

Anthem Winery Appeal

January 26, 2021

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1109 Jefferson Street
Napa, CA 94559



WELCOME to this world famous
wine growing region



NAPA VALLEY



napa valley vintners

*... and
the wine
is bottled
poetry ...*

Robert Louis Stevenson

❖ Conservation Regulations

❖ Gate

❖ Bridge

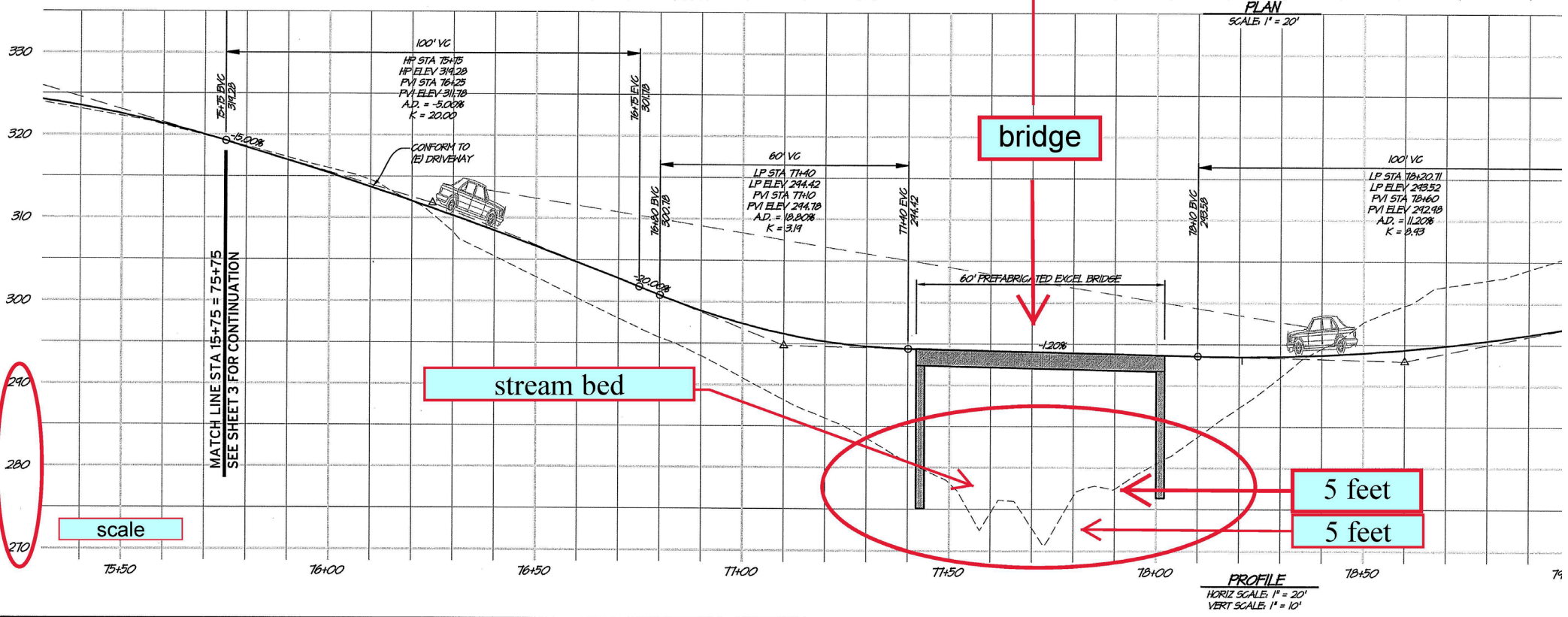
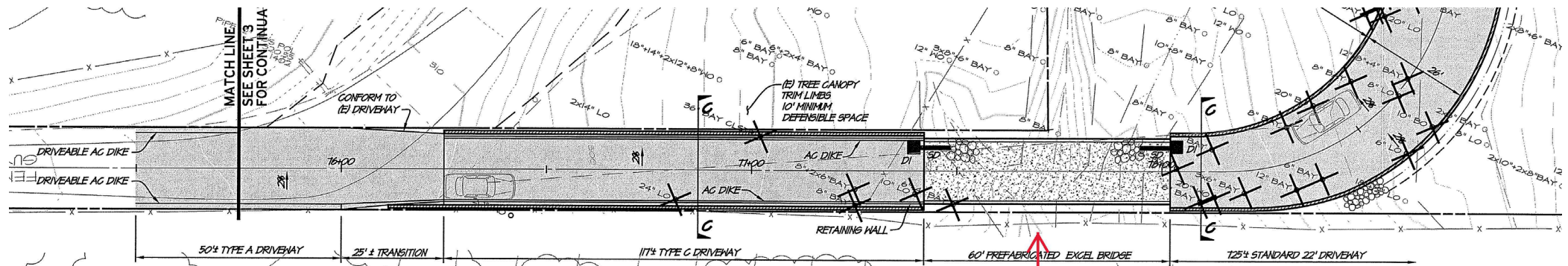
❖ Evacuation Plan





