRFIELD CA 94534

APN: 035 010 056 000  
JANET SULLENGER SUC TR  
4160 SUISUN VALLEY RD BOX E338  
FAIRFIELD CA 94534

APN: 035 031 012 000  
LOUISA W WARD TR  
1285 ORCHARD AVE  
NAPA CA 94558-9401

APN: 035 031 013 000  
WILLIAM T & CLAUDIA JO HANNA TR  
1240 ORCHARD AVE  
NAPA CA 94558

APN: 035 090 001 000  
DOTIA W SCRIVEN TR  
3440 REDWOOD RD  
NAPA CA 94558-9545

APN: 035 090 002 000  
INGA KULBERG TESLER & ROBERT SCOTT TR  
3400 REDWOOD RD  
NAPA CA 94558

APN: 035 090 003 000  
D RUSSELL & HILDEGARD M GUNN  
3360 REDWOOD RD  
NAPA CA 94558-9544

APN: 035 090 004 000  
DAVID S & SHANA M GRAHAM  
3340 REDWOOD RD  
NAPA CA 94558

APN: 035 090 005 000  
HAROLD HENRY DAVIS  
3334 REDWOOD RD  
NAPA CA 94558

APN: 035 090 007 000  
DAVID B WATERMAN ETAL  
3330 REDWOOD RD  
NAPA CA 94558

APN: 035 090 008 000  
ROBERT P HAINEY TR  
PO BOX 2776  
NAPA CA 94558-0277

APN: 035 120 036 000  
GRR VINEYARD LLC ETAL  
221 DEVLIN RD  
NAPA CA 94558

APN: 035 320 002 000  
TIMOTHY J WHITE & HIDI R SOBELMAN TR  
3435 REDWOOD RD  
NAPA CA 94558-9545

APN: 035 320 003 000  
TIMOTHY J WHITE & HIDI R SOBELMAN TR  
3435 REDWOOD RD  
NAPA CA 94558-9545

APN: 035 320 004 000  
CHRISTOPHER M BELL  
3425 REDWOOD RD  
NAPA CA 94558

APN: 035 320 005 000  
GREGG S & JEAN A BROWNING  
3333 REDWOOD RD  
NAPA CA 94558

APN: 035 320 007 000  
JOE & KATHY DEMAGGIO  
30 BEL AIR CT  
MEFORD OR 97504-9354

APN: 035 320 008 000  
NANCY L RYAN TR ETAL  
46 RIDGE RD  
BARRINGTON IL 60010

APN: 035 460 001 000  
3211 DRY CREEK LLC  
23141 MORA GLEN DR  
LOS ALTOS HILLS CA 94024

APN: 035 460 005 000  
BRIAN R & CAMILLE D KING TR  
3181 DRY CREEK RD  
NAPA CA 94558-9722

APN: 035 460 006 000  
LAWRENCE BERNHEIM ETAL  
3177 DRY CREEK RD  
NAPA CA 94558-9722

APN: 035 460 007 000  
NORMAN & BETTY G SPARBY TR  
652 SPRING ST  
SANTA CRUZ CA 95060

APN: 035 460 015 000  
JULIE ANN & JOEL H RHORER  
3534 REDWOOD RD  
NAPA CA 94558-9546

APN: 035 460 016 000  
CHARLENE KEPHART TR  
108 CABANA DR  
NAPA CA 94558

APN: 035 460 021 000  
JEFFREY L ATLAS TR  
1075 LOMBARD ST  
SAN FRANCISCO CA 94109

APN: 035 460 022 000  
SQUIRREL HILL VINEYARDS LLC  
73 LUKE DR  
NAPA CA 94558

APN: 035 460 023 000  
NAPA WEST LLC  
6929 N HAYDEN RD STE C4-503  
SCOTTSDALE AZ 85250

APN: 035 460 024 000  
PAUL K ROWE  
840 PARK AVE #4-B  
NEW YORK NY 10021-1847

APN: 035 460 032 000  
RACHEL ALLEN  
6730 MEADOW RD  
DALLAS TX 75230-5230

APN: 035 460 033 000  
P & L INVESTMENTS LLC  
