

From: [Michael Agins](#)
To: [Ringel, Matthew](#)
Subject: Arrow & Branch's Expansion Proposal
Date: Tuesday, September 16, 2025 11:09:27 AM

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Dear Board of Supervisors,

I am a homeowner at 1170 Darms Ln, Napa, CA 94558, writing to oppose the expansion plan proposed by Arrow & Branch.

After reviewing the plans, I believe the scope and scale are too large and insensitive to the adjacent neighborhoods. It is also important to note that the events this summer were excessively loud, and I suspect they were not properly permitted, as I did not receive advance notification.

The applicant has already stressed the neighborhood with construction and noisy events. Now, they want to expand by 65%, just after we endured the last buildout, along with the disruptive events and the added strain their facility will inevitably place on our shared water resources. I urge you to reject this application at this time.

They should consider scaling back their ambitions and addressing the privacy and noise concerns of neighboring residents.

Sincerely,
Michael Agins

From: [Janet Patrino](#)
To: [Ringel, Matthew](#)
Subject: Proposed Arrow and Branch permit
Date: Tuesday, September 16, 2025 10:29:22 AM

[External Email - Use Caution]

Matthew Ringel
Napa County Planning
1195 Third St, Suite 210
Napa CA
94559

Dear Mr Ringel,

My husband and I live at 1109 Darms Lane. We have lived and raised our family here for forty years. Our property borders the tranquil Dry Creek. As retired teachers in the NVUSD we feel so lucky and privileged to live here on this peaceful little hamlet of Darms Lane.

I am writing to you in protest of the proposed expansion of the Arrow and Branch winery expansion. The noise and potential lack of privacy it presents for Darms Lane residents is beyond unfair and unnecessary. Of course I'm not referring to normal farm and winery activities and maintenance but the intrusion in to our daily lives, not to mention the environmental concerns to our beautiful creek where salmon spawn in November.

Several years ago a permit was granted to the winery expansion at 1150 Darms lane while residents wrote letters and protested. We felt helpless as they were given permission to expand and also host 50 events plus tastings a year.

Please consider our concerns as we feel this additional winery proposal to be detrimental to our quality of life on Darms Lane and will also impact our potential property value.

Respectfully,
Janet Patrino
Armond Patrino

September 15, 2025

Matt Ringel, Planner III

Napa County Planning, Building & Environmental Services

1195 Third Street, Suite 210

Napa, CA 94559

matthew.ringel@countyofnapa.org

**Re: Arrow & Branch Winery Major Modification – Use Permit
#P23-00057-MOD**

**Request for Denial of Application or, at Minimum, Preparation of a Full
Environmental Impact Report**

Dear Mr. Ringel,

We are residents of the Darms Lane neighborhood and submit these comments opposing the proposed Arrow & Branch Winery (A&B Winery) Major Modification and the accompanying Initial Study–Mitigated Negative Declaration (IS-MND). We are not attorneys and have done our best to interpret the relevant rules and regulations; please allow us some latitude if there are minor errors in citation.

Arrow & Branch is applying for a major modification less than two years after receiving approval for its current winery building. This project has barely been completed as originally proposed and approved, yet the owners now seek to expand operations well before demonstrating responsible operation under the existing permit. The strategy appears to be a series of incremental major modifications in pursuit of a scale unlikely to have been approved in a single application. For these reasons, and due to the specific concerns detailed below, we respectfully request denial of the application or, at minimum, the preparation of a full Environmental Impact Report (EIR).

1. Site Constraints and Location

The property is a 10.1-acre parcel, barely meeting the minimum requirements for a buildable winery site. It lies directly on the bank of Dry Creek, a County-designated Significant Stream, and the current structure already encroaches on the required stream setback. The siting places winery activity immediately adjacent to three residences, all of which are directly impacted by the sights and sounds of the winery. Alternative siting further from Dry Creek and neighboring residences was available but not pursued.

2. Premature Request for Expansion

The winery has not completed even one full harvest cycle at this location. There is no evidence the facility has reached capacity under its current use permit—whether in crush volume, storage, or tasting room demand. Expansion before the existing permit has been fully exercised is premature. A reasonable standard would require at least five years of lawful operation before considering additional entitlements.

3. Proposed Outdoor Terrace on Dry Creek

The modification includes expansion of outdoor entertainment space and a covered tasting terrace along Dry Creek. This area already abuts the legal setback. Additional impervious surface here would increase runoff into the creek, further encroach on riparian habitat, and degrade privacy for nearby residences across the creek. If outdoor space is considered at all, it should be sited away from Dry Creek and away from neighboring residences.

