



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

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Brian D. Bordona
Director

To: Planning Commission	From: Matt Ringel, Project Planner
Date: September 17, 2025	Re: PC Agenda 9/17/2025, Item 7A Arrow and Branch Winery 5215 Solano Ave, Napa Assessor's Parcel Number 034-190-040-000

California Department of Fish and Wildlife Comment:

On September 8, 2025, staff received comments from the Department of Fish and Wildlife (CDFW) regarding the proposed Arrow and Branch Major Modification project. Planning staff recommends incorporating CDFW's comments into the proposed project:

CDFW has requested changes to Mitigation Measure BIO-5, to remove potential ambiguity and to clarify that no work is proposed within the stream setback.

Condition of Approval 6.12.

- e. **BIO-5: Riparian Protection.** The Owner/Permittee shall implement the following measures to prevent the inadvertent encroachment into specified stream setbacks during construction:
 1. The location of stream setbacks shall be clearly demarcated in the field with temporary construction fencing, which shall be placed at the outermost edge of required setbacks shown on the project plans. Prior to any earthmoving activities, temporary fencing shall be installed: the precise locations of said fences shall be inspected and approved by the Conservation Division prior to any earthmoving and/or development activities. No disturbance, including grading, placement of fill material, storage of equipment, etc. shall occur within the designated areas for the duration of erosion control plan installation and vineyard installation. The protection fencing shall remain in place for the duration of project implementation.
 2. All construction and related traffic will remain outside of the protective fencing ~~to the maximum extent practicable~~ to ensure that the stream, buffer zones, and associated woodland habitat remains undisturbed.

Method of Monitoring: The above measures shall be incorporated as conditions of approval of the project (if approved) and apply to associated building and grading permits and shall be implemented in conjunction with all construction activities.

Previous Conditions of Approval:

Exhibit A, attached to the Conditions of Approval, references all previous applicable Conditions of Approval that carry over from previous entitlements and modifications. The proposed project requests modifying the Arrow and Branch Winery production from 30,000 gallons to 45,000 gallons per year. Due to this factor, staff recommends striking through Exhibit A, item A.1. as follows for clarity:

A. P12-00440-UP (Approved November 6, 2013)

This Use Permit approval allows Use Permit #P12-00440-UP to establish a new winery that includes the following:

~~1. Annual wine production 30,000 gallons/year [Revised by P23-00057]~~

...

Code Violation:

Following the posting of the proposed project's Initial Study/Mitigated Negative Declaration and Staff Report, the Napa County Code Compliance division received complaints from members of the public regarding a potential code violation at the Arrow and Branch Winery.

On September 12, 2025, the Napa County Code Compliance Division provided the Arrow and Branch facility with a "Information and Notice Regarding Apparent Code Violation". In Summary, the letter details that the Arrow and Branch Winery held an event on August 1, 2025, which included amplified music. The Arrow and Branch Use Permit No. P21-00087-MOD Condition of Approval 4.10 establishes: "There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings".

To correct the violation, the Arrow and Branch Winery shall operate under the conditions and regulations of its use permits and the Napa County Code. Continuous violations of a use permit may result in further enforcement through administrative action on the property and/or the property's use permit.



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**Form 1 – Information Sheet
Planning, Building & Environmental Services**

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Brian D. Bordona
Director

**INFORMATION AND NOTICE
REGARDING APPARENT CODE VIOLATION**

September 12, 2025

A&B Vineyards Inc
5215 Solano Ave
Napa, CA 94558

A&B Vineyards Inc
1042 N Coast Hwy
Laguna Beach, CA 92651

**Via Certified and Regular
USPS Mail**

LOCATION: 5215 Solano Ave, Napa, CA 94558; APN: 034-190-040-000; CE25-00168

Dear Property Owner(s):

The Napa County Department of Planning, Building, & Environmental Services has received information and/or observed that a Code violation exists or has occurred at the above-referenced Property. On July 30 2025, County staff received a complaint alleging that the property was due to host the Oak Knoll District's 21st Annual Picnic on August 01, 2025. Details of the event originally included a website link to the event [Upcoming Events – OAK KNOLL DISTRICT OF NAPA VALLEY](#), which offered the ability to purchase tickets and had a remaining ticket limit of 112 guests. The event also advertised live music and appeared to be a celebration of wine and grape growing for winery, vineyard, and other wine industry members and guests in the Oak Knoll District of Napa Valley.