2211 E CAMELBACK RD UNIT #204  
PHOENIX AZ 85016

APN: 035 460 034 000  
PATRICIA DAMERY TR  
3185 DRY CREEK RD  
NAPA CA 94558-9722

APN: 035 460 035 000  
DRY CREEK CEMETERY ASSOCIATION  
4132 LAKEVIEW DR  
PLACERVILLE CA 95667

APN: 035 460 036 000  
BEE CREEK VINEYARDS LLC  
4112 BEE CREEK RD  
SPICEWOOD TX 78669

APN: 035 460 037 000  
BEE CREEK VINEYARDS LLC  
4112 BEE CREEK RD  
SPICEWOOD TX 78669

APN: 035 470 003 000  
ROBIN L & GLENN E LABRIE-JACKSON  
3112 DRY CREEK RD  
NAPA CA 94558-9722

APN: 035 470 004 000  
LAZARE VINEYARDS LLC  
3102 DRY CREEK RD  
NAPA CA 94558

APN: 035 470 014 000  
CAROL BRODMAN TR ETAL  
PO BOX 4200  
NAPA CA 94558

APN: 035 470 019 000  
SAVERIO S NUCCIO & KARIE WOODS TR  
3452 REDWOOD RD  
NAPA CA 94558-9545

APN: 035 470 021 000  
JOHN H & PATRICIA C JANSEN TR  
511 ALPINE VIEW DRIVE  
INCLINE VILLAGE NV 89451

APN: 035 470 022 000  
CAROL BRODMAN TR ETAL  
PO BOX 4200  
NAPA CA 94558

APN: 035 470 023 000  
JOSEPH J & ERIN M ANDRE  
1330 UNIVERSITY DR APT 33  
MENLO PARK CA 94025-4241

APN: 035 470 024 000  
MICHAEL ANTHONY MACHADO &  
KAYALA MICHELLE  
88 KING ST #123  
SAN FRANCISCO CA 94107

APN: 035 470 025 000  
JOSE M CORNEJO ROSSI &  
CATHERINE RITA CORNEJO  
3164 DRY CREEK RD  
NAPA CA 94558

APN: 035 470 035 000  
GENE & PAULA J KELLY TR  
4900 LINDA VISTA AVE  
NAPA CA 94558

APN: 035 470 037 000  
STEVEN P & ELIZABETH V MOULDS TR  
3075 DRY CREEK RD  
NAPA CA 94558

APN: 035 470 039 000  
BECKSTOFFER VINEYARDS XV LLC  
PO BOX 405  
RUTHERFORD CA 94573

APN: 035 470 042 000  
CLARK M GLASSON TR  
PO BOX 3747  
NAPA CA 94558

APN: 035 470 044 000  
STEVE C & JUDITH D PADIS  
888 BRANNAN STREET STE 128  
SAN FRANCISCO CA 94103

APN: 035 090 013 000  
WARREN & JENNIFER A BRUSSTAR CO-TR  
3320 REDWOOD RD  
NAPA CA 94558-9544

APN: 035 090 014 000  
STEPHEN P FARMER SUC TR  
28560 AVENIDA MARQUESA  
CATHEDRAL CITY CA 92234

APN: 035 090 015 000  
MATTHEW MICHAEL & JENNIFER E HANDLER  
1421 CABRILLO AVE  
BURLINGAME CA 94010

APN: 035 090 010 000  
JOEL BERNARD DROUET TR ETAL  
583 ARKANSAS  
SAN FRANCISCO CA 94107

APN: 035 090 011 000  
PAUL & MARLENE KELEJIAN  
3254 REDWOOD RD  
NAPA CA 94558-9706

APN: 035 090 012 000  
PENNY P & JOSEPH C CHING  
PO BOX 309  
MILL VALLEY CA 94942

APN: 035 120 035 000  
DAVID I & SHIRLEY GILL OLNEY CO-TR  
PO BOX 4290  
NAPA CA 94558-0428

APN: 035 120 034 000  
CITY OF NAPA  
PO BOX 660  
NAPA CA 94559-0660



# Customer Ad Proof

Agenda item:

60001099 NAPA COUNTY CLERK OF THE BOARD

Order Nbr 132707

Publication	Napa Valley Register		
Contact	NAPA COUNTY CLERK OF THE BOARD	PO Number	102011321A
Address 1	1195 THIRD ST 310	Rate	Legal Open
Address 2		Order Price	490.92
City St Zip	NAPA CA 94559	Amount Paid	0.00
Phone	7072534423	Amount Due	490.92
Fax	7072534776		
Section	Legals	Start/End Dates	01/15/2021 - 01/15/2021
SubSection		Insertions	1
Category	901 Public Notices	Size	196
Ad Key	132707-1	Salesperson(s)	Gracie Solano
Keywords	PUBLIC NOTICE NAPA COUNTY BOAR	Taken By	Maria Solano

January 26, 2021  
BOS mtg

Notes

Ad Proof

## PUBLIC NOTICE

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## PUBLIC NOTICE

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(Applicant) for approval of a Use Permit Major Modification (P14-00320-MOD) for an existing 30,000 gallon winery permit to allow the following: (a) the construction of a new 10,388 sq. ft. winery facility that includes a 1,508 sq. ft. tasting room, a 1,724 sq. ft. office, catering and conference room, and approximately 4,600 sq. ft. of outdoor marketing areas; (b) the development of 29,053 sq. ft. of caves including the on-site placement and storage of spoils; (c) an increase in on-site parking from two spaces to 22 spaces; (d) the development of winery support facilities (water tanks, septic system, and rainwater harvesting and winery process water recycling and reuse systems); (e) an increase in the number of employees from one part-time employee to seven full-time and five part-time employees; (f) a change in the winery's hours of operation from 9:00 AM to 5:00 PM Monday through Sunday to 8:00 AM to 8:00 PM Monday through Sunday (production hours) and 10:00 AM to 6:00 PM Monday through Sunday (visitation hours), and marketing events 11:00 AM to 10:00 PM Monday through Sunday; (g) a marketing plan that includes daily tours and tastings by appointment with a maximum of 170 visitors per week during the Summer/Fall Season (April 1 through November 15) and a maximum of 120 visitors per

week during the Winter/Spring Season (November 16 through March 31), and 23 annual marketing events (20 30-person events, two 50-person events, and one 100-person event) resulting in a maximum of 7,623 annual visitors, and on-site consumption of wine produced on-site; and (h) the reconfiguration of an existing access driveway including the construction of a clear span bridge and approximately 650 feet of new driveway to provide adequate access to the winery (hereafter referred to as the Project). The Project also includes an Exception to the Napa County Road and Street Standards (RSS) for reduced commercial driveway widths and for road grades exceeding 18%, a viewshed request and an Agricultural Erosion Control Plan (ECPA) for the installation and maintenance of approximately 1.19 acres of new vineyard. The Project would be completed in three phases: Phase I includes construction of the driveway, parking, septic system, production structures (Fermentation Buildings and Bottling Room), outdoor tasting area, and the cave water storage tanks; Phase II includes construction of the remainder of the caves; and Phase III includes construction of the tasting room and the office

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onference room building. The Project is located on an approximate 44.8 acre holding within the Agricultural Watershed (AW) zoning district that consists of two parcels: i) the "Winery Parcel" (3454 Redwood Road, APN 035-470-046), an approximate 27.23 acre parcel located on the east side of Redwood Road approximately 1.5 miles north of its intersection with Browns Valley Road; and ii) the "Access Parcel" (3123 Dry Creek Road, APN 035-460-038), an approximate 17.54 acre parcel located on the west side of Dry Creek Road approximately 1.7 miles north of its intersection with Redwood Road (or approximately 0.4 miles north of its intersection with Linda Vista Avenue). Access to the winery is proposed from Dry Creek Road.