Sample Excel Prefabricated Bridges







A Tradition of Stewardship
A Commitment to Service

Agenda Date: 9/1/2020
Agenda Placement:
Set Time: 10:15 AM PUBLIC HEARING
Estimated Report Time: 3.5 Hours

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: Donald Barrella, Planner III - 707-299-1338
SUBJECT: Anthem Winery Appeal Hearing

* * *

Findings:

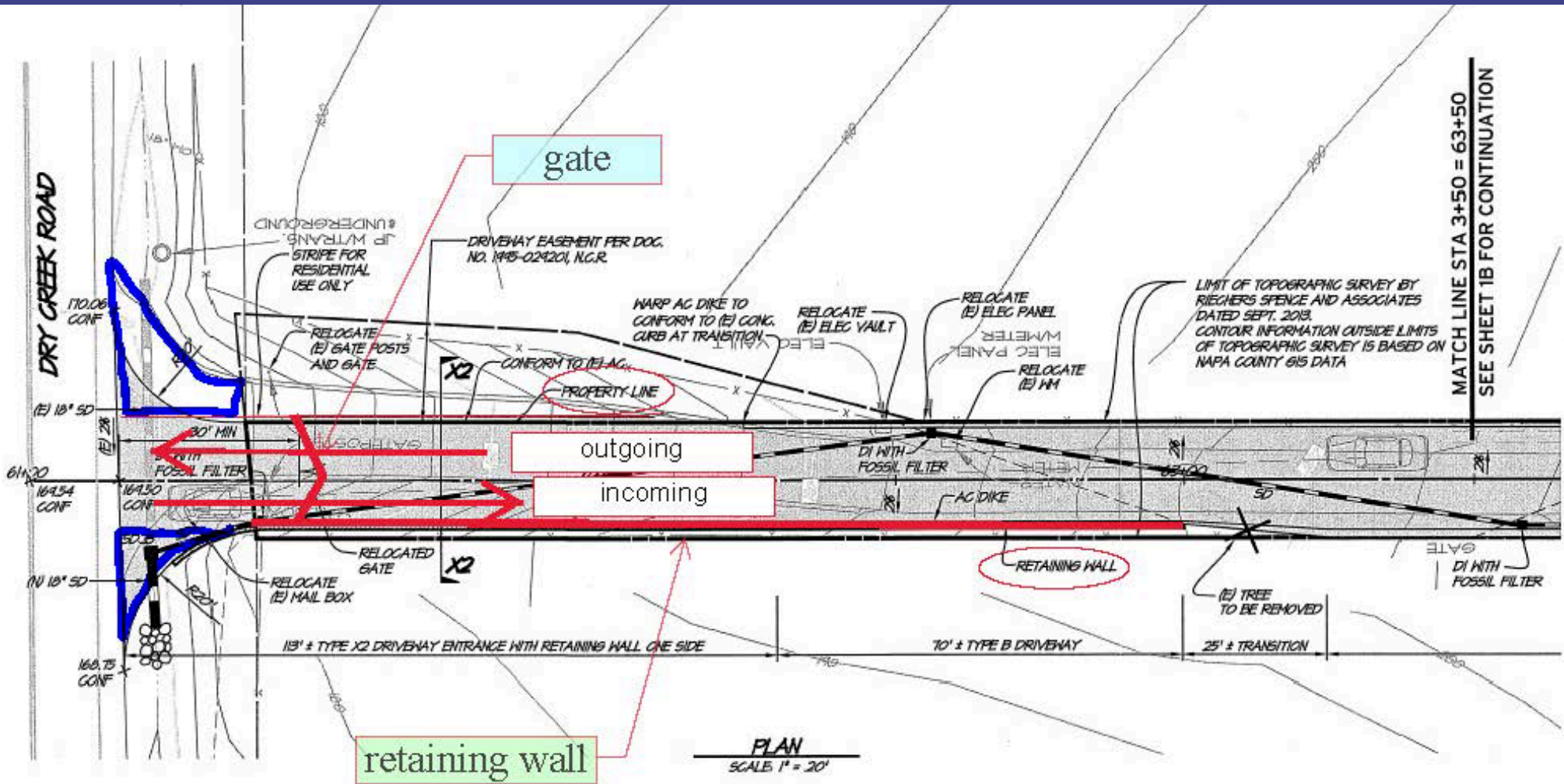
When reviewing the proposed Project, the Planning Commission based its decision on a series of Findings, as required under both Napa County Code (NCC) and State law. The Board of Supervisors must also consider all of the same Findings in reaching its decision. To uphold the Planning Commission's approval of the Project and denial of the Appeal, the Board must determine that the Project is consistent with each of the following Findings. Alternatively, to deny the Project and grant the Appeal, the Board must determine that the Project is not consistent with at least one (or more) of the Findings or the County General Plan.

