



A Tradition of Stewardship  
A Commitment to Service

# Anthem Winery Appeal

Board of Supervisors  
January 26, 2021

Appeals of:

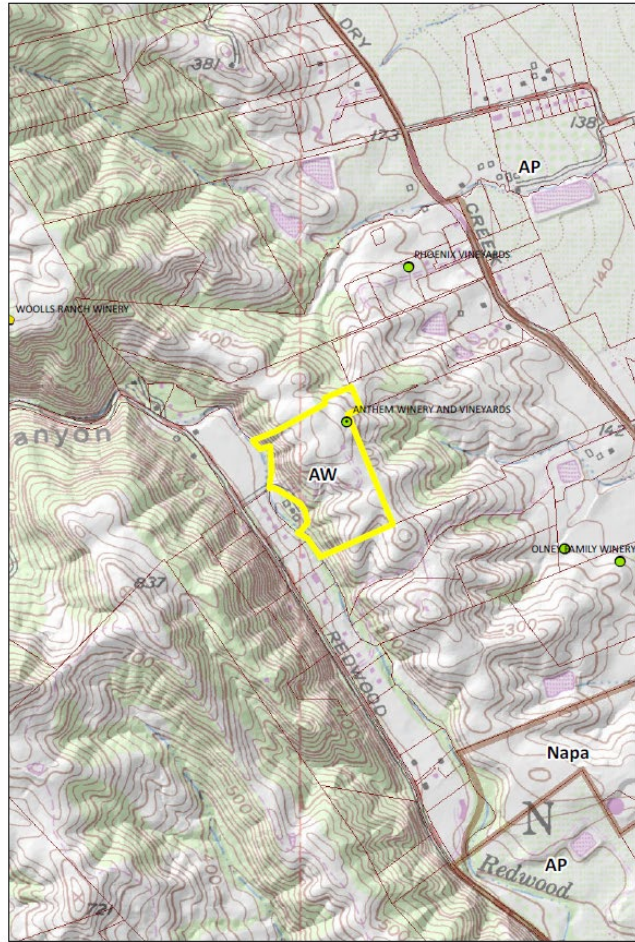
Major Modification and Road and Street Standards  
Exception No. P14-00320-MOD, and  
Vineyard Conversion No. P14-00322-ECPA

By:

Patricia Damery, Jeff Atlas, and Paul Rowe



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- Legend**
- Wineries**
- Producing
  - Producing, w/ pending major mod
  - Approved, not producing
  - Pending
  - Unknown
- Zoning**
- Parcels

ZONING MAP | P14-00320



## Winery Modification as Proposed

- An increase in annual production from 30,000 to 50,000 gallons.
- Construction of a new 10,388 sq.ft. Winery Facility and 29,053 sq.ft. of caves.
- A Marketing Plan that included 36 marketing events & 15,532 visitors annually, with the largest event having 300 guests.
- Variance to winery setback from common drive under applicant's ownership.

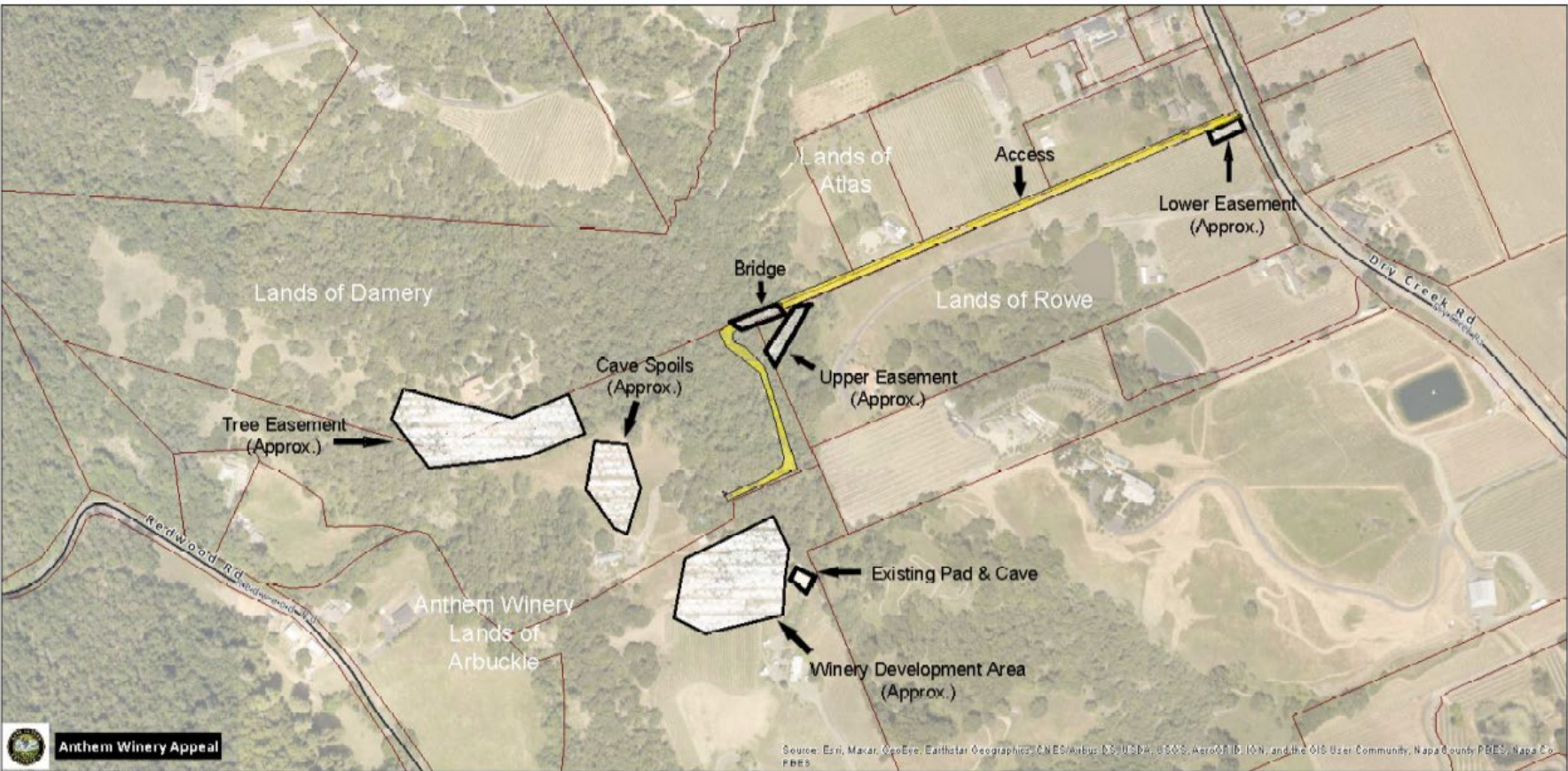
## Winery as Approved


- Annual production of 30,000 gallons.
- Construction of a new 10,388 sq.ft. Winery Facility and 29,053 sq.ft. of caves.
- A Marketing Plan that includes 23 marketing events & 7,623 visitors annually, with the largest event having 100 guests.
- Includes Lot Line Adjustment eliminating variance request.





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 **Anthem Winery Appeal**

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus, USGS, USDA, Landsat, AeroGRID, IGN, and the GIS User Community, Napa County PDES, Napa Co. PDES

DATE: 8/19/2020



## General Appeal Points/Grounds

- Access to Winery:
  - Exception requests to the Road and Street Standards.
  - Adequacy of emergency, employee and guest/visitor access, and the Emergency Ingress/Egress Plan.
  - Access easements.
  - Drainage conveyance at proposed bridge is a definitional stream necessitating a use permit exception.
- Water availability, the adequacy of the Water Availability Analysis (WAA) and associated groundwater impacts.
- Vineyard development within a private Tree Easement and associated agricultural chemical drift from vineyard operations.
- Safety of cave construction.



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# End of Presentation

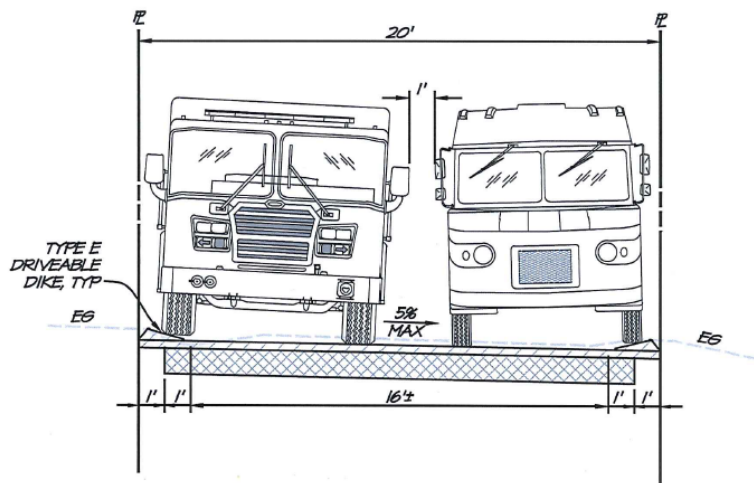
Remaining/subsequent slides, which are germane to the appeal grounds, are included herein for easy reference should they become necessary.

These slides contain information that is currently in the record.