(CONTINUED FROM MAY 19, SEPTEMBER 1, AND NOVEMBER



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**ENVIRONMENTAL DETERMINATION:** Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed Project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area(s) Biological Resources, Geology and Soils, and Noise. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. To comply with social distancing orders, the hearing can be viewed on Napa Valley TV Channel 28 and also via the Internet through Zoom (<https://www.zoom.us/join> and Meeting ID 842-343-169) or the Napa County website via Granicus ([https://napa.granicus.com/ViewPublisher.php?view\\_id=2](https://napa.granicus.com/ViewPublisher.php?view_id=2)).

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DATED: January 13, 2021  
 ATTEST: Jose Luis Valdez  
 Clerk of the Board of Supervisors  
 1/15/21 #132707

## Customer Ad Proof

60001099 NAPA COUNTY CLERK OF THE BOARD

Order Nbr 132707

(3123 Dry Creek Road, APN 035-460-038), an approximate 17.54 acre parcel located on the west side of Dry Creek Road approximately 1.7 miles north of its intersection with Redwood Road (or approximately 0.4 miles north of its intersection with Linda Vista Avenue). Access to the winery is proposed from Dry Creek Road.

(CONTINUED FROM MAY 19, SEPTEMBER 1, AND NOVEMBER 10, 2020)

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DATED: January 13, 2021

ATTEST: Jose Luis Valdez  
Clerk of the Board of Supervisors  
1/15/21 #132707

## Tyler, Casey

---

**From:** Tyler, Casey  
**Sent:** Wednesday, January 13, 2021 2:15 PM  
**To:** NVR Legals; Morgan, Greg  
**Cc:** Valdez, Jose (Louie); Hoskins, Neha  
**Subject:** RE: Legal Notice - Anthem Appeal Hearing (Please use this instead)

Hi, Gracie.

That is correct. Please use the one Greg sent you at 8:50 am.

Thank you!!

**From:** NVR Legals <nvrlegals@napanews.com>  
**Sent:** Wednesday, January 13, 2021 2:02 PM  
**To:** Morgan, Greg <Greg.Morgan@countyofnapa.org>; Tyler, Casey <casey.tyler@countyofnapa.org>; NVR Legals <nvrlegals@napanews.com>  
**Cc:** Valdez, Jose (Louie) <Jose.Valdez@countyofnapa.org>; Hoskins, Neha <neha.hoskins@countyofnapa.org>  
**Subject:** RE: Legal Notice - Anthem Appeal Hearing (Please use this instead)

[External Email - Use Caution]

Hi,

I am confused. So the one I should be working on is the one you sent me at 8:50 this morning, right? See attached and confirm please.

DEADLINES: Classified deadlines are 2:00 PM, 2 business days prior publication, with the exception of Obituaries. Obituaries deadlines are 10 AM, 1 business day prior publication for Napa Valley Register. Weekly publications require 2 business days prior publications.

*Thanks,*

*Gracie Solano*

*Classified Sales Consultant*

*Napa Valley*  
**Register**

707-256-2206

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**From:** Morgan, Greg [<mailto:Greg.Morgan@countyofnapa.org>]  
**Sent:** Wednesday, January 13, 2021 12:51 PM  
**To:** Tyler, Casey; NVR Legals  
**Cc:** Valdez, Jose (Louie); Hoskins, Neha  
**Subject:** RE: Legal Notice - Anthem Appeal Hearing (Please use this instead)  
**Importance:** High



Hi Gracie,

Please disregard the notice that Casey sent you, as it is a duplicate of what I sent you this morning and I failed to cc her. Sorry for the confusion.