* * *

Exception to Conservation Regulations:

NEW

1. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading.
2. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the Project including the following elements: a) multiple-floor levels which follow existing, natural slopes; b) foundation types such as poles, piles, or stepping levels which minimize cut and fill and the need for retaining walls; c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.
3. The Project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.
4. Disturbance to streams and watercourses shall be minimized, and the encroachment, if any, is the minimum necessary to implement the Project.
5. The Project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction as identified on the County's environmental sensitivity maps.



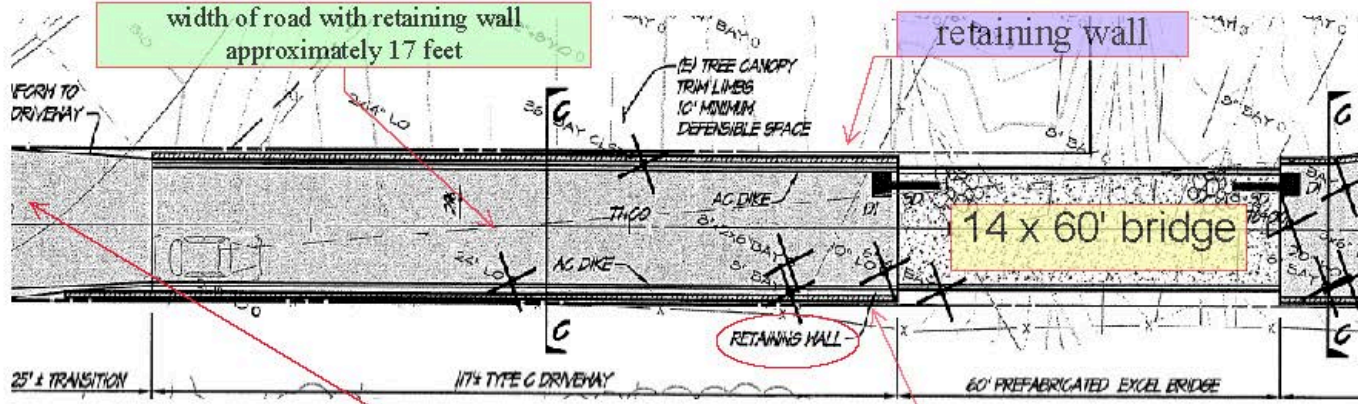
gate

outgoing
incoming

retaining wall

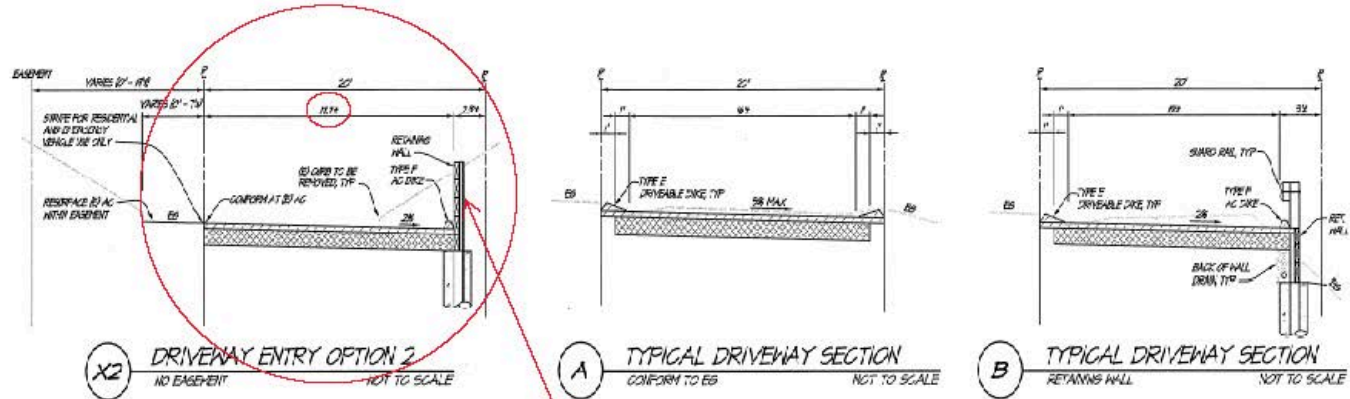
MATCH LINE STA 3+50 = 63+50
SEE SHEET 1B FOR CONTINUATION