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## ANTHEM WINERY TYPE 1 ENGINE AND DELIVERY TRUCK PASSING ON TYPE A DRIVEWAY



GRAPHIC SCALE



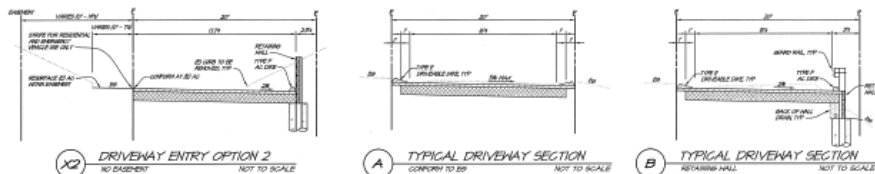
( IN FEET )  
1 inch = 5 FT



RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980  
JANUARY 12, 2018 4111010.0 Exh-Road Clr.dwg



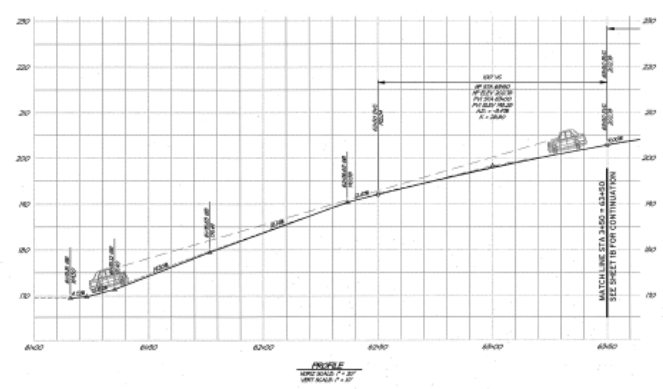
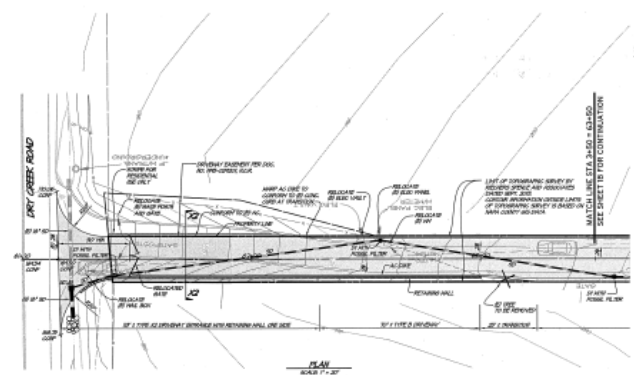
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- NOTES**
- APPROXIMATE DISBURSED AREA = 14 ACRES
  - SEE TABLE ON SHEET 8A FOR TREE REMOVAL
  - 20' DRIVEWAY SECTION TO BE 30' PAVED AT PAVED SIDEWALK WITH LOCALIZED WEEDING PER NAPA COUNTY ROAD & STREET STANDARDS, TYPICAL
  - ALL DRIVEWAY SURFACES AND STRUCTURES SHALL MEET ALL LOCAL REQUIREMENTS PER SECTION 2.0 OF THE NAPA COUNTY ROAD AND STREET STANDARDS
  - THE TYPICAL DRIVEWAY SECTION SHALL BE USED AS OVER 10' CLAS 2 AIR COMPACTED TO 95% RELATIVE COMPACTION. OVER 1' SELECT FILL. MINIMUM PER BEST TECHNICAL ENGINEERING RECOMMENDATIONS

OPTION 2 EARTHWORK ESTIMATES	
CUT	1500 G.T.
FILL	1500 G.T.
NET CUT	1500 G.T.

DRIVEWAY OPTION 2 SHEET INDEX	
1A	DRIVEWAY OPTION 2
1B	LANDSCAPE PLAN AND PROFILE
2	DRIVEWAY PLAN AND PROFILE
3	DRIVEWAY PLAN AND PROFILE
4	DRIVEWAY PLAN AND PROFILE
5	SECTION 2
6	SECTION 3 - OPTION 2



# ANTHEM WINERY DRIVEWAY ENTRY OPTION 2 NAPA COUNTY CALIFORNIA

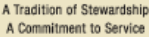


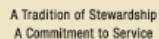
DATE: 08/12/2016  
DRAWN: J. L. L. L.  
CHECKED: J. L. L. L.  
APPROVED: J. L. L. L.  
SHEET NO. 1A  
1 OF 8 SHEETS

Printed on Recycled Paper. Please Continue the Circle

USE PERMIT - NOT FOR CONSTRUCTION







**RSA<sup>+</sup>**  
1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707 | 252.3301  
+ [www.RSAcivil.com](http://www.RSAcivil.com) +

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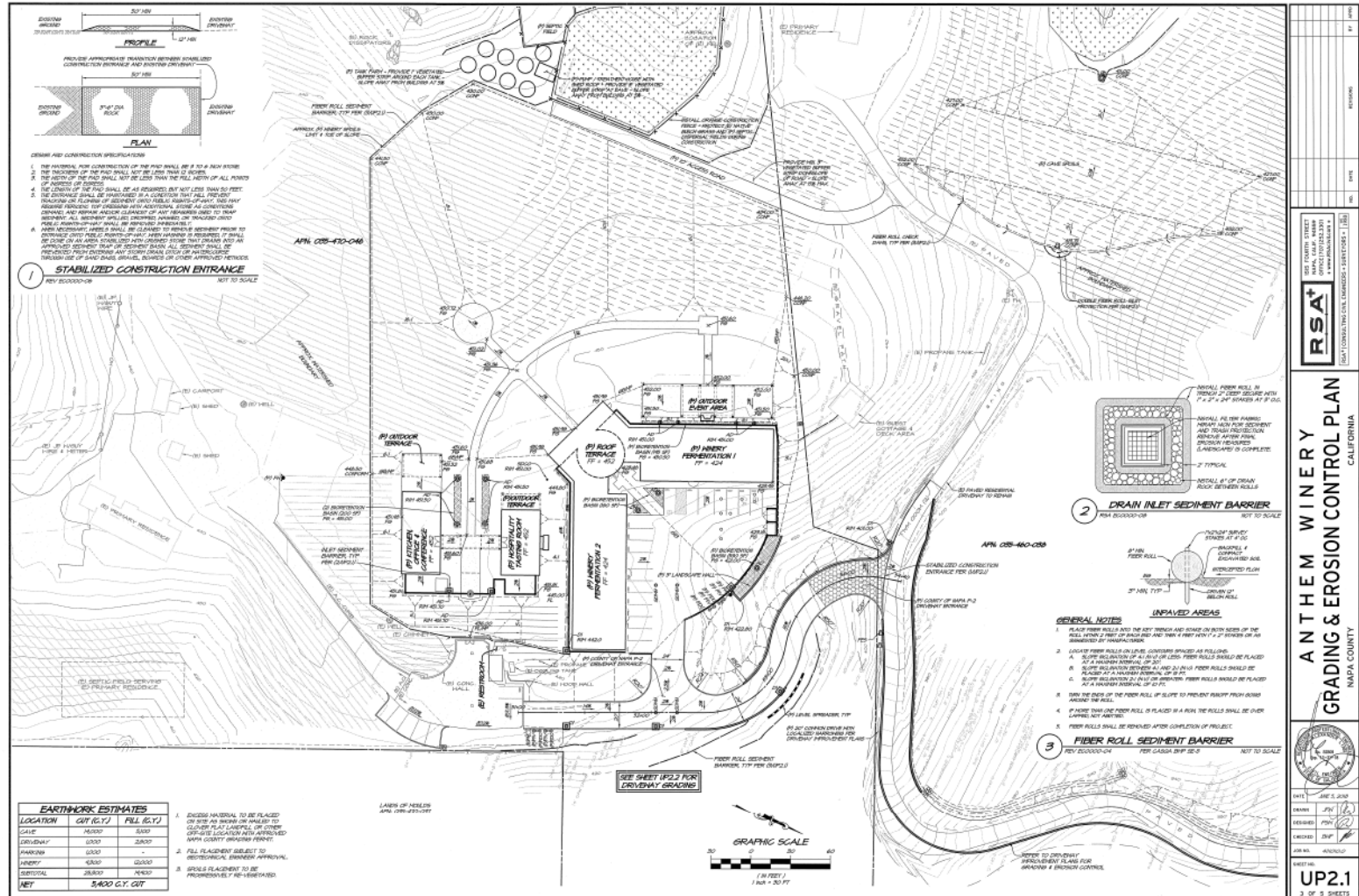
JANUARY 12, 2010 40X20.0 Est-Site Singapore-012.d

R:\2011\41110100\_Artuckle\_Residence\DESIGN\EXHIBITS\Exh-Site Signage-Opt2.dwg 01/12/2018



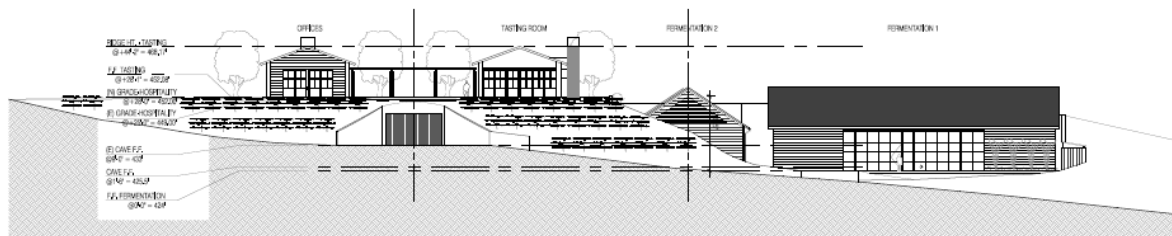


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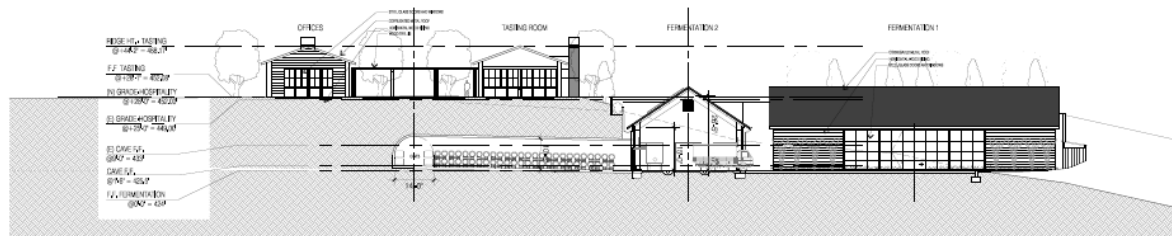


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1 ELEVATION / SECTION

1/8" = 1'-0"



2 ELEVATION / SECTION

1/8" = 1'-0"

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BACKEN  
GILLAM  
KROEGER  
ARCHITECTS

