

From: LAUREN GRIFFITHS <lauren_griffiths@sbcglobal.net>

Date: January 26, 2022 at 8:54:00 AM PST

To: Bill Hocker <bill@wmhocker.org>

Subject: Re: Antica Tasting Room

Bill,

Excellent detective work and communications with the County. It really does feel that the County has tried to pull a fast one.

It will be interesting to learn of Antica's visitation permit changes. As an Antica wine club member I know that historically they've offered two small group tastings by appointment M-F during the winter months, with Saturday tastings added during the summer. Typically the groups are small, as their current kitchen/tasting area can only accommodate six guests. Outside they can accommodate a few more.

They are most definitely planning to increase their visitation. Perhaps they've been well below their permitted visitation all these years?

Lauren

On Jan 25, 2022, at 10:06 PM, Bill Hocker <bill@wmhocker.org> wrote:

All,

Lauren alerted me to the new Antica tasting room now under construction. It is taking the place of an administration building that was approved but never built under the 1986 permit. The county approved the change of use in 2019 as a "very minor" modification not needing neighbor notification, since no change in permitted area production, visitation, or employees were requested. My correspondence with PBES is below.

I see that the entire history of the Whitbread (Antica) legal battle in 1985-6 is now on the county website with all of the interactions between Joseph Schreuder/Fletcher Benton and the county. <https://www.countyofnapa.org/2474/Electronic-Document-Retrieval> Search for the old parcel number 032-080-039-000

There are also many more documents, including more recent ones, to be found under the new parcel number 032-550-004-000. I don't know if the same documents are also there. It's impossible to tell one document from another without opening them up.

Bill

From: Bill Hocker <bill@wmhocker.org>
Subject: Re: Antica Tasting Room
Date: January 25, 2022 at 5:32:17 PM PST
To: "Gallina, Charlene" <Charlene.Gallina@countyofnapa.org>

Ms. Gallina,

While I appreciate the reduced scale of the building and the commitment at present not to increase visitation and staff, and that the Antinoris and Antica have been model neighbors, somehow the conversion of an administration building into a new tasting room building and the potential impacts that it suggests for future increased visitation, nighttime events and temporary events would raise it above the level of a "very minor" modification.

Section [18.124.130.C](#) in the previous code did allow "very minor, **non-controversial**" modifications. The county seems to have assumed that a new tasting room on the road would not be controversial. But considering how controversial Mountain Peak, Relic and The Caves have been, it seems a bit inconsiderate (if not abusive) on the part of the county to process the application without public notice. The only reference to "very minor" modifications in the [newly revised code](#) seems to be non-winery permits. Under the revised code would this modification have required public notification?

The application indicates "no change in operations, production, employees or visitation". The "rewritten" COA's in the approval letter for this very minor modification only indicate "[reserved]" for those metrics. When I last checked, the use permit allowed a maximum 100 people a week for by-appointment tours and tastings, no event visitation and 20 employees. Could you verify that those are still the conditions under which Antica operates? It was a similar discrepancy between the original and "rewritten" COA's for The Caves minor modification (which also indicated no change in visitation) that in fact doubled their allowed visitation.

Perhaps you can verify if, under the new minor modification rules, any future increases in employees, tours/tastings, events would be a major mod, given that Antica should already be over the 40 ADT threshold.

I know you are always very busy and I appreciate your attention to this.

Bill Hocker

On Jan 25, 2022, at 2:32 PM, Gallina, Charlene <Charlene.Gallina@countyofnapa.org> wrote:

Hello Mr. Hocker,

I found in our records for the property the attached Very Minor Modification that was submitted in December 2018 and authorized in August 2019 which did not require a public notice to be sent out. It was authorized administratively under the PBES Director authorization (under our previous modification process). Please note the change in the property APN. At the time of processing this modification, there were no code enforcement issues associated with the winery.

Our records also show that Building permit BC19-02216-NEW - Antica Napa Valley was submitted in December 2020 and issued in March 2021. So they are close to get their final soon before opening to the public in the Spring.

Please let me know if you have any more questions.

Best Regards,

Supervising Planner
Napa County Planning, Building, & Environmental Services Department
(707) 299-1355

From: Bill Hocker <bill@wmhocker.org>
Sent: Tuesday, January 25, 2022 12:20 PM
To: Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: Antica Tasting Room

Ms. Gallina,

I just received a copy of the announcement below. Would it be possible to recap the approval process on this? I have just gone over the documents in the County electronic document retrieval for parcel 032-080-039-000. A great deal of discussion was made regarding the 1995 modification for a crush pad cover which established that as long as new construction was within the 47000sf originally approved in 1986, additions would be a minor modifications handled by the zoning administrator. One letter in 2009 discusses violations regarding a "new wine tasting/foodservice/kitchen room" but there is no mention of a minor modification required for that "room". There are no documents after

that.

To my knowledge nothing has been mentioned in county proceedings about this addition in the 8 years that I have been following stuff on Soda Canyon Road. Was it handled by the Zoning Administrator? Where might I find the documents that should have proceeded the construction of this new tasting room?

Bill Hocker



Imagine yourself here...

The New Tasting Room at Antica Napa Valley
Opening spring 2022

For the Antinori family, hospitality has always been a key component in the enjoyment of wine, and after years of planning and now construction, we are nearing completion on our brand-new tasting room.

We can't wait to welcome you in our new setting starting next spring!

More details to come, but we wanted to give our club members a sneak peek at just one of the good things to come at Antica Napa Valley.

Antica
NAPA VALLEY
Antinori Family Estate