Thank you!

Greg

**From:** Tyler, Casey <[casey.tyler@countyofnapa.org](mailto:casey.tyler@countyofnapa.org)>  
**Sent:** Wednesday, January 13, 2021 11:51 AM  
**To:** NVR Legals <[nvrlegals@napanews.com](mailto:nvrlegals@napanews.com)>  
**Cc:** Valdez, Jose (Louie) <[Jose.Valdez@countyofnapa.org](mailto:Jose.Valdez@countyofnapa.org)>; Morgan, Greg <[Greg.Morgan@countyofnapa.org](mailto:Greg.Morgan@countyofnapa.org)>; Hoskins, Neha <[neha.hoskins@countyofnapa.org](mailto:neha.hoskins@countyofnapa.org)>  
**Subject:** Legal Notice - Anthem Appeal Hearing (Please use this instead)

Hi, Gracie.

**Please use this attachment instead** as I forgot to put the billing information at the end of the document. I apologize.

Thank you!

**From:** Tyler, Casey  
**Sent:** Wednesday, January 13, 2021 11:47 AM  
**To:** NVR Legals <[nvrlegals@napanews.com](mailto:nvrlegals@napanews.com)>  
**Cc:** Valdez, Jose (Louie) <[Jose.Valdez@countyofnapa.org](mailto:Jose.Valdez@countyofnapa.org)>; Morgan, Greg <[Greg.Morgan@countyofnapa.org](mailto:Greg.Morgan@countyofnapa.org)>; Hoskins, Neha <[neha.hoskins@countyofnapa.org](mailto:neha.hoskins@countyofnapa.org)>  
**Subject:** Legal Notice - Anthem Appeal Hearing

Good morning, Gracie.

Please publish the attached notice in the Napa Valley Register on Friday, January 15, 2021 and provide proof of publication.

Thank you!

**Casey Tyler | Administrative Support Technician**  
**Napa County Executive Office**  
1195 Third Street, Suite 310 | Napa, CA 94559  
Direct (707) 253-4423 | Email [casey.tyler@countyofnapa.org](mailto:casey.tyler@countyofnapa.org)  
**Integrity | Accountability | Innovation | Dedication | Respect**

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NAPA COUNTY BOARD OF SUPERVISORS  
NOTICE OF APPEAL HEARING

NOTICE IS HEREBY GIVEN that on Tuesday, January 26, 2021 at 1:30 p.m., a Public Hearing will be conducted by the Napa County Board of Supervisors in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, regarding the appeal identified below.

The hearing for this matter was originally scheduled for May 19, 2020 to satisfy the ninety day scheduling deadline in the appeals ordinance, and continued to September 1, 2020. At the September 1, 2021 hearing, the matter was continued, at the applicant's request, to November 10, 2020 because of the LNU Fire Complex and ongoing challenges presented by the COVID-19 pandemic. Due to a scheduling conflict, the item was continued from November 10, 2020 to January 26, 2021 at the request of staff.