ANTHEM WINERY AND  
VINEYARDS, LLC  
100 Dry Creek Road  
Napa, California 94558

File Name	0000
Drawn By	
Checked By	
Project No.	0000
Sheet	0000
Scale	AS SHOWN
Date	00/00/00
Author	
Checker	
Printer	
Plotter	
Plot Date	
Plot Time	

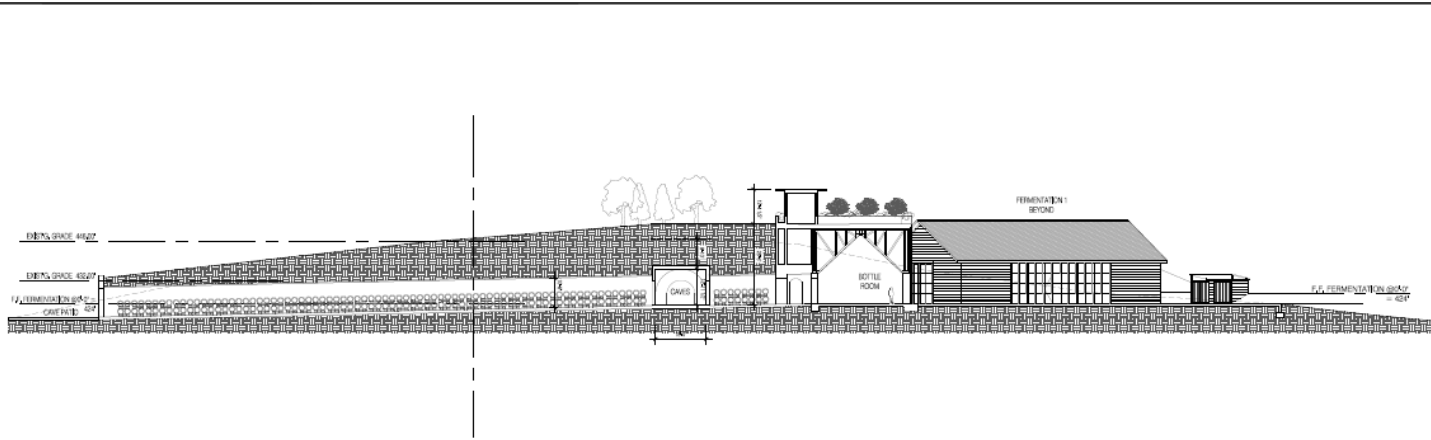
ELEVATIONS/  
SECTIONS

SCALE:

UP3.2



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1 ELEVATION / SECTION  
A3.3

1/16\"/>

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BACKEN  
GILLAM  
KROEGER  
ARCHITECTS

ANTHEM WINERY AND  
VINEYARDS, LLC  
Napa, California 94558

Rev/Date	02/2018
Drawn By	AK
Checked By	AK
Project No.	000000
City	Yuba
County	Yuba County
State	California
Parcel	0000000000
Block	000000
Lot	000000

ELEVATIONS/  
SECTIONS

SCALE:

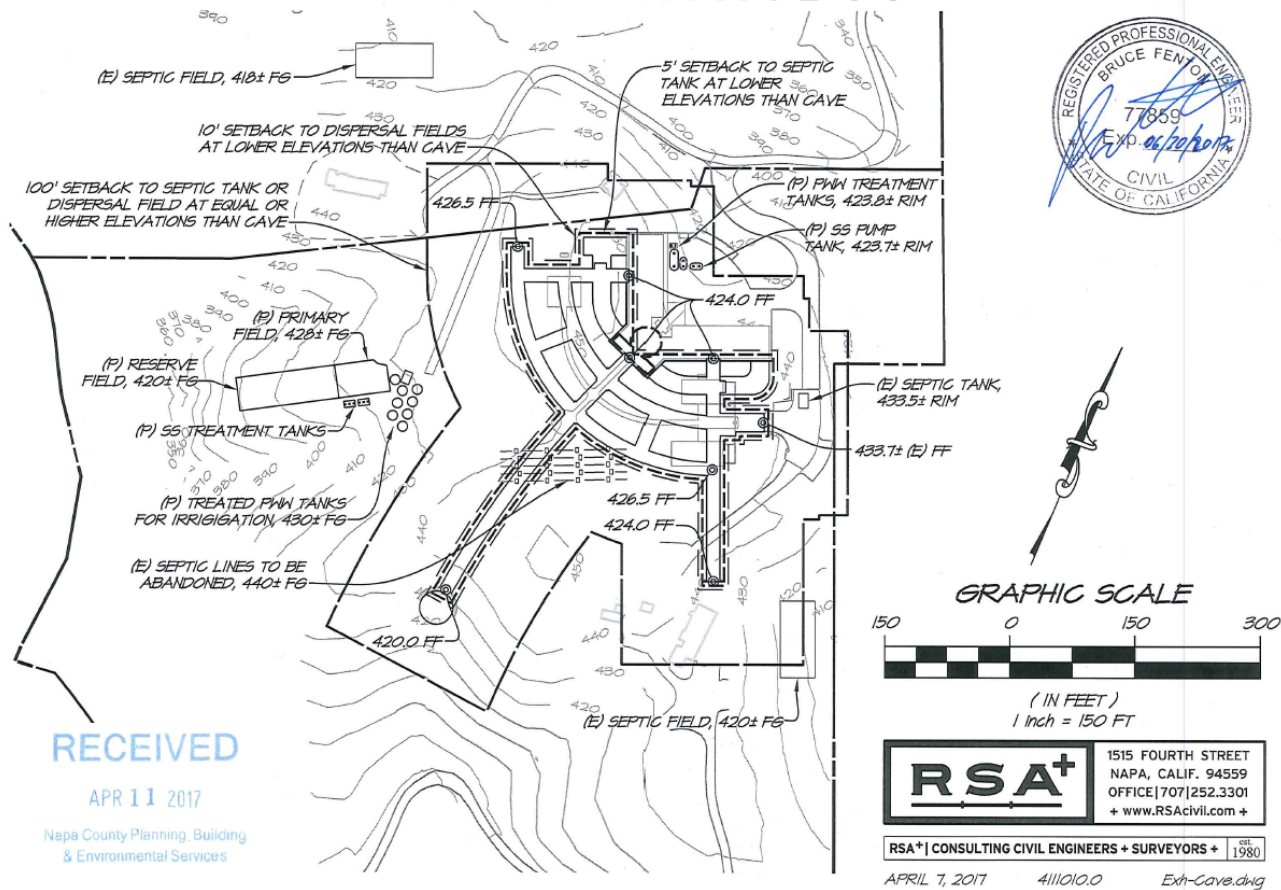
UP3.3





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## ANTHEM WINERY CAVE EXHIBIT





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# LEGEND

## Erosion Control Plan Area

- Ag New Track I
- City Limits
- County Boundary
- Parcels



## **Anthem Vineyards P14-00322**

COUNTY OF NAPA, PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES DEPARTMENT