PLAN
SCALE 1" = 20'



road is generally 16 to 18' feet wide (Initial Study) up to 20' wide without retaining walls

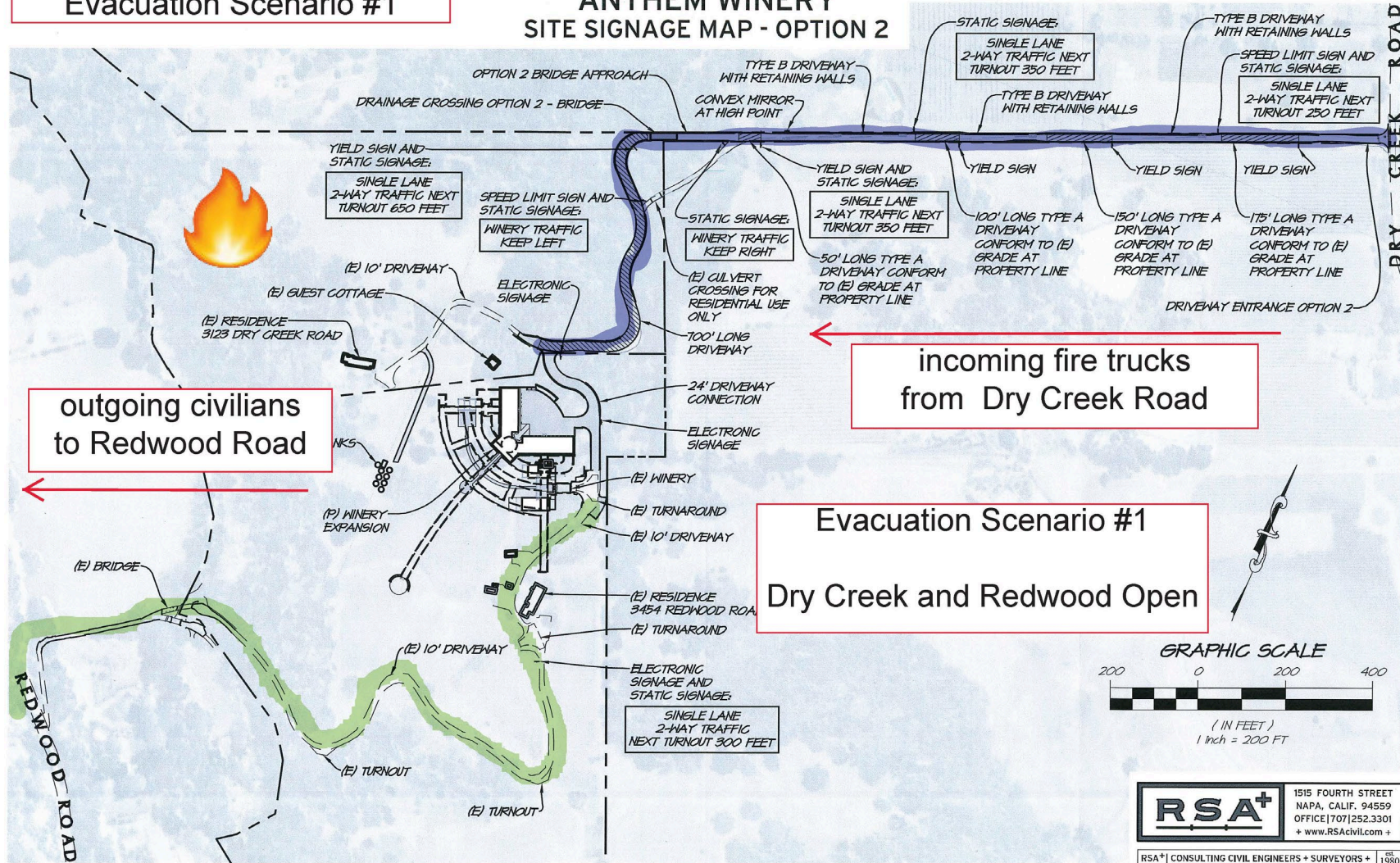
retaining wall



retaining wall

Evacuation Scenario #1

