

Opposition to Anthem Winery

Napa Board of Supervisors Meeting

January 2021

Jeff Atlas

3173 Dry Creek Road

Road Issues Never Addressed Before

- Planning Commission only evaluated Anthem plan as presented
- There is currently a permitted commercial road for a 30,000 gallon winery
- No independent evaluation of currently permitted commercial road for Anthem property

Two Options for Anthem Property Entry

- The existing permitted road to Redwood Road OR construction of a new road to Dry Creek Road
- Redwood Road is closer to winery
 - Shorter evacuation route
- Dry Creek Road access more heavily forested
 - Higher fire risk



Winery

Two Options for Anthem Property Entry (continued)

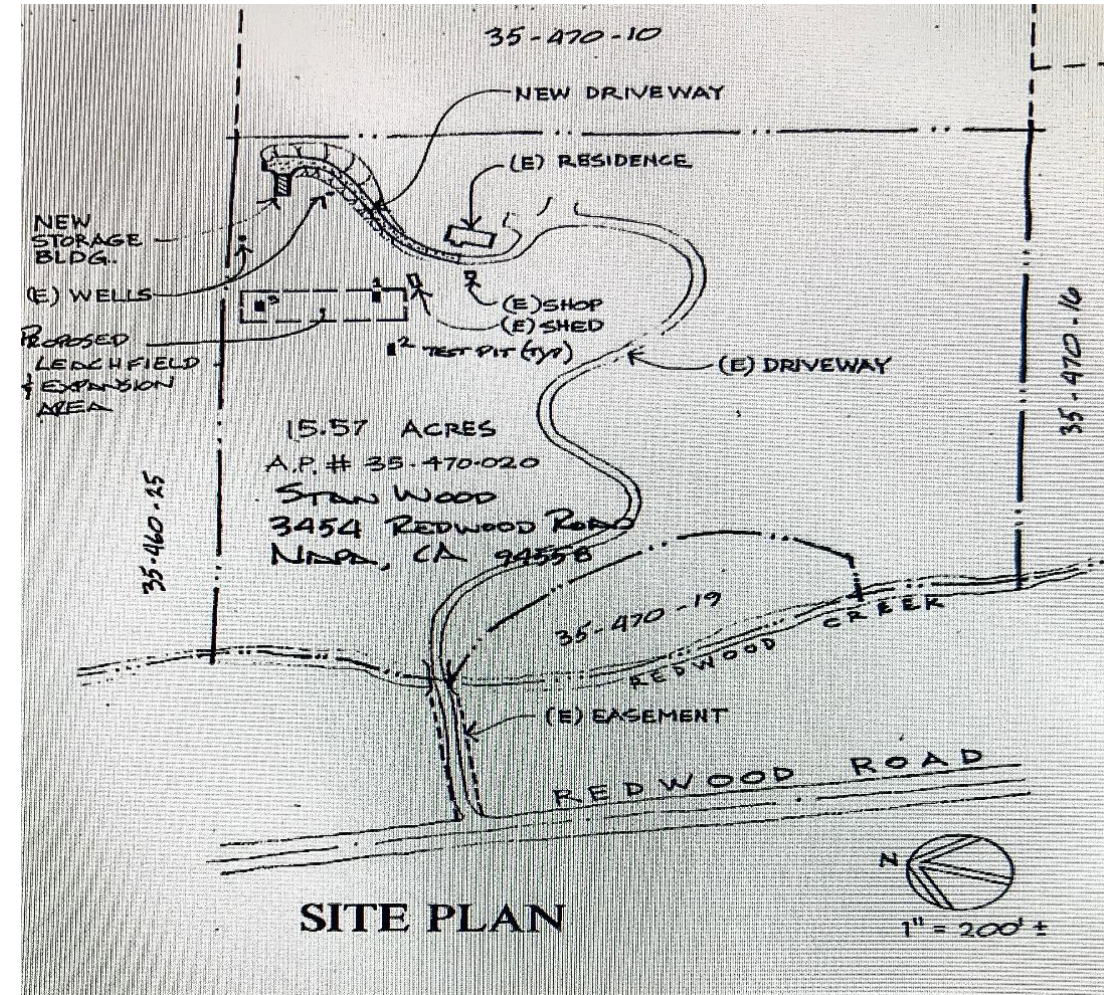
- No comparative evaluation of the two road options
- Anthem has presented no independent analysis to prove current permitted commercial road is not a viable option
- Anthem is asking to change a residential driveway to a commercial road
- Building a new road and issuing a new road use permit should be the ***last resort***

Redwood Road - Current Permitted Commercial Road

- No independent analysis of viable use
- No CalFire analysis of road use
- No environmental review
- No engineering report
- **No proof Anthem cannot make this road viable**

Planning Commission Offered Opinion on Redwood Road BUT:

- For six years, Anthem planned to use currently permitted road



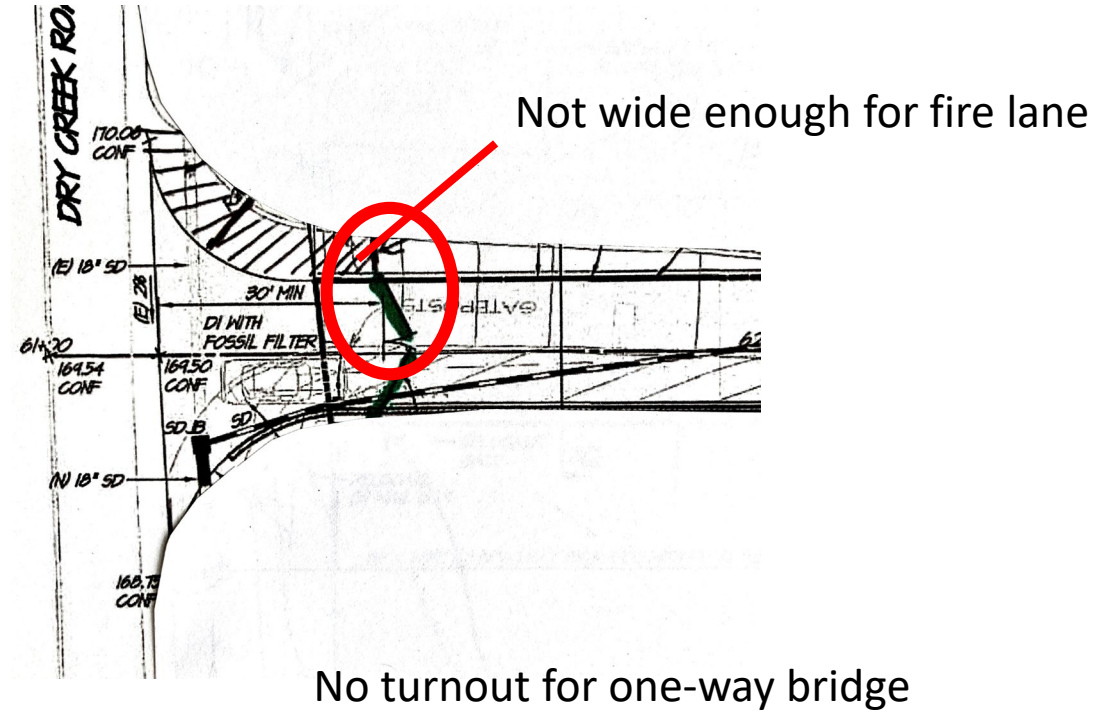
Planning Commission Offered Opinion on Redwood Road **BUT:**

- They **HAD** to use it. There was no other option
- No plans to revise road usage submitted
- **Their own architect said they planned to use Redwood Road**

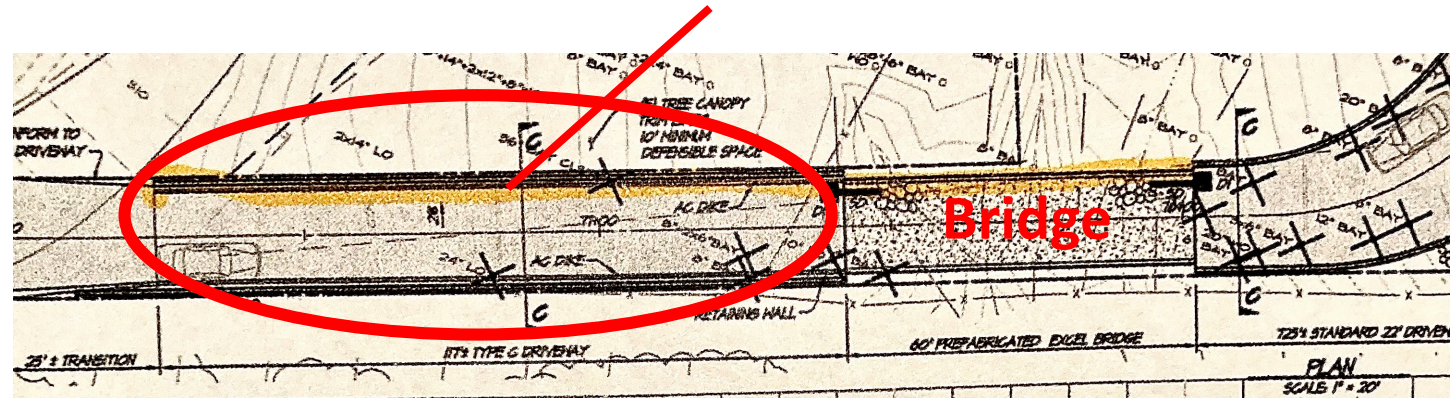
Current Dry Creek Road residential driveway

- Insurmountable legal issues

- Illegal entry gate



- Illegal turnout



Current Dry Creek Road residential driveway (continued)

- Insurmountable legal issues
 - Long “flag pole” drive, with no intervisibility
 - There is intervisibility on Redwood Road access



Current Dry Creek Road residential driveway (continued)

- “Unprecedented number of exceptions” – Napa Planning Dept. Report
- Fire issues
 - Unproven fire plan
 - Heavily forested area
 - Bridge crosses “fire gully”
 - High fire evacuation risk considering current fire danger in Napa County
 - No input from ongoing Community Wildfire Protection Plan
- Environmental issues
 - Clear cut old growth oak trees to create new road
 - New bridge will damage a Class Two stream
 - No approval for bridge construction from CA Fish & Wildlife

Compare Dry Creek driveway to current Redwood Road usage

- McDowell said explore other options
 - Anthem did not do so
- Unanimous Dry Creek neighbors opposition to Anthem plan
 - Dry Creek Road Alliance created due to lack of consideration for current residents and fire concerns
- Changing a residential driveway to a commercial roadway sets a bad precedent for Napa

Summary

- **Anthem currently has permitted access to Redwood Road**
- **The county should have required Anthem to prove Redwood Road is not viable**
- **Board of Supervisors should keep:**
 1. **REDWOOD ROAD ACCESS PERMITTED AS COMMERCIAL ROAD TO WINERY**
 2. **DRY CREEK ROAD ACCESS PERMITTED AS RESIDENTIAL DRIVEWAY ONLY**