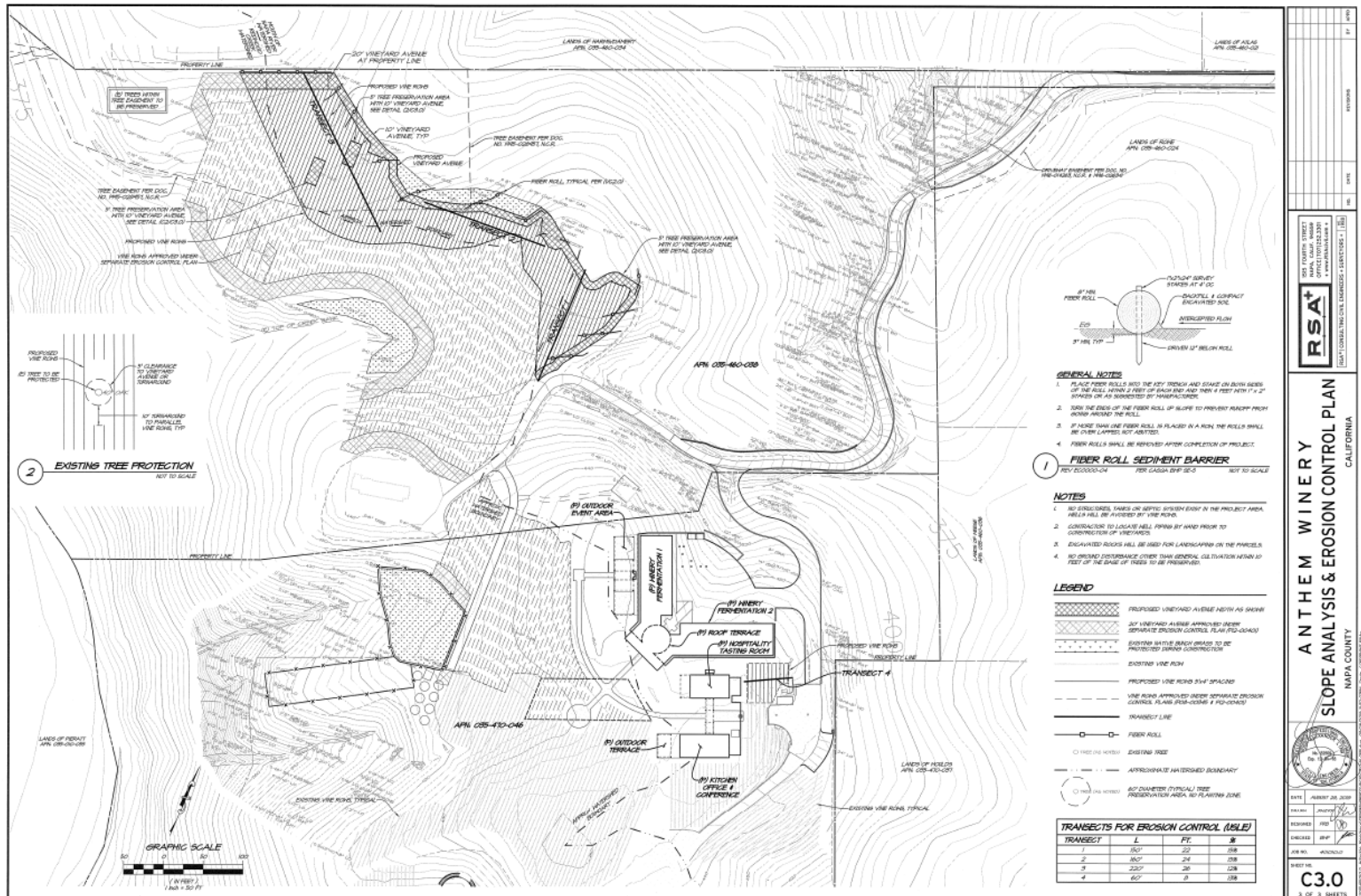
DATE: 8/24/2020

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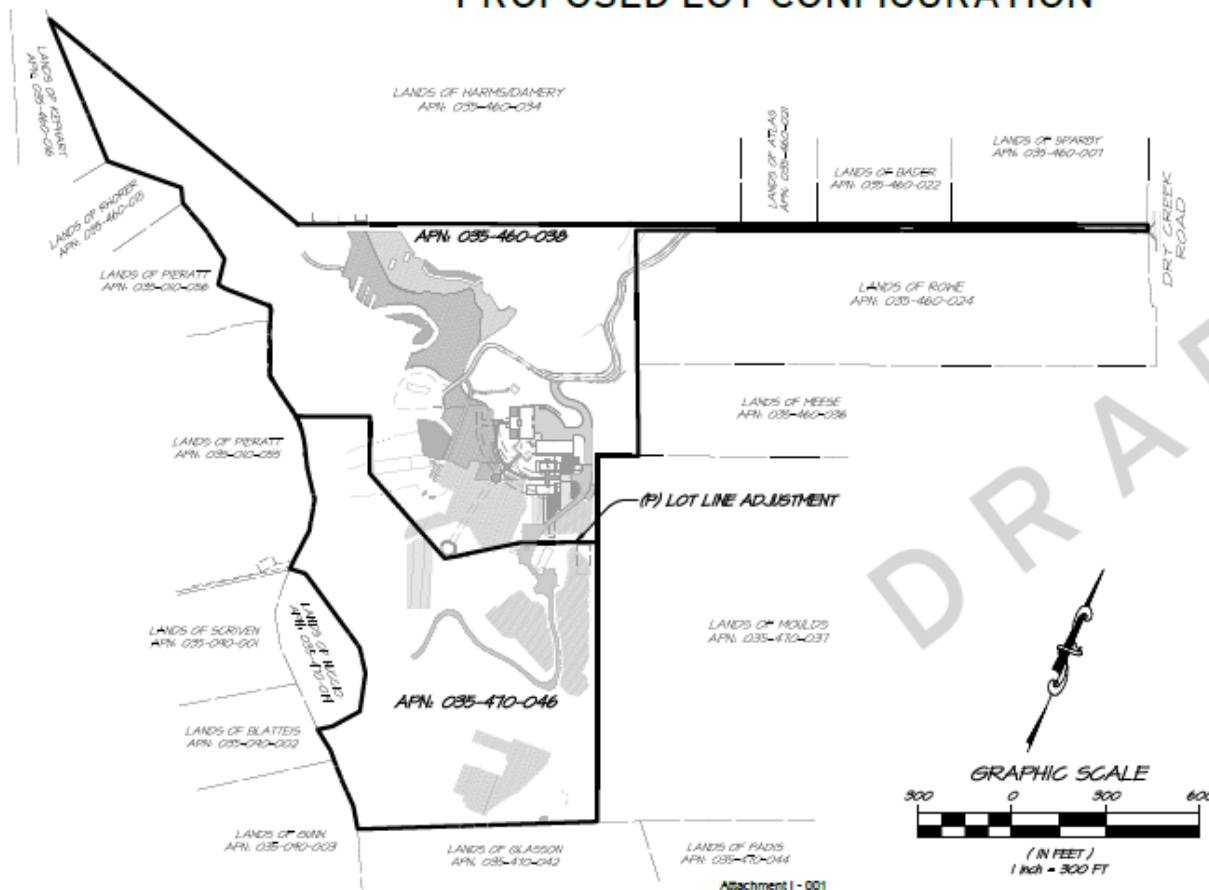
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## ANTHEM WINERY PROPOSED LOT CONFIGURATION

Planning Commission Mtg.

FEBRUARY 5, 2020

Agenda Item #7A



Attachment 1 - 001

### PROJECT INFORMATION

OWNER: JUSTIN AND JULIE ARBUCKLE  
3454 REDWOOD ROAD  
NAPA, CALIFORNIA 94558

SITE ADDRESS: 3454 REDWOOD ROAD  
NAPA, CA 94558

APN & (P) AREA: 035-460-038 (25.43 ACRES)  
035-410-046 (19.34 ACRES)

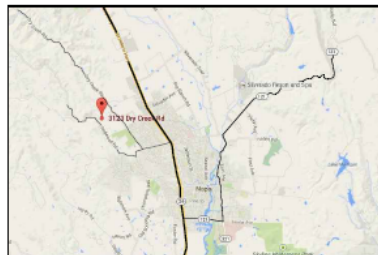
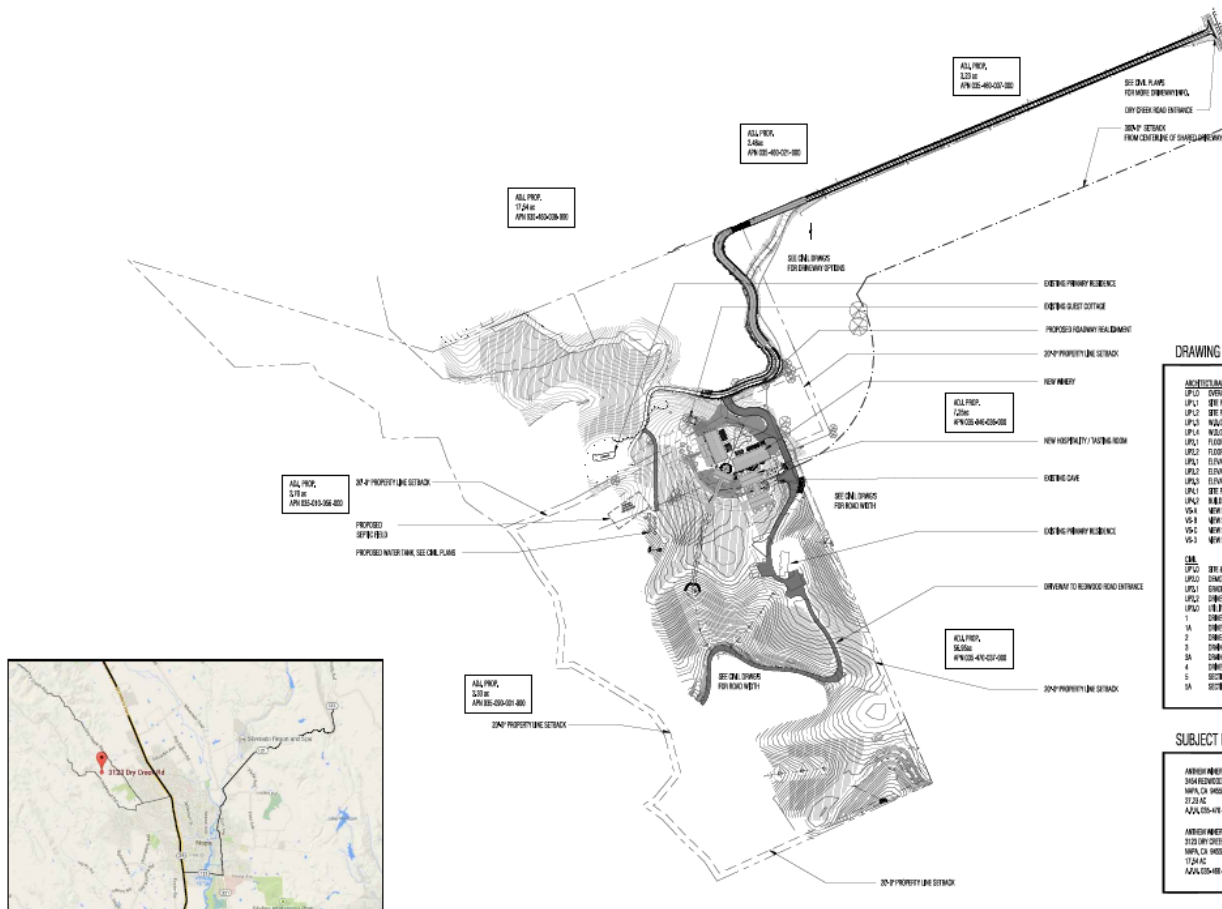


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FEB. 4, 2020 41001010 Ext-LLA Appendix 2 OF 2



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2 VICINITY MAP  
A1.0

N.T.S.