**ANTHEM WINERY
SITE SIGNAGE MAP - OPTION 2**



outgoing civilians
to Redwood Road

incoming fire trucks
from Dry Creek Road

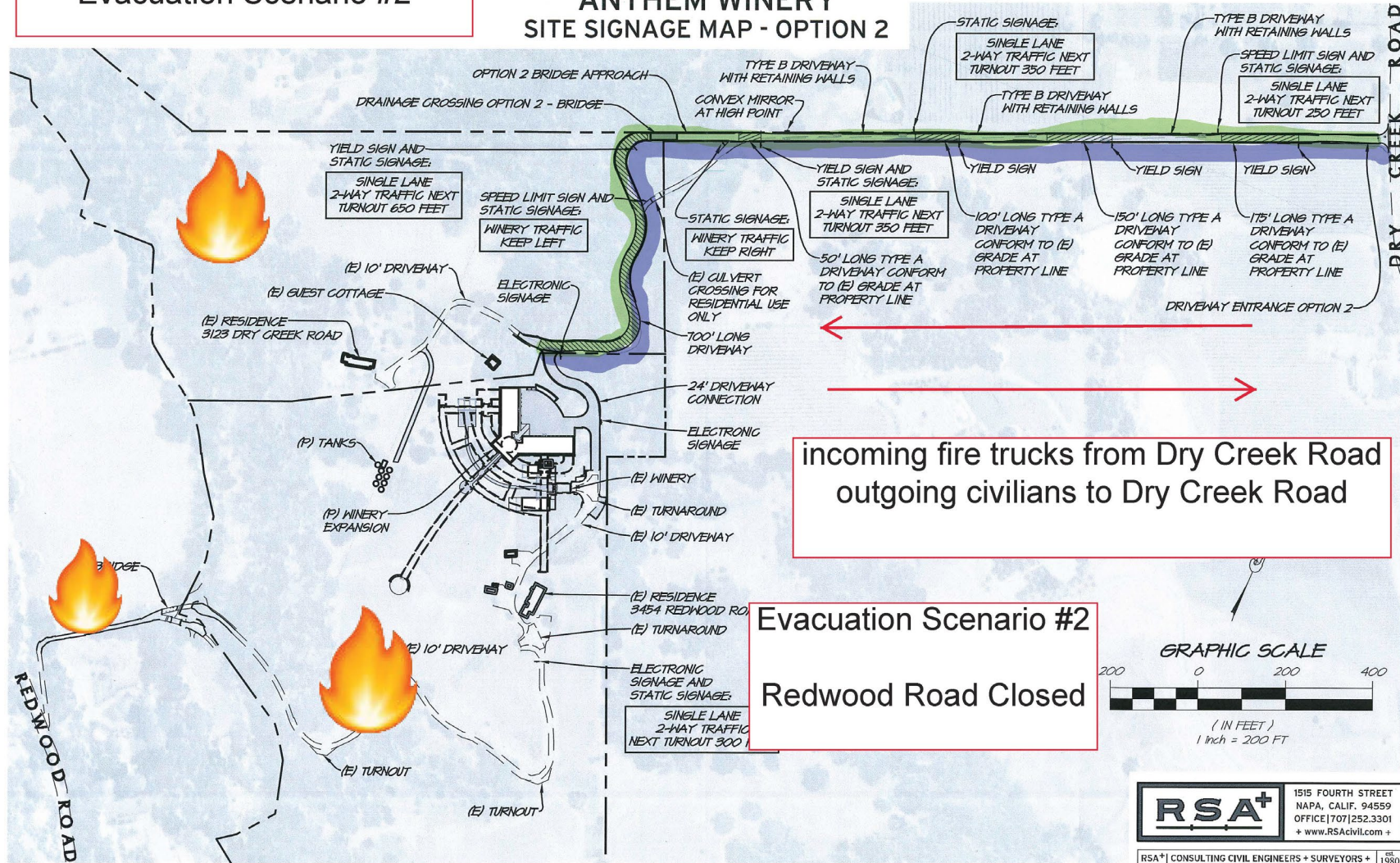
Evacuation Scenario #1
Dry Creek and Redwood Open