4. Noise, Visitors, and Events

The proposed visitor increase—from 15 per day to 34 per day—would more than double traffic and ambient noise. Extending activities to a covered outdoor terrace would amplify impacts. Even so-called 'background music' during busy weekends would diminish neighbors' ability to use their own outdoor space. The Environmental Noise Assessment must be revisited with realistic assumptions that account for cumulative traffic, visitor noise, and amplified music potential.

5. Documented Permit Violations

Arrow & Branch has already demonstrated disregard for its use permit conditions. On July 28, 2025, Suzanne Groth received an email from the Oak Knoll District inviting us to an August 1 event featuring a catered dinner and a live band, The Growler Brothers. The invite was open to the public, with no membership requirement, and encouraged attendees to 'bring a neighbor.' At the time, 113 tickets remained available online, with no stated cap on attendance. This exceeded the permit's allowance of 60 guests one time per year and violated the prohibition on amplified outdoor music. I contacted County Code Compliance Officer Mark Wight, who confirmed this would be a violation and advised Arrow & Branch accordingly. The ticket site was taken down one day before the event which was August 1. Such behavior raises serious concerns about expanding privileges for a facility already failing to comply with its permit.

6. Biological Resources – Salmonids in Dry Creek

Dry Creek supports sensitive fish species. We personally recorded Chinook salmon spawning in the creek in November 2024, directly adjacent to the project site, and our neighbor, Armond Patrino, has observed salmon spawning there for decades. The IS-MND omits analysis of salmonids and other sensitive species, in violation of CEQA Guidelines §§15064 and 15126.2. Feasible, enforceable mitigation measures (§15126.4) must be considered, but the IS-MND does not address this issue at all.

7. Hydrology and Wastewater Risks

The project includes an 81,000-gallon process-water tank despite analysis showing wastewater flows that already meet or exceed permitted dispersal capacity. Storing and handling large volumes of wastewater immediately adjacent to Dry Creek creates a foreseeable accident risk of overflow, leakage, or storm bypass, which could severely degrade salmonid habitat. The IS-MND fails to adequately address this risk as required by CEQA Guidelines §15064.

8. Cumulative Noise and Traffic Impacts

CEQA requires cumulative analysis of nearby projects. The Oak Knoll Hotel, under construction 0.57 miles away, already has an EIR identifying significant traffic and noise. The adjacent Silenus/Ideology Cellars Winery contributes additional traffic and noise. The IS-MND fails to analyze combined impacts, particularly during harvest season when all facilities operate at peak intensity.

9. Groundwater Availability and Well Interference

Groundwater use on the Valley Floor is limited to 0.3 acre-feet per acre annually. Current use already exceeds this threshold. The proposed 'no net increase' offset through wastewater recycling is unsupported by detailed design, enforceable monitoring, or dry-year reliability analysis. Exhibit F also shows the Project Well (WCR 2020-002111) within approximately 500 feet of a neighboring domestic well on APN 034-212-010 (Patrino). Under County policy, this triggers a Tier 2 well-interference analysis, which the IS-MND ignores. Neighboring residents have already experienced insufficient well production, and any additional drawdown could further impact domestic water supply. If the project proceeds, a monitoring and mitigation plan must be imposed.

10. Agricultural Preserve and Scale of Facility

The Agricultural Preserve exists to protect Napa's rural and agricultural character. This 10-acre parcel contains only ~6 acres of vineyard, meaning the majority of fruit must be trucked in. A 45,000-gallon production facility with daily visitation up to 34 and marketing events up to 125 is disproportionate to the parcel size, intensifying visitor-serving activity in a residential setting alongside a Significant Stream. Such scale is inconsistent with the intent of the Agricultural Preserve.

11. Inadequate Mitigation Measures

The IS-MND proposes only generic measures such as riparian fencing, basic monitoring, and average-based noise assumptions. These do not address foreseeable wastewater accidents, cumulative traffic and noise, or specific biological protections. CEQA §21002 requires all feasible mitigation to reduce impacts below significant levels. The measures proposed are inadequate.

Request

For all of the reasons outlined above, we respectfully request that Napa County deny the application. At a minimum, the County must require a full Environmental Impact Report

addressing:

1. Neighborhood impacts (noise, traffic, lighting, privacy, and property values).
2. Biological resources, including Chinook salmon in Dry Creek.
3. Hydrology and wastewater accident risks.
4. Groundwater availability and well interference (including Tier 2 analysis).
5. Cumulative noise and traffic with the Oak Knoll Hotel and Silenus/Ideology Cellars Winery.
6. Consistency with Agricultural Preserve policies on small parcels adjacent to residences and a Significant Stream.

Approval of this project based on the current IS-MND would be inconsistent with CEQA and undermine the purpose of Napa County's Agricultural Preserve.

Thank you for your consideration.

Respectfully submitted,

Sally and Ali Vaziri

1057 Darms Lane

Napa CA 94558