1 OVERALL SITE PLAN  
A1.0

0 30' 150' 300'

1"=150'



#### DRAWING INDEX

##### ARCHITECTURAL

- UP1-01 OVERALL SITE PLAN
- UP1-02 SITE PLAN LOWER LEVELS - GRASS
- UP1-03 SITE PLAN UPPER LEVELS
- UP1-04 WALKWAYS
- UP1-05 FLOOR PLAN LOWER LEVEL - GRASS
- UP1-06 FLOOR PLAN UPPER LEVEL
- UP1-07 FLOORING/CEILING
- UP1-08 FLOORING/CEILING
- UP1-09 FLOORING/CEILING
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- UP1-100 FLOORING/CEILING

##### CIVIL

- UP1-01 SITE & WINE TOWER LAYOUT PLAN
- UP1-02 CONCRETE PAVING PLAN
- UP1-03 CONCRETE & CURB CONTROL PLAN
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- UP1-99 CONCRETE & CURB CONTROL PLAN
- UP1-100 CONCRETE & CURB CONTROL PLAN

#### SUBJECT PROPERTIES

ANHEIM WINERY and VINEYARDS, LLC  
3454 REDWOOD ROAD  
NAPA, CA 94930  
27.23 AC  
AVAL 025-475-040

ANHEIM WINERY and VINEYARDS, LLC  
3125 DRY CREEK ROAD  
NAPA, CA 94930  
17.04 AC  
AVAL 025-488-420

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GILLAM  
KROEGER  
ARCHITECTS

ANHEIM WINERY and  
VINEYARDS, LLC  
3125 Dry Creek Road  
Napa, California 94930

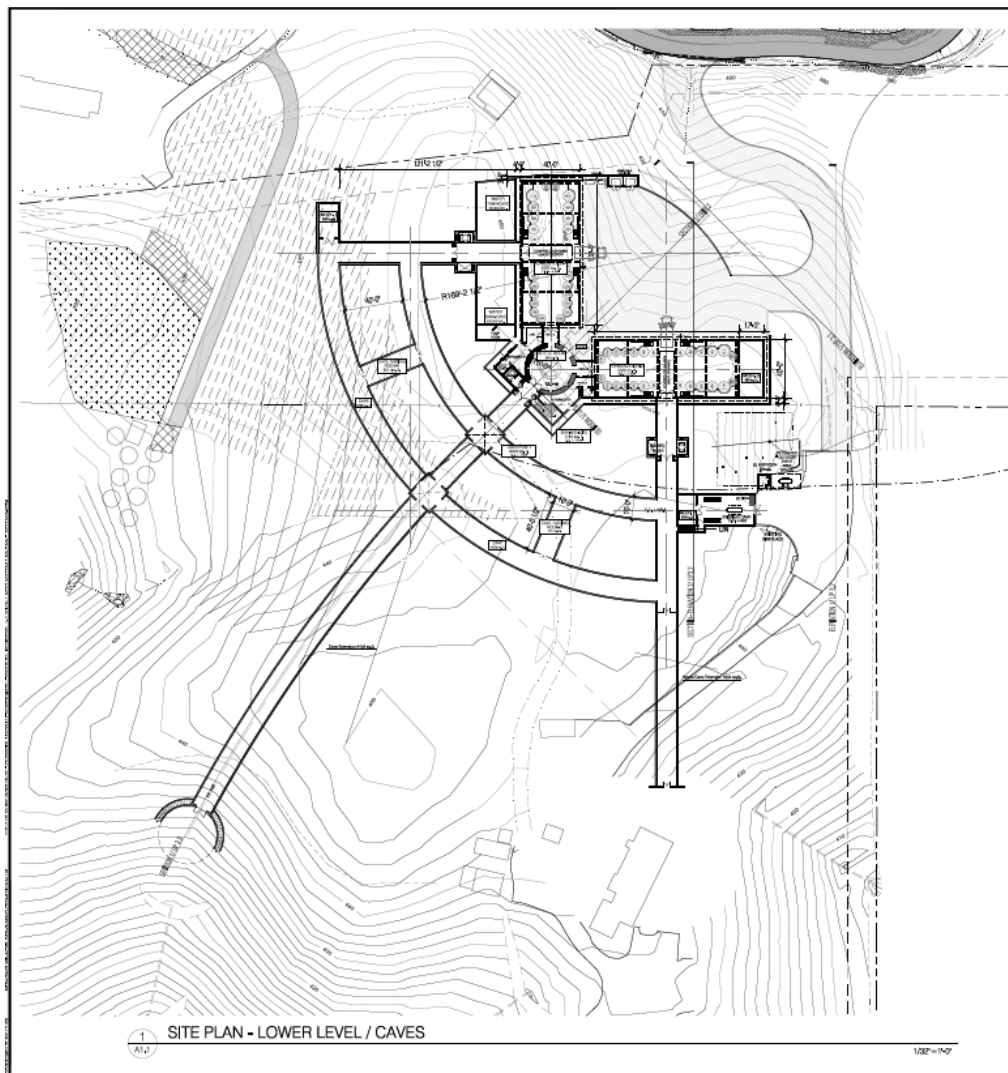
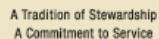
Plan Date	03/20/20
Drawn By	JD
Checked By	JD
Project No.	201901
Scale	AS SHOWN
Version	1.0
Author	ANHEIM WINERY
Client	ANHEIM WINERY
Location	VINEYARDS
Project	ANHEIM WINERY
Notes	SEE PRELIMINARY
Revisions	

OVERALL  
SITE PLAN

SCALE: 1"

UP1.0





**SQUARE FOOTAGE**

FERMENTATION 1	4,000 SF
FERMENTATION 2	4,000 SF
BOTTLE ROOM TOTAL	2,833 SF
<i>Bottle Room</i>	988 SF
<i>Lab / Office</i>	229 SF
<i>Serv./Circul</i>	1,622 SF
CAVES	20,976 SF *
<i>Barrel Storage Caves</i>	18,331 SF
<i>Water Tank Cave</i>	2,645 SF
HOPITALITY TOTAL	3,328 SF
<i>Tasting Room</i>	1,508 SF
<i>Conf. Room</i>	538 SF
<i>Cave Tasting</i>	1,282 SF *
OFFICE/CATERING	1,186 SF
MECHANICAL TOTAL	1,398 SF
<i>Mech. 1 (In cave)</i>	866 SF *
<i>Mech. 2 (In cave)</i>	308 SF *
<i>Mech. 3</i>	680 SF
	37,706 SF
Cave Extension	4,158 SF *
House Cave Extension	1,934 SF *
<b>Total</b>	43,798 SF

\* Notes area within the caves,  
the Total area of the caves = 29,053SF



TRUE NORTH



PROJECT NO.

SITE PLAN  
LOWER LEVEL/  
CAVES

SCALE :

UP1.1

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KROEGER

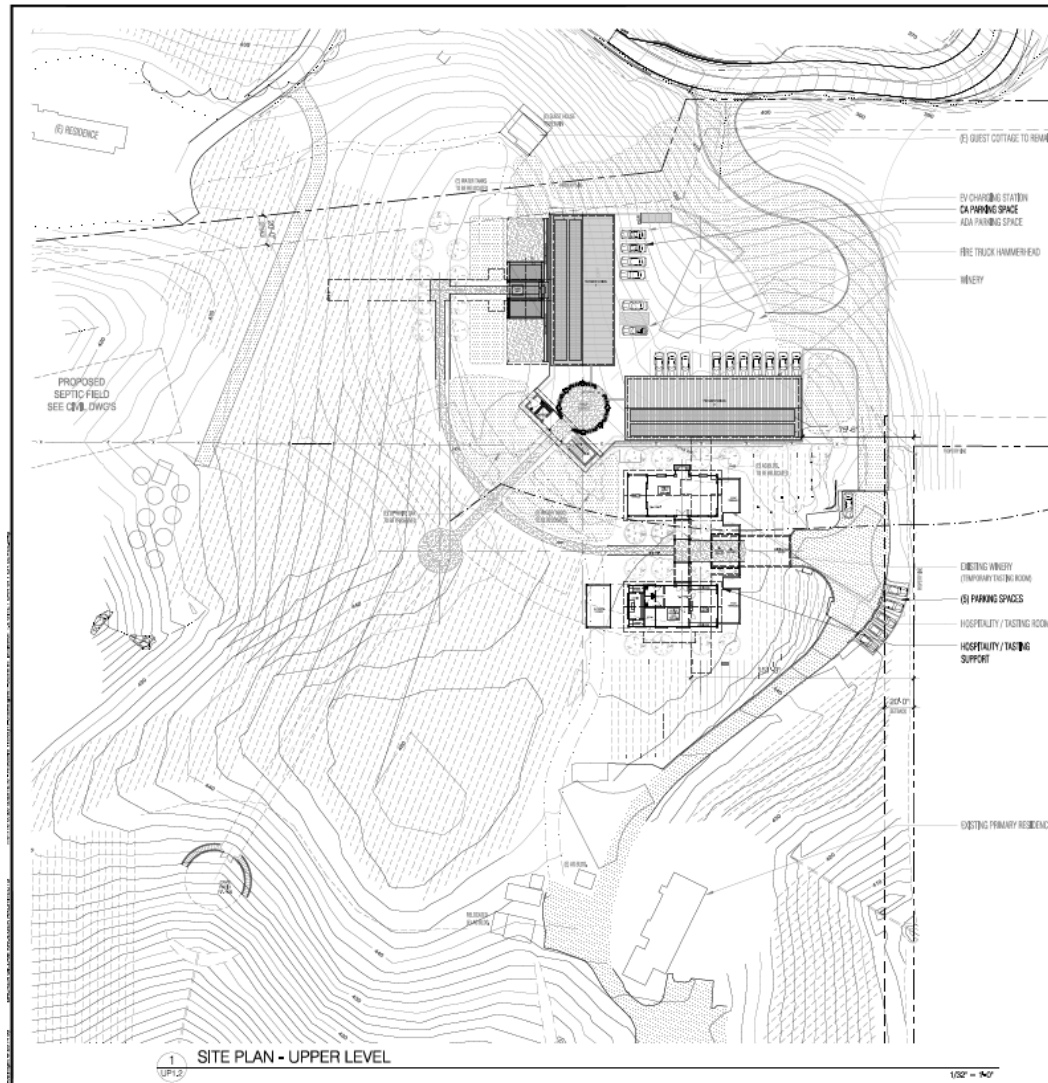
**ANTHEM WINERY AND  
VINEYARDS, LLC**

5123 Dry Creek Road

[illegible]



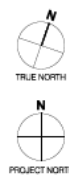
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## SQUARE FOOTAGE