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Evacuation Scenario #2

ANTHEM WINERY SITE SIGNAGE MAP - OPTION 2



Attachment N - 030

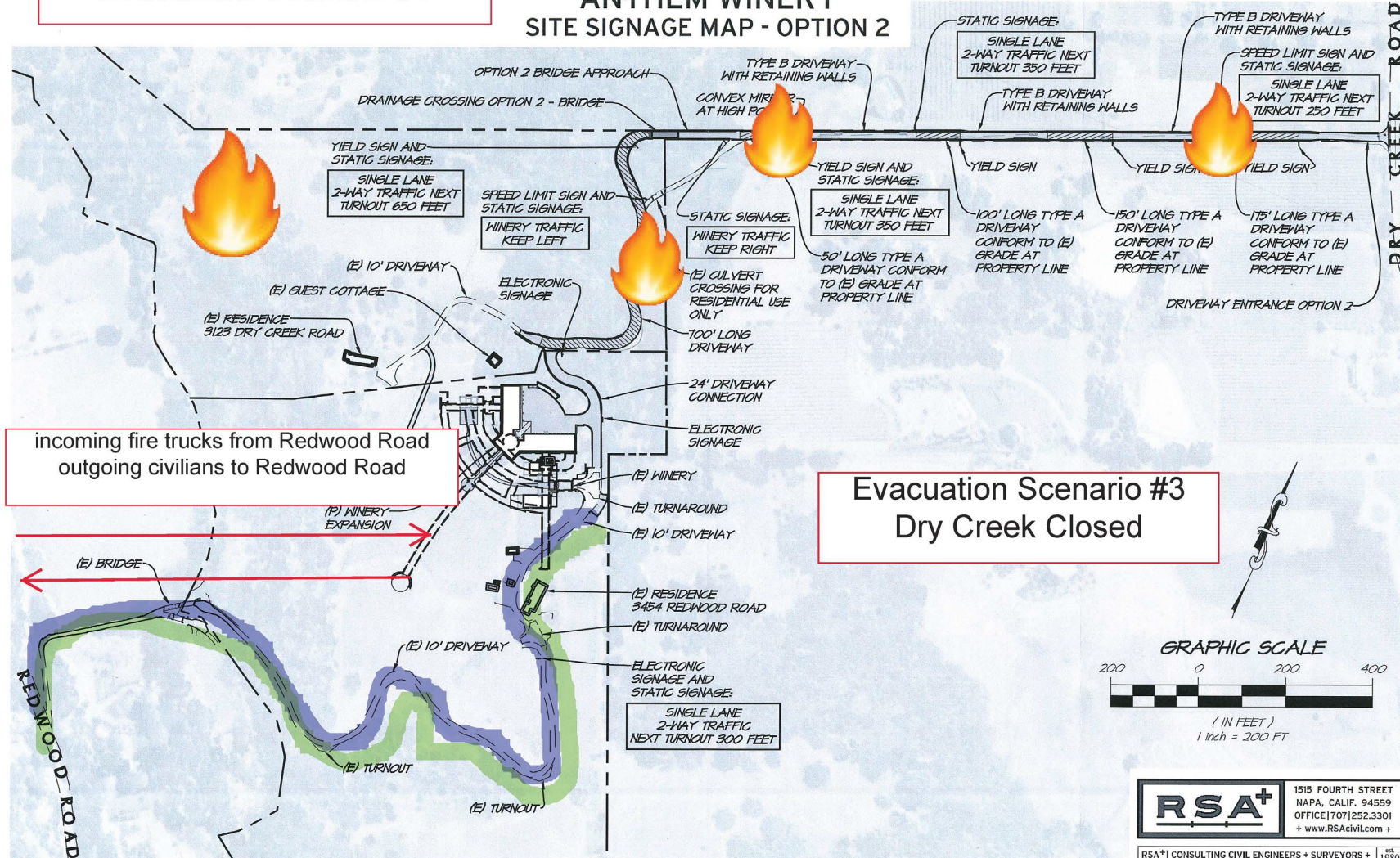
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JANUARY 12, 2018 411010.0 Est-Site Signage-Opt2.dwg

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Evacuation Scenario #3

ANTHEM WINERY SITE SIGNAGE MAP - OPTION 2



incoming fire trucks from Redwood Road
outgoing civilians to Redwood Road

Evacuation Scenario #3
Dry Creek Closed

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In flight from California fires, highway becomes a deathtrap
Seattle Times, November 11, 2018

Forced Out by Deadly Fires, Then Trapped in Traffic
New York Times, November 11, 2018