Consideration and possible direction regarding appeals filed by Patricia Damery, c/o Kathy Felch (Appellant Damery), and George and Jeff Atlas and Paul Rowe, c/o Kevin Block (Appellant Atlas and Rowe), to a decision by the Planning Commission on February 5, 2020 to approve (5:0– AYES: Gallagher, Whitmer, Hansen, Mazotti, Cottrell) an application submitted by Anthem Winery and Vineyards, c/o Justin H. Arbuckle and Julie A. Arbuckle, Trustees of the Arbuckle Family Trust May 5, 2006 (Applicant) for approval of a Use Permit Major Modification (P14-00320-MOD) for an existing 30,000 gallon winery permit to allow the following: (a) the construction of a new 10,388 sq. ft. winery facility that includes a 1,508 sq. ft. tasting room, a 1,724 sq. ft. office, catering and conference room, and approximately 4,600 sq. ft. of outdoor marketing areas; (b) the development of 29,053 sq. ft. of caves including the on-site placement and storage of spoils; (c) an increase in on-site parking from two spaces to 22 spaces; (d) the development of winery support facilities (water tanks, septic system, and rainwater harvesting and winery process water recycling and reuse systems); (e) an increase in the number of employees from one part-time employee to seven full-time and five part-time employees; (f) a change in the winery's hours of operation from 9:00 AM to 5:00 PM Monday through Sunday to 8:00 AM to 8:00 PM Monday through Sunday (production hours) and 10:00 AM to 6:00 PM Monday through Sunday (visitation hours), and marketing events 11:00 AM to 10:00 PM Monday through Sunday; (g) a marketing plan that includes daily tours and tastings by appointment with a maximum of 170 visitors per week during the Summer/Fall Season (April 1 through November 15) and a maximum of 120 visitors per week during the Winter/Spring Season (November 16 through March 31), and 23 annual marketing events (20 30-person events, two 50-person events, and one 100-person event) resulting in a maximum of 7,623 annual visitors, and on-site consumption of wine produced on-site; and (h) the reconfiguration of an existing access driveway including the construction of a clear span bridge and approximately 650 feet of new driveway to provide adequate access to the winery (hereafter referred to as the Project). The Project also includes an Exception to the Napa County Road and Street Standards (RSS) for reduced commercial driveway widths and for road grades exceeding 18%, a viewshed request and an Agricultural Erosion Control Plan (ECPA) for the installation and maintenance of approximately 1.19 acres of new vineyard. The Project would be completed in three phases: Phase I includes construction of the driveway, parking, septic system, production structures (Fermentation Buildings and Bottling Room), outdoor tasting area, and the cave water storage tanks; Phase II includes construction of the remainder of the caves; and Phase III includes construction of the tasting room and the office/catering/conference room building. The Project is located on an approximate 44.8 acre holding within the Agricultural Watershed (AW) zoning district that consists of two parcels: i) the "Winery Parcel" (3454 Redwood Road, APN 035-470-046), an approximate 27.23 acre parcel located on the east side of Redwood Road approximately 1.5 miles north of its intersection with Browns Valley Road; and ii) the "Access Parcel" (3123 Dry Creek Road, APN 035-460-038), an approximate 17.54 acre parcel located on the west side of Dry Creek Road approximately 1.7 miles north of its intersection with Redwood Road (or approximately 0.4 miles north of its intersection with Linda Vista Avenue). Access to the winery is proposed from Dry Creek Road.

(CONTINUED FROM MAY 19, SEPTEMBER 1, AND NOVEMBER 10, 2020)



ENVIRONMENTAL DETERMINATION: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed Project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following area(s) Biological Resources, Geology and Soils, and Noise. The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

To comply with social distancing orders, the hearing can be viewed on Napa Valley TV Channel 28 and also via the Internet through Zoom (<https://www.zoom.us/join> and Meeting ID 842-343-169) or the Napa County website via Granicus ([https://napa.granicus.com/ViewPublisher.php?view\\_id=2](https://napa.granicus.com/ViewPublisher.php?view_id=2)).

The Board, following close of the hearing, will either confirm, reverse, or modify the decision being appealed, or remand the matter to the Planning Commission for further consideration, additional findings or other appropriate action consistent with the decision of the Board.

Copies of all documents, which relate to the above-described appeal, may be examined at the Clerk of the Board of Supervisors Office, 1195 Third Street, Suite 310, Napa, California.

IF YOU CHALLENGE THIS PROCEEDING IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE APPEAL HEARING BY THE BOARD OF SUPERVISORS.

DATED: January 13, 2021

ATTEST: Jose Luis Valdez  
Clerk of the Board of Supervisors