FERMENTATION 1	4,000 SF
FERMENTATION 2	4,000 SF
BOTTLE ROOM TOTAL	2,833 SF
Bottle Room	988 SF
Lab / Office	222 SF
Serv./Circul	1,623 SF
CAVES	20,976 SF *
Barrel Storage Caves	18,331 SF
Water Tank Cave	2,645 SF
HOSPITALITY TOTAL	3,398 SF
Tasting Room	1,508 SF
Conf. Room	539 SF
Cave Tasting	1,282 SF *
OFFICE/CATERING	1,186 SF
MECHANICAL TOTAL	1,383 SF
Mech. 1 (in cave)	395 SF *
Mech. 2 (in cave)	308 SF *
Mech. 3	680 SF
TOTAL	37,706 SF
Cave Extension	4,158 SF *
House Cave Extension	1,934 SF *
Total	43,798 SF

\* Notes area within the caves,  
the Total area of the caves = 29,053 SF



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**BACKEN  
GILMAN  
KROEGER**  
ARCHITECTS

**ANTHEM WINERY AND  
VINEYARDS, LLC**  
3352 Dry Creek Road  
Napa, California 94558

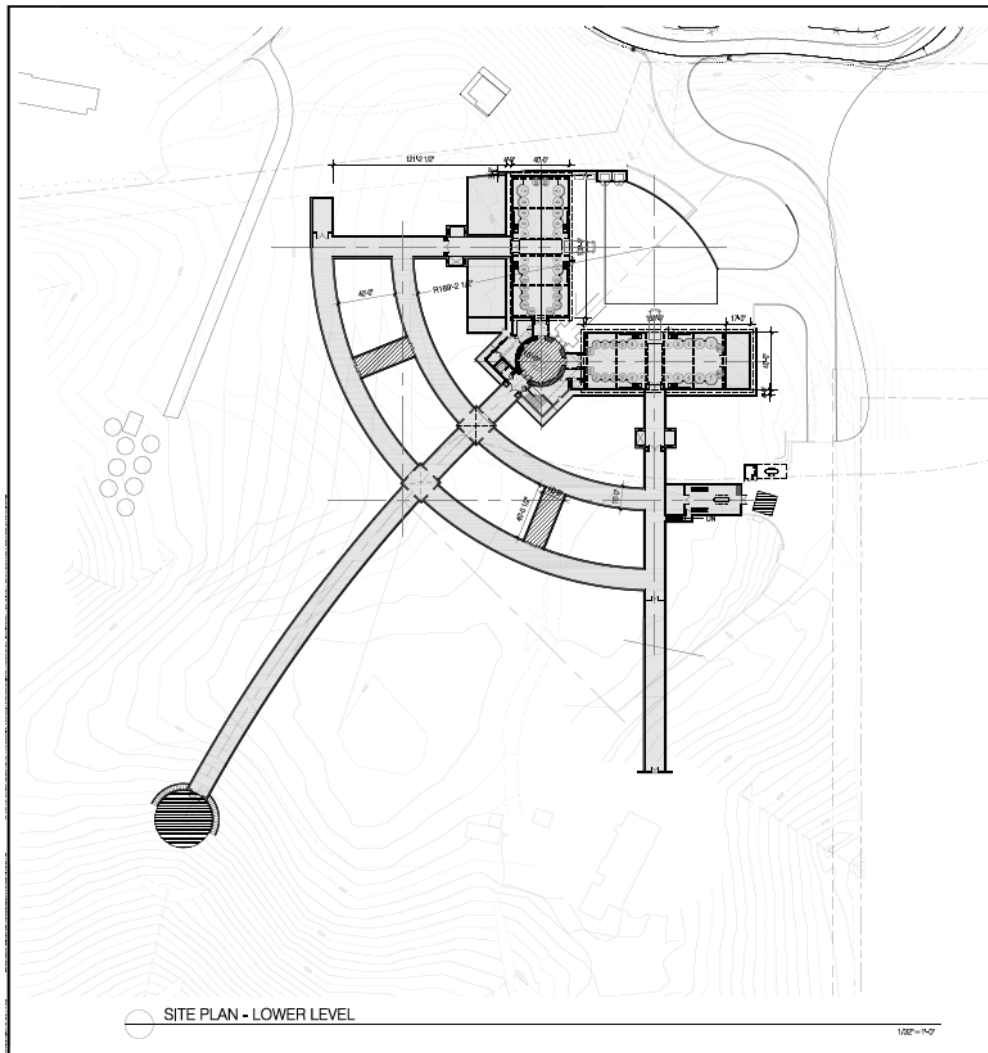
Plan Date	02/15/18
Owner/By	AWV
Checked By	AWV
Project No.	201701
Date	02/15/18
Issue	1.00
State	PROCESSED PERMIT
County	VINEYARD
City	NAPOLEON
Zone	100% R100
Scale	1/8" = 1'-0"

**SITE PLAN  
UPPER LEVEL**

SCALE :  
**UP1.2**



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SITE PLAN - LOWER LEVEL

1/32" = 1'-0"

## WINERY DEFINITION ORDINANCE CALCULATIONS

### Lower Level Area

AREA FOR ACCESSORY	=	9,970 SQ. FT.
AREA FOR PRODUCTION	=	38,300 SQ. FT.
AREA PER USE PERMIT	=	40,470 SQ. FT.
AREA FOR OUTDOOR ACCESSORY	=	1,487 SQ. FT.

### Upper Level Area

AREA FOR ACCESSORY	=	3,538 SQ. FT.
AREA FOR PRODUCTION	=	96 SQ. FT.
AREA PER USE PERMIT	=	3,388 SQ. FT.
AREA FOR OUTDOOR ACCESSORY	=	5,485 SQ. FT.

### Total Area Per Use Permit

AREA FOR ACCESSORY	=	5,502 SQ. FT.
AREA FOR PRODUCTION	=	38,396 SQ. FT.
AREA PER USE PERMIT	=	43,798 SQ. FT.

5,502 SQ. FT. / 43,798 SQ. FT. = .125 or 12.5% < 40%

	Outdoor Accessory Area
	Accessory Area (Tasting/Hospitality/Office) Area
	Production Area



These calculations are the property of the applicant and are not to be used for any other project without the written consent of the applicant. The applicant warrants that the information provided is true and accurate to the best of their knowledge and belief.

**BACKEN  
GILHAM  
KROEGER**  
ARCHITECTS

**ANTHEM WINERY AND  
VINEYARDS, LLC**  
Napa, California 94558

File No.	0001
Drawn By	0001
Checked By	0001
Project No.	0001
Date	0001
Scale	USE PERMIT
Scale	PROPOSED PROJECT
Scale	CONCEPT
Scale	USE PERMIT
Scale	USE PERMIT

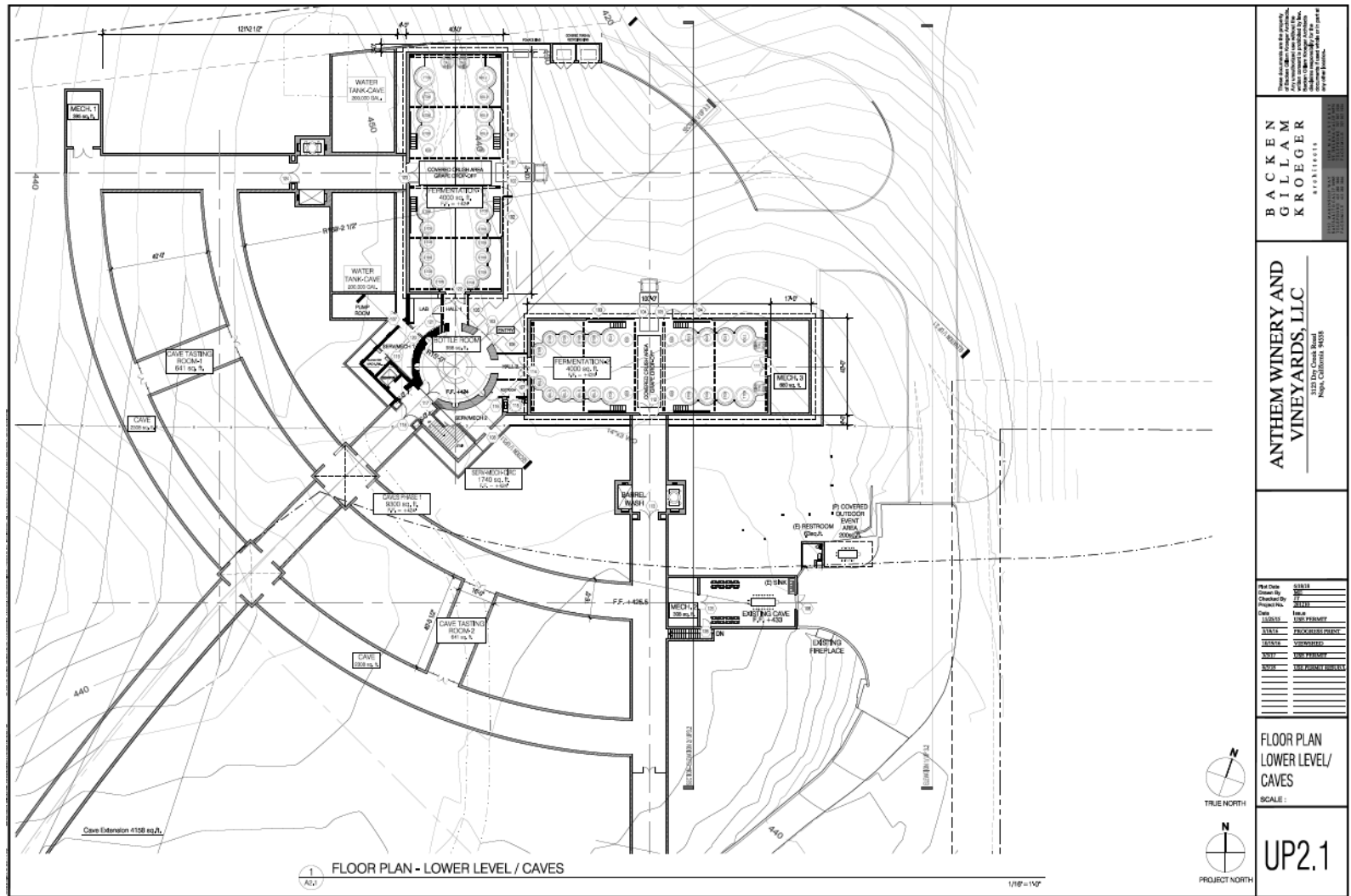
WINERY  
DEFINITION  
ORDINANCES  
CALCULATIONS