The property, Arrow and Branch Winery, is a winery that currently has a winery use permit under the regulations of the Napa County Code. The winery's original use permit P12-00440-UP as well as its successive modifications through use permit P21-00086 outline what the winery is allowed and not allowed to do when it comes to onsite events and music. According to Use Permit P12-00440-UP condition 5, the winery is approved for a marketing plan with six annual 30- person events and one annual 60-person event. The ability for at least 112 guests to attend the event through the purchase of tickets would have been a violation. Use permit P21-00087-MOD Condition of Approval 4.10 also states that "There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings."

On July 31, 2025, County staff reached out to the winery as well as the event organizer to make them aware that hosting the event as advertised would have been a violation of the winery's use permits conditions of approval. The winery and event organizer immediately removed the event from the internet and assured to County staff in writing that the event would be limited to the winery's use permits by making the guest count no more than 60 and guaranteed that no amplified music would be used. Several weeks after the event took place, reporting parties made County staff aware that amplified music did occur on the property. Without any other evidence of the details of the event as of this time, the event using amplified music is a violation of the winery's use permits' conditions of approval through the amplified music clause. Please see a list of all the violations noted on the property from the site inspection below:

Violation: Use Permit P21-00087-MOD Condition of Approval 4.10 – “There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.”

Correction Required: The winery shall operate under the conditions and regulations of its use permits and the Napa County Code. Continuous violations of a use permit may result in further enforcement through administrative action on the property and/or the property’s use permit.

Please refer to the attached notice and informational sheet that describes in more detail the reported or apparent Code violation(s) and the references to the provisions that appear to have been violated.

Please contact us within ten (10) calendar days of the date of this Notice (September 22, 2025). We look forward to discussing this situation with you and resolving the apparent violation promptly. You may reach me at Mark.Wight@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Wight".

Mark Wight,
Code Compliance Officer I
Planning, Building & Environmental Services

CC: Supervisor Liz Alessio



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DATE:

09/12/2025

REPORTED OR APPARENT CODE VIOLATION

IMPORTANT ENFORCEMENT INFORMATION

This letter is a courtesy notice to advise you that a code violation exists on the property identified below. County staff received a complaint that the property, Arrow and Branch Winery, hosted an event with amplified music on August 01, 2025. The winery must abide by its use permits, which strictly regulate and prohibit outdoor amplified music according to use permit P21-00087 Condition of Approval 4.10. Our Department encourages voluntary compliance, and you are being given the opportunity to correct the violation identified in this notice before further enforcement action is taken.

NAME OF PERSON/ENTITY	ADDRESS OF VIOLATION:	MAILING ADDRESS:
A&B Vineyards Inc	5215 Solano Ave Napa, CA 94558 APN: 034-190-040-000	1042 N Coast Hwy Laguna Beach, CA 92651

CODE SECTION(S) VIOLATED:	VIOLATION DESCRIPTION:
• Use Permit P21-00087 Condition of Approval 4.10 - Amplified Music	• The winery hosted an event on the property on August 01, 2025, which contained outdoor amplified music.

CORRECTION(S) REQUIRED AND DEADLINE TO CORRECT:	
The winery shall operate under the conditions and regulations of its use permits and the Napa County Code. Continuous violations of a use permit may result in further enforcement through administrative action on the property and/or the property's use permit.	