SCALE:

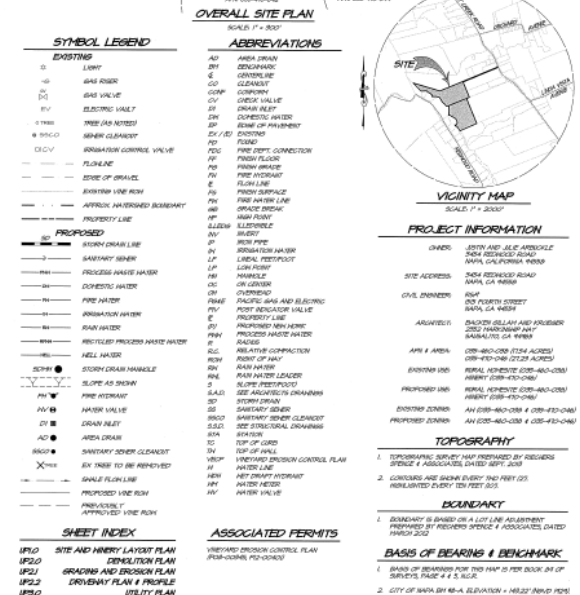
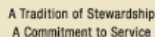
UP1.3



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## ANTHEM WINERY

# SITE AND WINERY LAYOUT PLAN

**RSA<sup>+</sup>**

1014 FOURTH STREET  
 SUITE 200  
 SPOKANE, ID 83402-3200  
 • 509.325.6100 • [www.rsa-id.com](http://www.rsa-id.com)

RISK CONSULTING FOR CONCEPTS • ENVIRONMENT • LIFE

DATE:	JUNE 5, 2008
PROJECT:	ANTHEM WINERY
LOCATION:	SPRUE RD
CLIENT:	ANTHEM WINERY
DATE ISSUED:	DISCUSSION

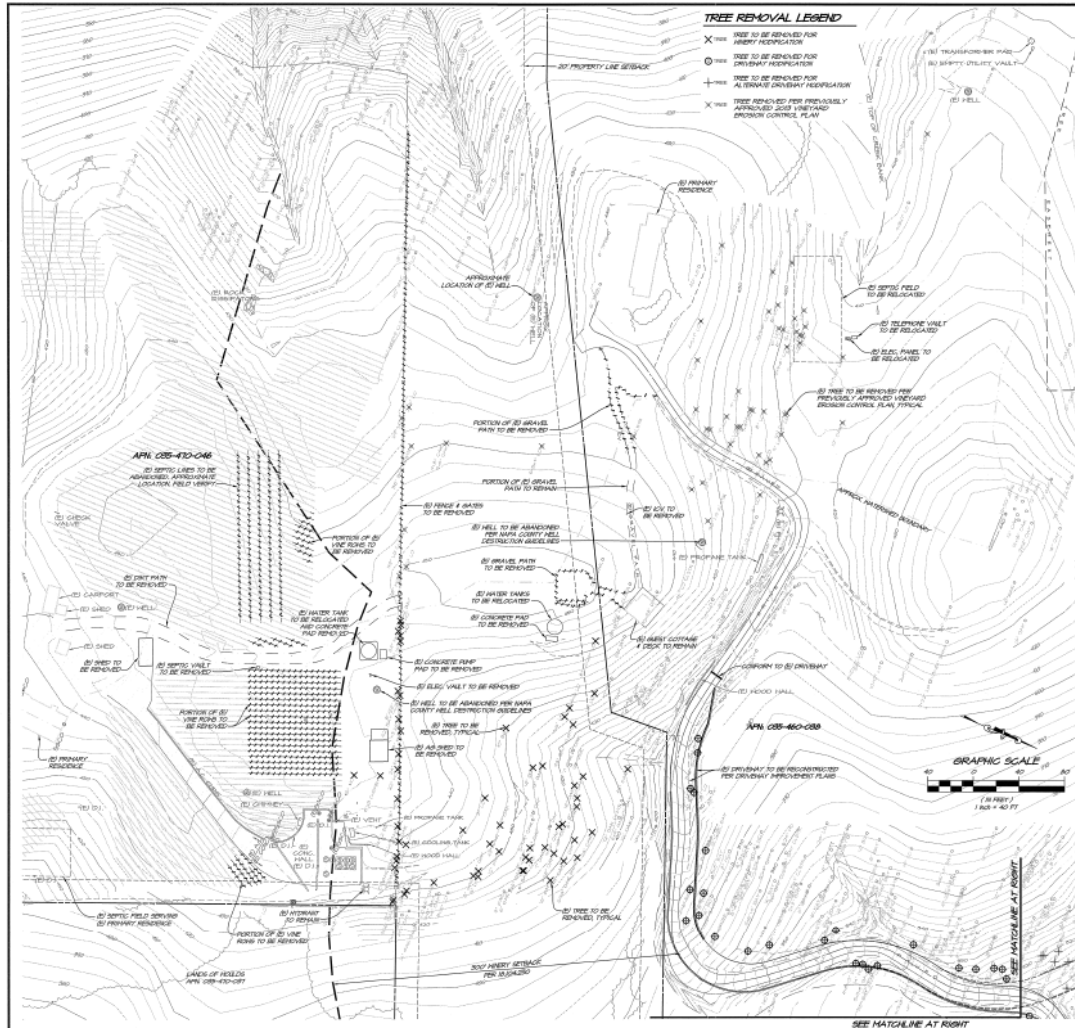


UP1.C





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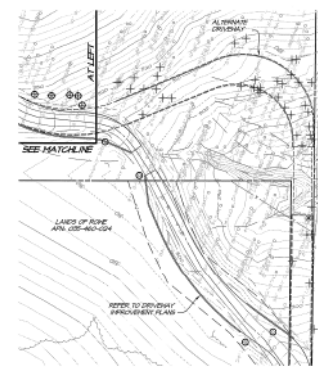
TREE REMOVAL FOR WINERY MODIFICATION								
SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	8"	1	OK	3/4"	1	OK	18"	1
BAY	2 1/2"	1	OK	3/4"	1	OK	20"	1
BAY CLUSTER	4 1/2"	1	OK	2"	2	OK	20"	1
BAY CLUSTER	6 1/2"	1	OK	3/4"	1	OK	42"	1
BLUE OK	8"	1	OK	1"	3	OK	BRN	1
BLUE OK	2"	1	OK	3/4"	1	OK	BRN	1
BLUE OK	1 1/2"	1	OK	1 1/2"	1	OK	1"	1
CHERRY	6 1/2"	1	OK	8"	2	WHITE OK	8"	1
LIVE OK	2 1/2"	1	OK	1"	3	WHITE OK	8 1/2"	1
LIVE OK	4 1/2"	1	OK	1 1/2"	1	WHITE OK	1 1/2"	1
LIVE OK	6"	1	OK	8"	2	WHITE OK	1 1/2"	1
LIVE OK	8"	2	OK	1 1/2"	1	WHITE OK	8"	1
LIVE OK	1 1/2"	1	OK	2"	4	WHITE OK	8"	1
LIVE OK	2"	1	OK	1 1/2"	2	WHITE OK	20"	1
LIVE OK	8"	1	OK	8"	1	WHITE OK	2 1/2"	1

DATE	2nd	1						
WINTER TOTAL		6	FOR DRIVEWAY MODIFICATION					
SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	2 1/2"	1	BAY CLUSTER	50"	1	LIVE OAK	12"	1
BAY	3 1/2"	1	BAY CLUSTER	70"	1	LIVE OAK	14"	1
BAY	3 1/2"	1	BLUE OAK	4 1/2"	1	LIVE OAK	24"	1
BAY	8"	1	BLUE OAK	4 1/2"	1	LIVE OAK	26"	1
BAY	8 1/2"	1	BLUE OAK	1 1/2"	1	WHITE OAK	BRN	1
BAY	1 1/2"	1	BLUE OAK	8"	1	WHITE OAK	8"	1
BAY	1 1/2"	1	BLUE OAK	8"	1	WHITE OAK	12"	2
BAY	1 1/2"	1	BLUE OAK	8"	1	WHITE OAK	14"	1
BAY	1 1/2"	1	LIVE OAK	8"	1	WHITE OAK	8"	1

TOTAL TREES TO BE REMOVED: 81

FOR ALTERNATE DRIVEWAY MODIFICATION								
SPECIES	SIZE	QTY	SPECIES	SIZE	QTY	SPECIES	SIZE	QTY
BAY	2 1/2"	2	BAY	1 1/2"	1	LIVE OK	8"	3
BAY	2 1/2"	1	BAY	1 1/2"	1	LIVE OK	12"	2
BAY	3 1/2"	1	BAY CLUSTER	50"	2	LIVE OK	12"	2
BAY	3 1/2"	3	BAY CLUSTER	40"	1	LIVE OK	14"	1
BAY	4 1/2"	1	BAY CLUSTER	50"	1	LIVE OK	14"	1
BAY	6"	2	BAY CLUSTER	50"	1	LIVE OK	20"	1
BAY	6 1/2"	3	BLUE OK	4 1/2"	1	LIVE OK	24"	1
BAY	8"	3	BLUE OK	1 1/2"	1	LIVE OK	26"	1
BAY	8 1/2"	1	BLUE OK	1 1/2"	1	WHITE OK	BRN	1
BAY	1 1/2"	1	BLUE OK	8"	1	WHITE OK	8"	1
BAY	1 1/2"	1	BLUE OK	8"	1	WHITE OK	12"	2
BAY	1 1/2"	1	BLUE OK	8"	1	WHITE OK	14"	1
BAY	1 1/2"	1	BLUE OK	8"	1	WHITE OK	8"	1
BAY	1 1/2"	1	LIVE OK	8"	1	WHITE OK	2"	2
BAY	1 1/2"	1	LIVE OK	8"	1			