NAME OF CODE ENFORCEMENT OFFICER:	DEPT. PHONE NUMBER & EMAIL CONTACT:
Mark Wight	(707) 253-4157
District Supervisor:	
Supervisor Liz Alessio	District #2

YOU FACE THE MEASURES ON THE BACK OF THIS NOTICE UNLESS YOU PROMPTLY CONTACT AND WORK WITH COUNTY STAFF TO ADDRESS THE ABOVE DESCRIBED REPORTED OR APPARENT CODE VIOLATION(S)

Unless you promptly contact County staff and work with staff to address the above-described reported and/or apparent Code violations by the date specified above, one or more of the following code compliance measures will be implemented by the County:

1. Issuance of a Citation pursuant to Napa County Code Chapter 1.28.

Under Chapter 1.28 of the Napa County Code, Code Enforcement staff may issue a Citation. The issuance of a Citation for a violation of the Code shall, unless the violation is corrected prior to the deadline stated in the Citation, result in the imposition of administrative penalties. Such penalties may vary with the type of violation, but currently the lowest penalties that may be levied are as follows:

- \$130 for the first violation
- \$700 for the second violation of the same Code provision within 1 year
- \$1300 for the third violation and for each additional violation of the same Code provision within 1 year.

- For violations that pertain to real property, the Citation will be recorded with the Napa County Recorder's office and constitute a lien on the property if you fail to correct the violation by the deadline stated in the Citation.
- You will be given an opportunity to request a hearing before a hearing officer to contest the Citation and/or to contest the administrative penalties or recordation of the Citation.
- If you fail to pay an administrative penalty and/or fail to correct the Code violation after a Citation is issued, the matter will then be referred to County Counsel or the District Attorney for further enforcement through civil litigation proceedings.

2. Issuance of Notice of Nuisance pursuant to Napa County Code Chapter 1.20

- a. Alternatively, the Enforcement Officer shall (unless circumstances dictate otherwise) issue a Notice of Nuisance pursuant to Napa County Code Section 1.20.040, which will be copied to all lienholders of record of the property.
- b. This Notice will include an Order to abate the nuisance by a specified, reasonable time.
- c. If the violation is not corrected by the stated deadline, an abatement hearing may be held before the Napa County Board of Supervisors.
- d. The Board may, if it finds a nuisance exists, order the violator to pay all administrative costs incurred in the course of abatement proceedings and investigation.
- e. Recordation of the notice of nuisance and imposition of administrative penalties under Chapter 1.28 may also occur.
- f. Depending on the nature of the violation and whether it poses a threat to health and safety, County Code Enforcement may choose to engage in summary (immediate) abatement steps to eliminate the nuisance without an administrative hearing before the Board of Supervisors.

3. Issuance, if applicable, of a Notice of Violation and Order to Repair or Abate Substandard Housing Conditions pursuant to Health and Safety Code Sections 17980 and 17980.6.

- a. The Notice of Violation as to substandard housing conditions will include an order to remedy the violation(s) within a reasonable period of time.
- b. Administrative penalties under Chapter 1.28 may also be imposed if the conditions are not corrected by the deadline stated in the Notice.
- c. If the violations are not corrected by the deadline, the Notice of Violation will be recorded with the Napa County Recorder's office and constitute a lien on the property.
- d. Failure to correct substandard housing conditions may also result in appointment of a receiver for the property affected by the violation.

4. Referral to County Counsel or the District Attorney for Filing of Enforcement Proceedings in Court

Depending on the circumstances and severity of the violation, direct referral of a violation to County Counsel or to the District Attorney for filing of enforcement proceedings may occur at the outset, without the issuance of a Citation or the other Notices described below. Pursuant to Napa County Code Section 1.20.155, in the course of such litigation, the County may seek civil penalties up to \$1,000.00 for each day that the violation continues to exist.

The County's remedies and procedural steps for enforcement of the County Code and other statutes and regulations enforced by the County, as described herein, are cumulative, alternative, and subject to the County's discretion depending on the circumstances presented. The County, in enforcing the County Code and other statutes and regulations, has prosecutorial discretion to select -- based on the circumstances -- the appropriate enforcement measures to be taken, as permitted by the County Code and other laws.

For unpermitted second dwellings, you may apply to delay enforcement action for up to five years, if the violation is not a health and safety issue, as determined by the enforcement agency upon receipt of an ADU Delayed Enforcement Program Application. Complete applications must be received and paid for within 14 calendar days of the date of this notice. Request for application extensions will not be granted. Due to the inherent health and safety issue of the groundwater deficient area, applications for second dwelling units in the Milliken-Sarco-Tulocay (MST) ground water deficient areas will be automatically denied.