TOTAL TREES TO BE REMOVED (INCLUDES WINERY): 128



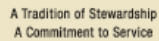
USE EXISTING EASEMENTS  
NAPA COUNTY  
NAPA COUNTY  
NAPA COUNTY

**RS&T**  
LAND CONSULTING, INC. • LANDSCAPE ARCHITECTS • CIVIL ENGINEERS

DATE: JUNE 8, 2009  
DRAWN: JPH  
CHECKED: JPH  
APPROVED: JPH

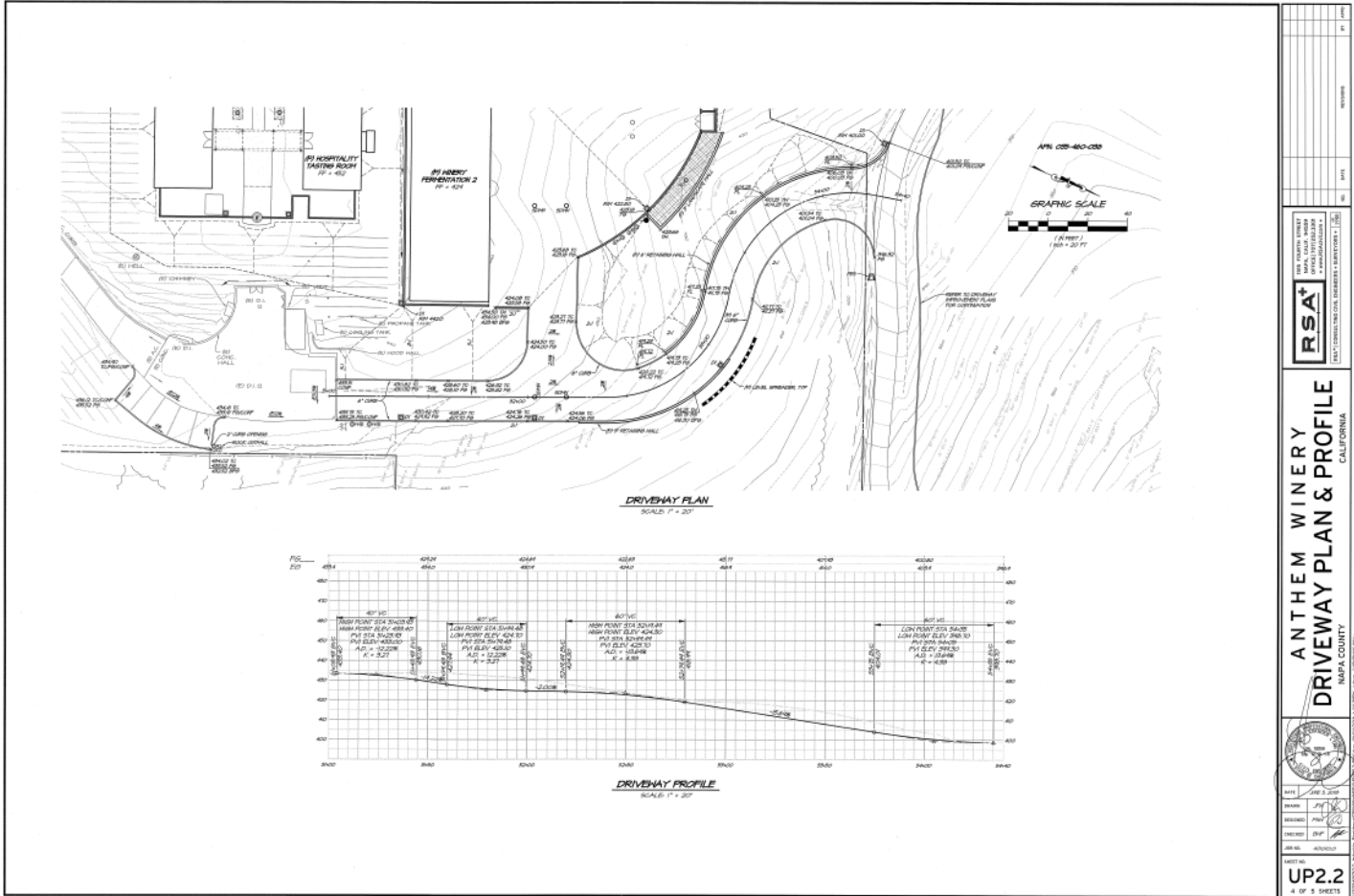
**UP2.0**  
2 OF 5 SHEETS

**ANTHEM WINERY  
DEMOLITION PLAN**  
NAPA COUNTY  
CALIFORNIA





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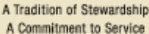


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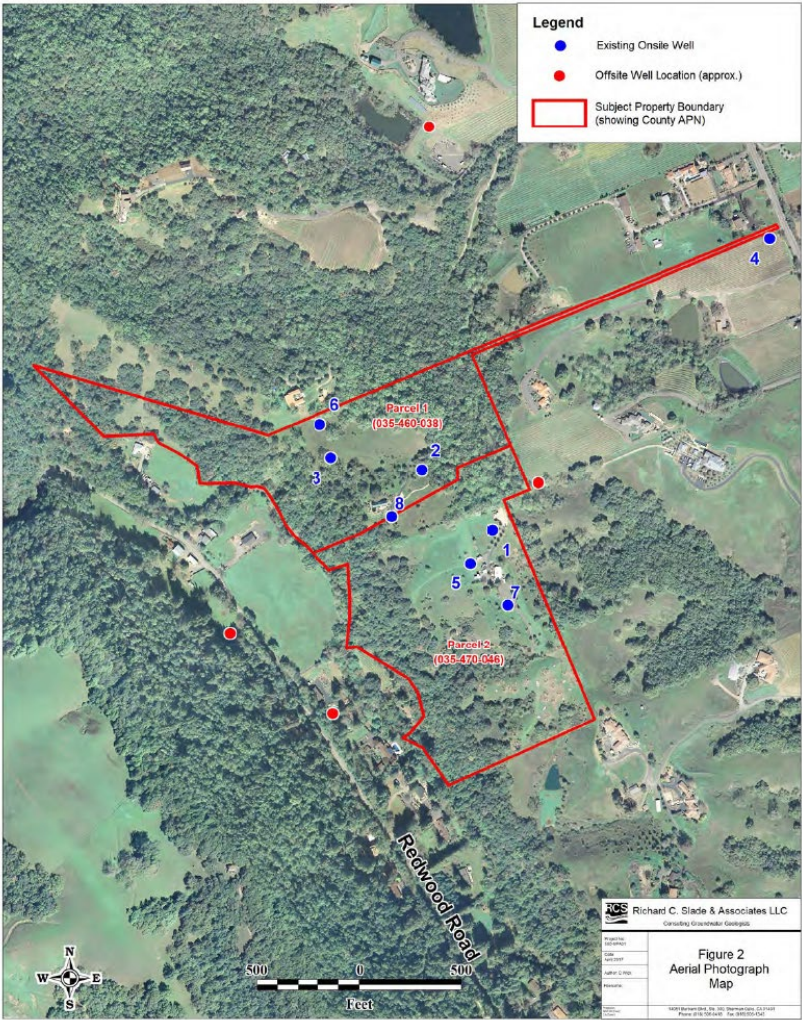
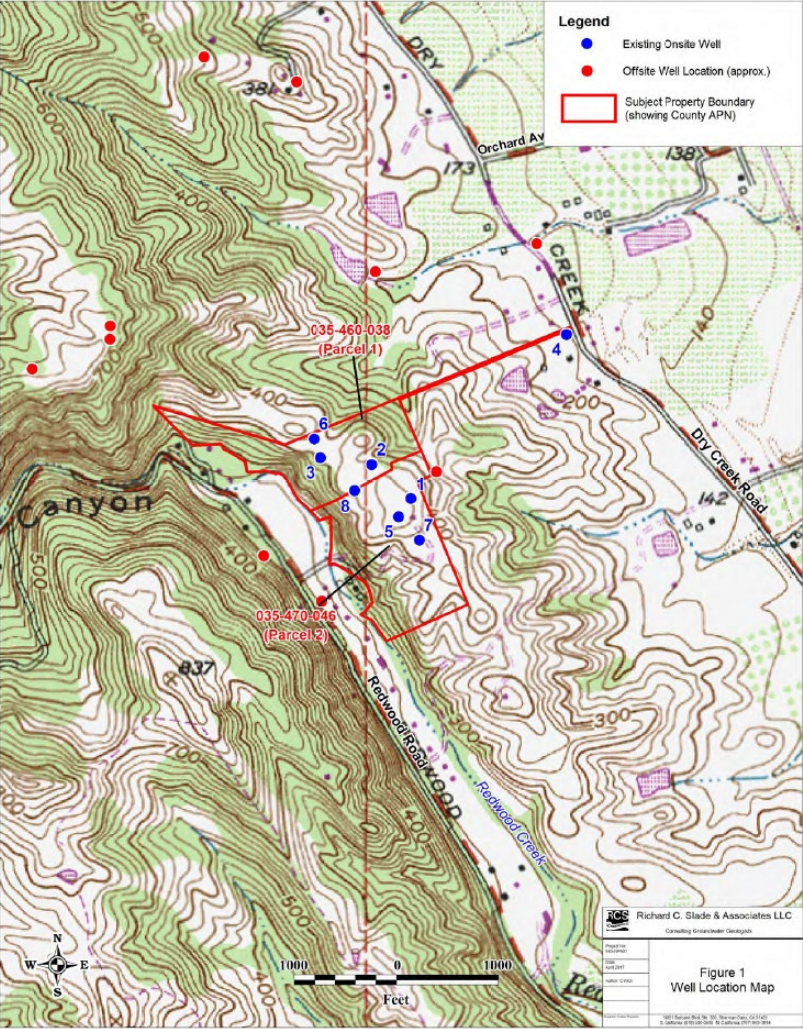


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